

# BASIS OF BEARING

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

SCALE: 1"=200'

# Minor Partition No. 1997-20

Situated in the Southeast quarter of Section 26, and in the Northeast and Southeast quarter of Section 35, Township 2 South, Range 38 East of the Willamette Meridian

## LEGEND

- Found brass or aluminum cap monument in water valve box as per Union County monumentation records
- Found 5/8" iron pin set by survey number 22-87 (no cap)
- ◆ Found 5/8" iron pin with plastic cap marked APBA set by survey number 045-1991
- Found 5/8" iron pin with plastic cap marked BGA set by major partition plat number 1992-10
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 021-1993
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 018-1997
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- [ ] Record information of survey no. 043-1992
- (( )) Record information of Microfilm No. 97596

## REFERENCE MATERIAL

- Union County Monumentation Records  
 Survey number 77-80  
 Survey number 12-81  
 Survey number 22-87  
 Survey number 045-1991  
 Survey number 043-1992  
 Major Partition Number 1992-10  
 Survey number 016-1993  
 Survey number 021-1993  
 Survey number 018-1997
- DEED REFERENCES  
 Volume 94 Page 101  
 Volume 100 Page 282  
 Volume 112 Page 631  
 Volume 151 Page 2  
 Volume 151 Page 3  
 Volume 151 Page 5  
 Volume 152 Page 28  
 Volume 153 Page 245  
 Volume 159 Page 679  
 Microfilm Number 97596  
 Microfilm Number 135504  
 Plat Report prepared by Abstract and Title Co (Report #36814)

## NARRATIVE

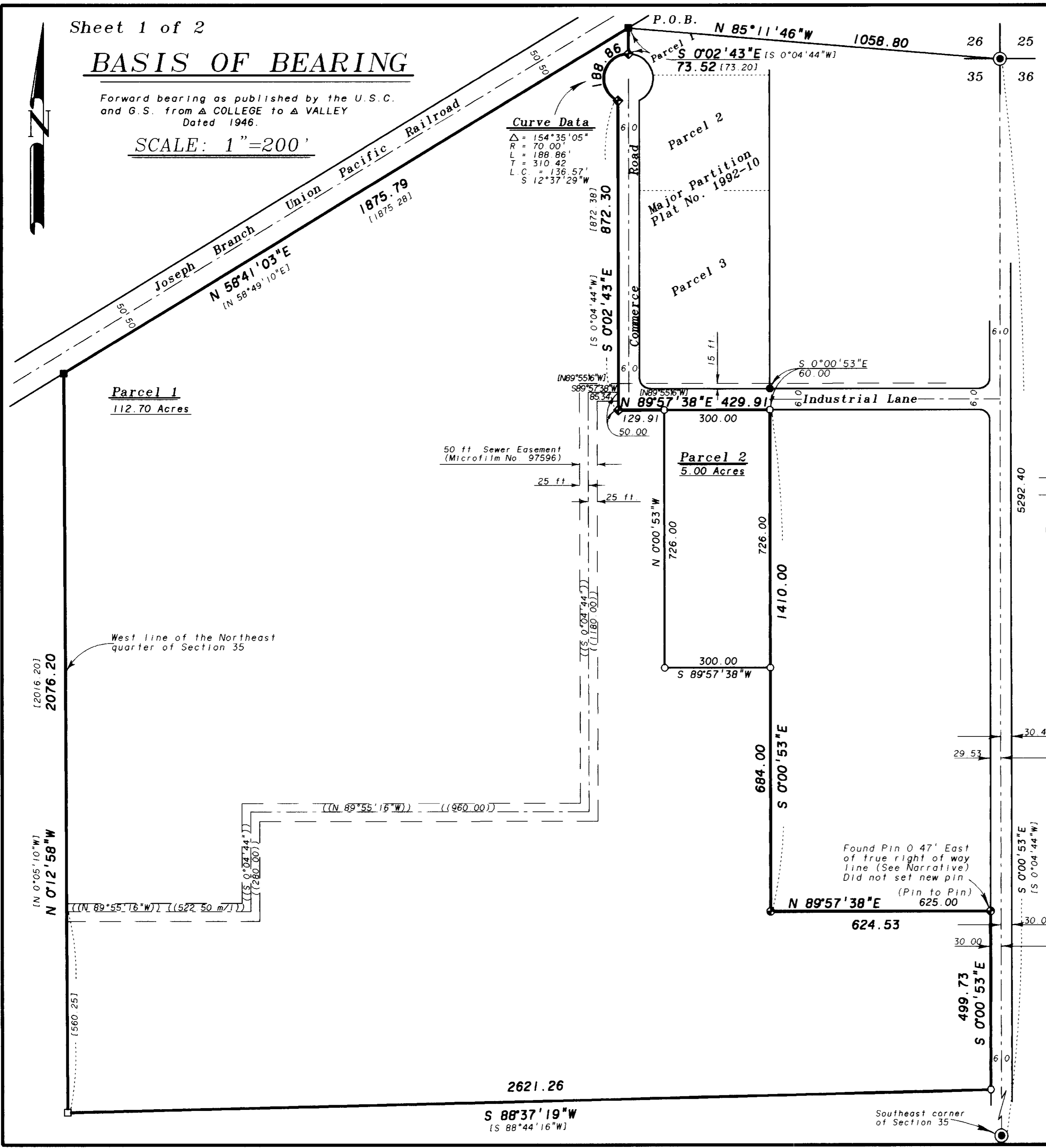
This partition was done at the request of Jeff Hines, purchaser of Parcel 2 created by this plat. Sections of the exterior of this partition has been located by many surveys as shown, except their monumentation as marking the exterior of the partition, with the exception of the Southerly portion abutting Pierce Road. I find, as did survey numbers 016-1993 and 021-1993, that the monuments set along the West right of way line of Pierce Road are not 30 feet West of the Section line. I believe this was the result of survey number 22-87, which ties to the Northeast corner of Section 35, but states that the monument was searched for with a magnetic locator and calls "a probable existence of the corner monument". The actual location of this monument proves that the Easterly pins of survey number 22-87 were set 29.53 feet East of the true East line of Section 35, which is the centerline of Pierce Road. Survey numbers 016-1993 and 021-1993 extended the West line of Pierce Road South, as marked by the erroneous monuments. I place the portion of this partition abutting the West right of way line at 30.00 feet West and parallel with the true Section line. As noted on survey number 016-1993, the physical location of the roadway is Westerly of the Section line. The Southeast corner of the partition falls at the toe of the shoulder of the road. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998



# Minor Partition No. 1997-26

Microfilm No. 974524  
Plat Cabinet No. B-476

Situated in the Southeast quarter of Section 26, and in the  
Northeast and Southeast quarter of Section 35,  
Township 2 South, Range 38 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being situated in the Southeast quarter of Section 26, and in the Northeast and Southeast quarter of Section 35, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows.

Beginning at the Northwest corner of Parcel 1 of Major Partition Plat Number 1992-10, said point being on the Southerly right of way line of the Joseph Branch of the Union Pacific Railroad, said point being North 85°11'46" West, a distance of 1058.80 feet from the Southeast corner of said Section 26.

Thence: South 0°02'43" East, along the West line of said Parcel 1, a distance of 73.52 feet, to the North right of way line of Commercial Road, said point being the Point of Curvature of a 70.00 ft. radius curve left.

Thence: Southwesterly along said right of way line, and along said curve left, a distance of 188.86 feet. (Long Chord bears South 12°37'29" West, a distance of 136.57 feet).

Thence: South 0°02'43" East, along the East right of way line of said Commerce Road, a distance of 872.30 feet, to the South right of way line of Industrial Lane.

Thence: North 89°57'38" East, along said right of way line, a distance of 429.91 feet.

Thence: South 0°00'53" East, parallel with the East line of said Section 35, a distance of 1410.00 feet.

Thence: North 89°57'38" East, a distance of 624.53 feet, to the West right of way line of Pierce Road.

Thence: South 0°00'53" East, along said line, being parallel with the East line of said Section 35, a distance of 499.73 feet.

Thence: South 88°37'19" West, a distance of 2621.26 feet, to the West line of the Northeast quarter of said Section 35.

Thence: North 0°12'58" West, along said West line, a distance of 2076.20 feet, to the Southerly right of way line of the Joseph Branch of the Union Pacific Railroad.

Thence: North 58°41'03" East, along said right of way line, a distance of 1875.79 feet, to the Point of Beginning of this description.

Said parcel containing 117.70 Acres.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Rick G. Robinson  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, Oregon 97850

## DECLARATION

Know all people by these presents that the Union County Economic Development Corporation, an Oregon Corporation, is the owner of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and has caused the same to be partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

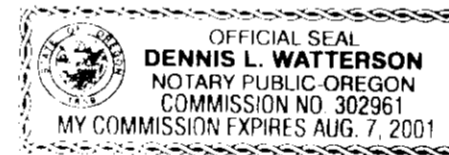
Don G. Starr  
Union County Economic Development Corporation,  
by Don G. Starr, President

## ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 23rd day of Sept., 1997, before me a Notary Public in and for said State and County, personally appeared Don G. Starr, as president of the Union County Economic Development Corporation, who being duly sworn, did say that he is the president of said Corporation named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

### 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 1997-1998 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: 9/29/97  
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: 9/29/97  
Peggy Sutton, Union County Treasurer

### UNION COUNTY PLANNING COMMISSION

Approved this 29 day of September, 1997.

Hanley Jenkins, II  
Hanley Jenkins, II  
Union County Planning Director

### UNION COUNTY SURVEYOR

Approved this 19th day of Sept., 1997.

by Thomas J. Hanley  
Thomas J. Hanley, Baker County Surveyor  
for the Union County Surveyor

## 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 30th day of September, 1997, at 2:00 o'clock P.M. and filed in Plat Cabinet No. B-476, Union County records.  
Microfilm No. 974524

R. Nellie Boque Hibbert  
Union County Clerk  
by K. Church, deputy