

Major Partition Plat No. 1997-01

A Major Partition of a portion of Parcel 3, Partition Plat Number 1993-006
 Situated in the Southeast quarter of the Southeast quarter of Section 3,
 Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm No. 970015
 Plat Cabinet No. B-449

BASIS OF BEARING

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

SCALE: 1" = 60'

EASEMENT NOTES

The following easements are appurtenant to the land within the partition, however due to the manner in which they are described, they cannot be accurately located:

A water ditch easement recorded in deed Volume R on Page 603, exact location not given

A right of way for ditches and irrigation purposes recorded in deed Volume 106 on Page 527, exact location not given.

REFERENCE MATERIAL

Union County Monumentation Records
 Minor Partition Plat Number 1992-025
 Major Partition Plat Number 1993-006

DEED RECORDS

Volume R Page 603
 Volume 106 Page 527
 Microfilm Number 147077
 Microfilm Number 152934
 Microfilm Number 155521
 Microfilm Number 960843

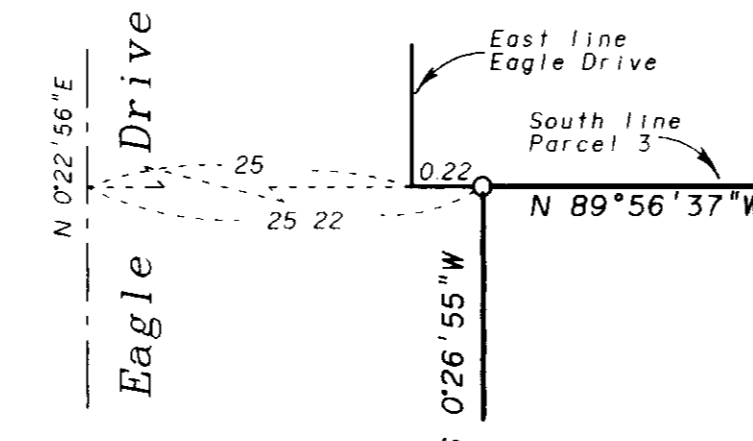
Partition Plat Report No. 96-7533
 prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Dan Davidson. I base the location of this partition on Major Partition Number 1993-006. The lines of Parcel 3 of that partition were adjusted from the original plat. The portion West of Eagle Drive by a metes and bounds description recorded as microfilm number 155521. The description calls for the East line of the adjustment (The West line of Eagle Drive) to be parallel with the West line of the previous partition. The adjustment East of Eagle Drive was described as the South 195 feet of the East 119.44 feet of Parcel 3 of the previous partition (Microfilm number 152934). This caused the West line of the adjustment (The East line of Eagle Drive) to be parallel with the East line of the previous partition, but not parallel with the West line of Eagle Drive. This causes the odd dimension on the Easterly portion of Eagle Drive South of the adjustments. Since the previous partition the power line along the East line of the partition has been relocated more closely to the monumented line, however there is still no record of any easement for this purpose listed in the stated title report. The existing slough is shown because it is listed as an exception on the title report. The fences shown are still away from the true lines as shown on the previous partition plat. There was an agreement filed (Microfilm Number 960843) which calls for the Easterly fence to be moved to the true line. Mr. Davidson felt there was a possibility that the remaining fences would be reconstructed on the true lines also. I find no other unusual conditions on this partition.

LEGEND

- Found 2 1/2" aluminum monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-025
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Major Partition Plat Number 1993-006
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing power pole
- Centerline
- × × × Existing fence line
- Existing overhead power line
- Edge of slough



Detail (Not to Scale)

CURVE DATA

1) Total Curve

Δ = 286°36'06"
 R = 70.00'
 L = 350.14'
 T = 52.18'
 L C = 83.67'
 N 37°04'54"E

2) Parcel 3 Curve

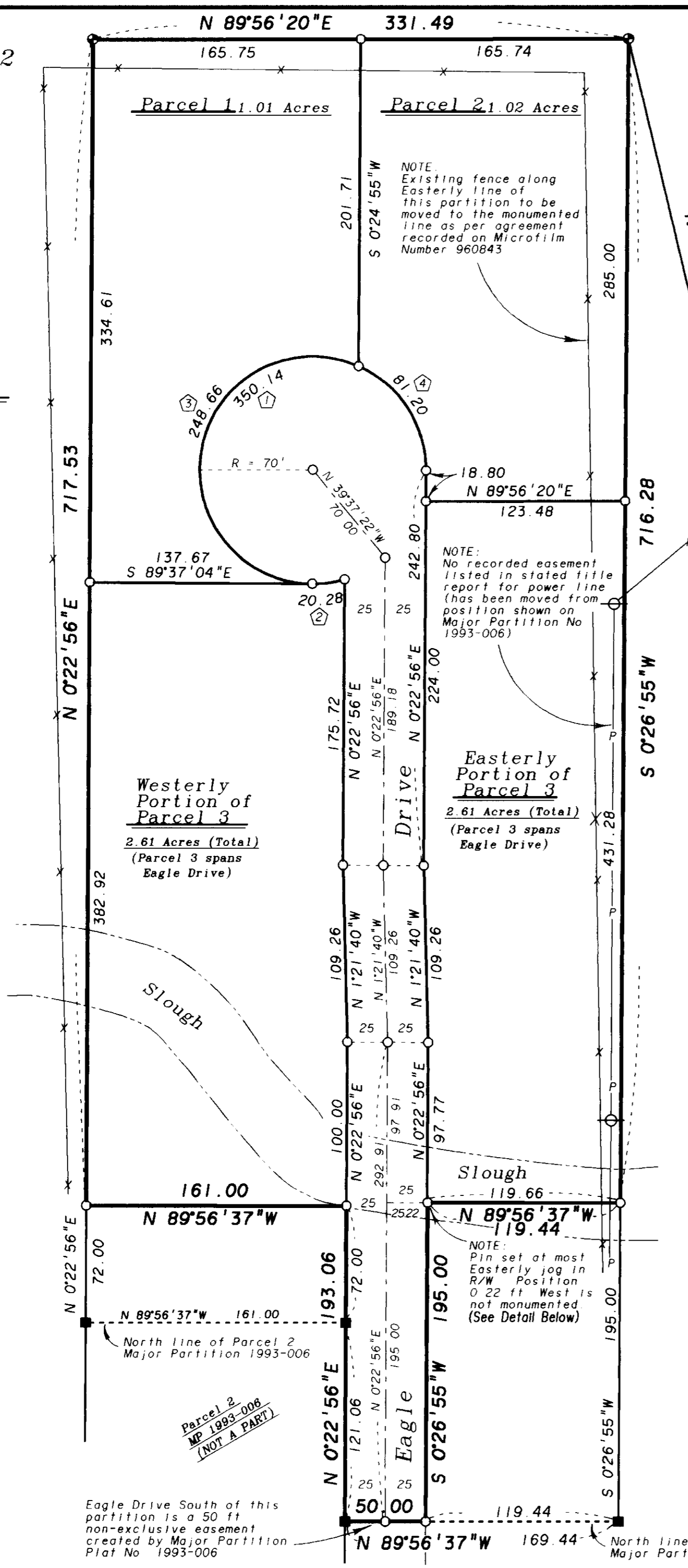
Δ = 16°36'06"
 R = 70.00'
 L = 20.28'
 T = 10.21'
 L C = 20.21'
 S 82°04'53"W

3) Parcel 1 Curve

Δ = 203°32'04"
 R = 70.00'
 L = 248.66'
 T = 336.03'
 L C = 137.06'
 S 12°08'59"W

4) Parcel 2 Curve

Δ = 66°27'56"
 R = 70.00'
 L = 81.20'
 T = 45.86'
 L C = 76.73'
 S 32°51'01"E



Eagle Drive South of this partition is a 50 ft non-exclusive easement created by Major Partition Plat No. 1993-006

North line of Parcel 1 Major Partition 1993-006

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Rick G. Robinson
 OREGON
 JULY 17, 1996
**RICK G. ROBINSON
 2219**

Renewal Date: Dec. 31, 1996

Major Partition Plat No. 1997-01

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Situating in the Southeast quarter of the Southeast quarter of Section 3,
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SURVEYOR'S STATEMENT

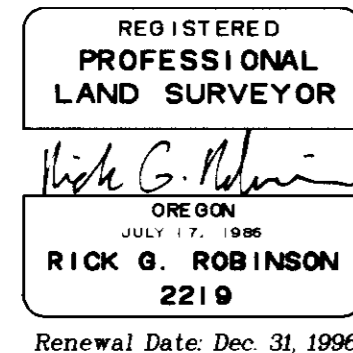
I, Rick G. Robinson, OPLS 2219, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached Major Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

A portion of Parcel 3 of Union County Partition Plat Number 1993-006, situated in the Southeast quarter of the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Parcel 3 of said Major Partition Plat, said point being North 13°29'38" West, a distance of 1369.36 feet from the Southeast corner of Section 3,

- Thence: South 0°26'55" West, along the East line of said Parcel 3, a distance of 716.28 feet,
- Thence: North 89°56'37" West, a distance of 119.44 feet,
- Thence: South 0°26'55" West, a distance of 195.00 feet, to the North line of Parcel 1 of said Major Partition Plat,
- Thence: North 89°56'37" West, along said North line, a distance of 50.00 feet, to the Northwest corner of said Parcel 1, said point being on the East line of Parcel 2 of said Major Partition Plat,
- Thence: North 0°22'56" East, along said East line, and it's Northerly prolongation, a distance of 193.06 feet,
- Thence: North 89°56'37" West, parallel with the North line of said Parcel 2, a distance of 161.00 feet, to the West line of Parcel 3 of said Major Partition Plat,
- Thence: North 0°22'56" East, along said West line, a distance of 717.53 feet, to the Northwest corner of said Parcel 3,
- Thence: North 89°56'20" East, along the North line of said Parcel 3, a distance of 331.49 feet, to the Point of Beginning of this description.

Said parcel containing 5.67 acres (247,104 Sq. Ft.).



Rick G. Robinson
Rick G. Robinson, OPLS 2219
BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850

DEDICATION

Know all people by these presents that Daniel A. Davidson and Tracy L. Davidson are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92. Said property is subject to easements as shown and as noted, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the area shown on the annexed map as EAGLE DRIVE.

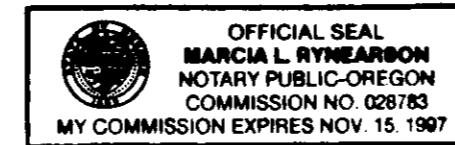
Daniel A. Davidson Tracy L. Davidson
Daniel A. Davidson Tracy L. Davidson

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 26th day of May, 1996, before me a Notary Public in and for said State and County, personally appeared Daniel A. Davidson and Tracy L. Davidson, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Marcia L. Rynearson
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

UNION COUNTY ASSESSOR → 1996-97

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 ~~1995-1996~~ 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: 12/20/96
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: 12-20-96
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Examined and approved this 19 day of Dec, 1996.

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

UNION COUNTY PLANNING COMMISSION

Examined and approved this 2nd day of JANUARY, 1996.7

Joel Hasse
Joel Hasse, Chairman
Union County Planning Commission

UNION COUNTY BOARD OF COMMISSIONERS

Examined and approved this 2nd day of JANUARY, 1996.7

John Howard
John Howard

Loren D. Savage
Loren D. Savage

Steve McClure
Steve McClure

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 2nd day of January, 1996.7 at 10:40 o'clock A.M. and in Plat Cabinet No. B449, Union County records.
Microfilm No. 970015

R. Nellie Boone Hibbert
Union County Clerk
by S. Nelson, Deputy