

MINOR PARTITION PLAT NO. 1996-20

Situated in the Southeast 1/4 of Section 23, and in the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm No 964064

Plat Cabinet B-440

SCALE: 1"=200'

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

LEGEND

- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Found Brass Cap monument as per Union County monumentation records
- ⊙ Position as per survey noted
- * - * Existing fence line
- — Existing road centerline
- Existing easements as noted
- () Record information as per survey number 1-74
- [] Record information as per survey number 007-1996

REFERENCE MATERIAL

Union County Monumentation Records
Partition Plat Report No. 96-7797

Survey Number 007-1996
Survey Number 1-74

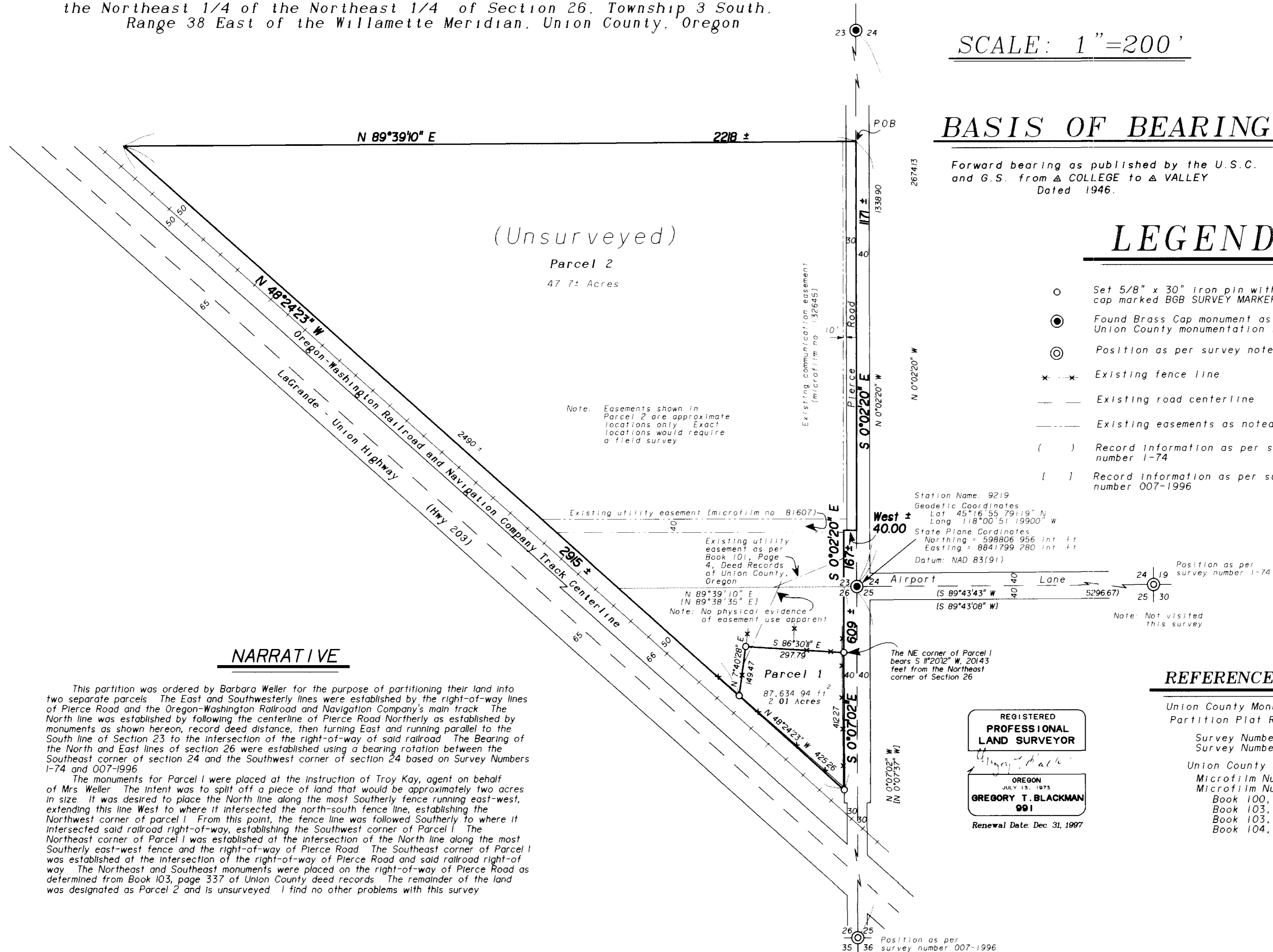
Union County Deed Records

Microfilm Number 89607
Microfilm Number 132645
Book 100, Pg 4
Book 103, Pg 223
Book 103, Pg 337
Book 104, Pg 072

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1997



NARRATIVE

This partition was ordered by Barbara Weller for the purpose of partitioning their land into two separate parcels. The East and Southwesterly lines were established by the right-of-way lines of Pierce Road and the Oregon-Washington Railroad and Navigation Company's main track. The North line was established by following the centerline of Pierce Road Northerly as established by monuments as shown hereon, record deed distance, then turning East and running parallel to the South line of Section 23 to the intersection of the right-of-way of said railroad. The Bearing of the North and East lines of section 26 were established using a bearing rotation between the Southeast corner of section 24 and the Southwest corner of section 24 based on Survey Numbers 1-74 and 007-1996.

The monuments for Parcel 1 were placed at the instruction of Troy Kay, agent on behalf of Mrs. Weller. The intent was to split off a piece of land that would be approximately two acres in size. It was desired to place the North line along the most Southerly fence running east-west, extending this line West to where it intersected the north-south fence line, establishing the Northwest corner of parcel 1. From this point, the fence line was followed Southerly to where it intersected said railroad right-of-way, establishing the Southwest corner of Parcel 1. The Northeast corner of Parcel 1 was established at the intersection of the North line along the most Southerly east-west fence and the right-of-way of Pierce Road. The Southeast corner of Parcel 1 was established at the intersection of the right-of-way of Pierce Road and said railroad right-of-way. The Northeast and Southeast monuments were placed on the right-of-way of Pierce Road as determined from Book 103, page 337 of Union County deed records. The remainder of the land was designated as Parcel 2 and is unsurveyed. I find no other problems with this survey.

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Located in the Southeast 1/4 of Section 23, and the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows.

A tract of land situated in the Southeast quarter of Section 23, and the East half of the Northeast quarter of the Northeast quarter of Section 26, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon. Being more particularly described as follows.

Beginning at a point which bears N 0°02'20" W, 1338.9 feet from the Southeast corner of Section 23.

Thence: S 0°02'20" E, 1171 feet more or less.

Thence: Westerly, 40.00 feet to the West right of way of Pierce Road.

Thence: Along said right of way, S 0°02'20" E, 167 feet more or less, to the intersection point of said right of way and the South line of Section 23.

Thence: Along said right of way, S 0°07'02" E, 609 feet more or less, to the intersection point of said right of way and the right of way of the Oregon-Washington Railroad and Navigation Company's main track.

Thence: Along said railroad right of way, N 48°24'23" W, 2915 feet more or less.

Thence: N 89°39'10" E, parallel to the South line of Section 23, 2218 feet more or less to said point of beginning.

Containing 49.7 Acres more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY T. BLACKMAN
JULY 13, 1973
991

Renewal Date: Dec. 31, 1997

Gregory T. Blackman, OPLS 991
Baggett, Griffith & Blackman
2006 Adams Avenue
LaGrande, OR 97850

DECLARATION

Know all people by these presents that Barbara E. Weller and Orien L. Weller, husband and wife, are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. They have caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

Barbara E. Weller *Orien L. Weller*
Barbara E. Weller Orien L. Weller

ACKNOWLEDGEMENTS

State of Oregon) SS
County of Union)

Know all these people by these presents, on this 6 day of September, 1996, before me a Notary Public in and for said County and State, personally appeared Orien L. Weller and Barbara E. Weller, husband and wife, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Mary Lou Dean
Notary Public for
the State of Oregon

Notarial seal

APPROVALS

UNION COUNTY SURVEYOR

Examined and approved this 4 day of Sept, 1996.

James D. Hanley
James D. Hanley, Baker County Surveyor
for the Union County Surveyor

UNION COUNTY PLANNING COMMISSION

Examined and approved this 11 day of Sept, 1996.

Hanley Jenkins II
Hanley Jenkins II, Planning Director

UNION COUNTY ASSESSOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 1996-1997 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Patty Gooderham* Date: 9/10/96
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date: 9/10/96
Peggy Sutton, Union County Treasurer

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon) SS
County of Union)

I do hereby certify that the attached partition plat was received for record on the 12 day of Sept, 1996, at 8:45 o'clock A.M. and in Plat Cabinet No. B 440, Union County records. Microfilm No. 964064.

Union County Clerk by *E Davidson, deputy*