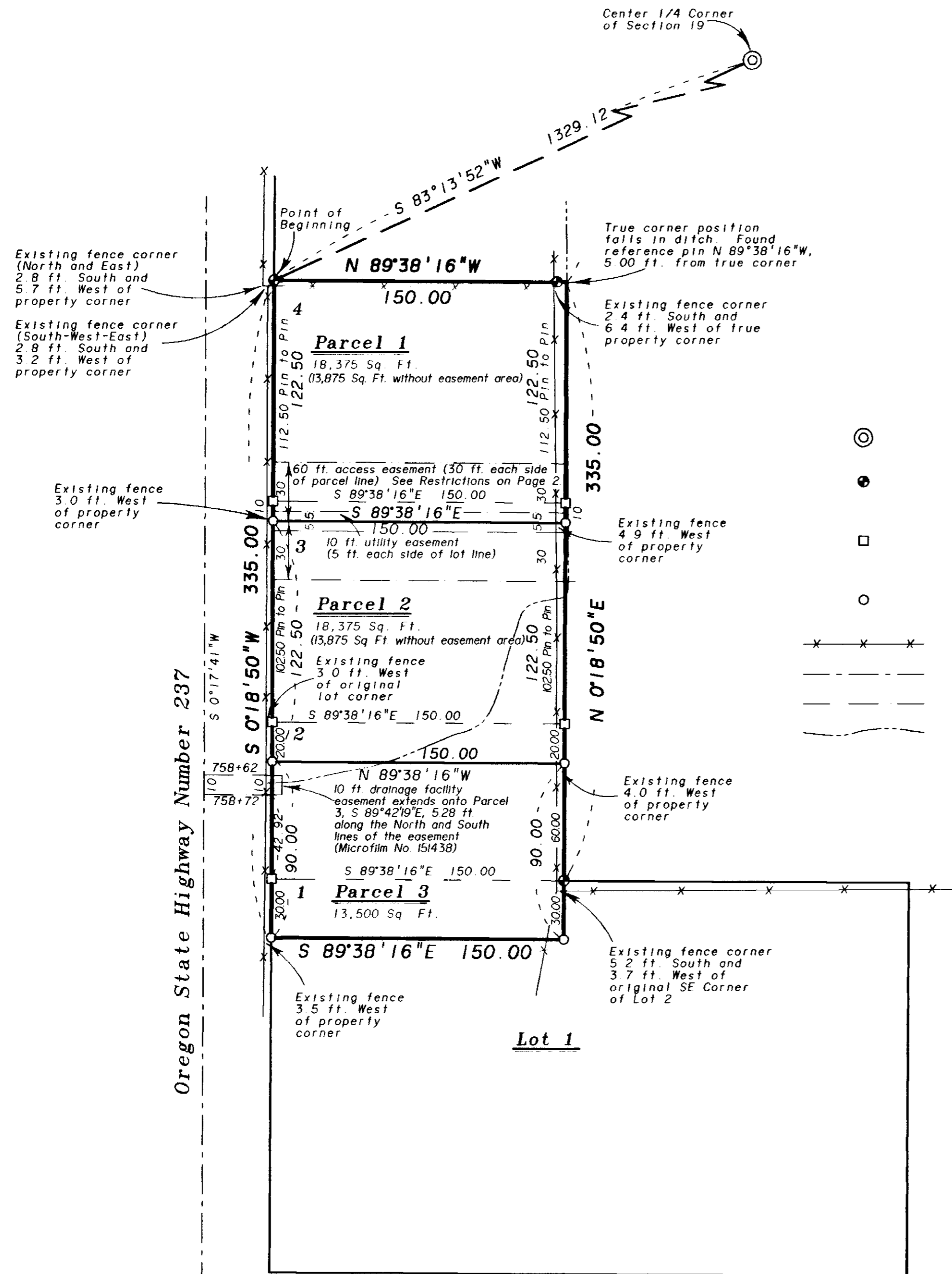


# Minor Partition Plat No. 1998-09

Microfilm Number 981607  
Plat Cabinet B-497

A REPLAT of Lots 2, 3, 4 and a portion of Lot 1 of Fisher Subdivision

Situated in the Northeast quarter of the Southwest quarter of Section 19,  
Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon



## BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=50'

## REFERENCE MATERIAL

Union County Monumentation Records  
Plat of Union Orchard Tracts  
ODOT Drawing Number 10B-3-25  
Old Book of Surveys, Page 148  
Plat of Fisher Subdivision  
Survey Number 23-89  
Survey Number 015-1995  
Survey Number 004-1997  
Survey Number 005-1997

### DEED RECORDS

Volume 72 Page 603  
Volume 113 Page 145  
Volume 151 Page 322

### Microfilm Numbers

|       |        |
|-------|--------|
| 38680 | 122995 |
| 78752 | 128243 |
| 96656 | 139796 |
|       | 151438 |

Surveyor's Report number 36385  
prepared by Abstract and Title Company

## LEGEND

- ⊙ Found 2 1/2" aluminum monument set by survey number 004-1997
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 005-1997
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Fisher Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x-x-x- Existing fence line
- - - - - Centerline
- - - - - Easement line
- - - - - Irrigation ditch

## NARRATIVE

This replat was done at the request of Roger Goodman, on behalf of the owner of the land within this replat. The purpose of this replat is to reconfigure Lots 2, 3, 4 and a portion of Lot 1 into the three parcels shown. This replat also relocated the 60 ft. Access Easement and the 10 ft. Utility easement originally centered along the common line of Lots 3 and 4 of Fisher Subdivision, to the common line of Lots 1 and 2 of this replat. This is a 10 ft. Shift South from the originally platted easements. As outlined in O.R.S. 92.185, this plat acts as a reconfiguration of these easements, with the original easements becoming null and void. I find the same conditions exist with the fences and improvements as shown on the plat of Fisher Subdivision. I find no other unusual conditions on this replat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1998

# Minor Partition Plat No. 1998-09

Microfilm Number 981607  
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A REPLAT of Lots 2, 3, 4 and a portion of Lot 1 of Fisher Subdivision

Situated in the Northeast quarter of the Southwest quarter of Section 19,  
Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, said partition being a replat of Lots 2, 3, 4 and a portion of Lot 1 of FISHER SUBDIVISION, situated in the Northeast quarter of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

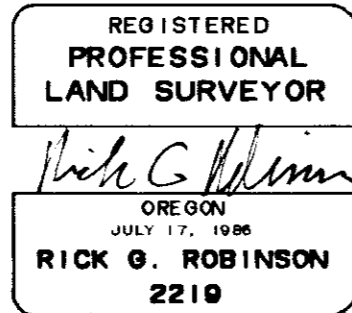
Beginning at the Northwest corner of Lot 4 of FISHER SUBDIVISION, said point being South 83°13'52" West, a distance of 1329.12 feet from the center 1/4 corner of said Section 19,

- Thence: South 0°18'50" West, along the West line of said Lots 1, 2, 3 and 4, a distance of 335.00 feet,
- Thence: South 89°38'16" East, parallel with and 30 feet South of the South line of said Lot 2, a distance of 150.00 feet, to the Southerly prolongation of the East line of said Lot 2,
- Thence: North 0°18'50" East, along said prolongation, and along the East line of said Lots 2, 3 and 4, a distance of 335.00 feet, to the Northeast corner of said Lot 4,
- Thence: North 89°38'16" West, along the North line of said Lot 4, a distance of 150.00 feet, to the Point of Beginning of this description.

Said parcel containing 1.154 Acres. (50,250 sq. ft.)

I further depose and say that I made the survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



Renewal Date: Dec. 31, 1998

## DEDICATION

Know all people by these presents that UNION LUMBER CO., INC., an Oregon Corporation, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that said corporation has caused the same to be surveyed and platted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby create the 10 foot utility easement across Parcels 1 and 2, of this replat, as shown on the annexed map, and do hereby place the restrictions detailed below on the land within this replat, in accordance with the provisions of O.R.S. Chapter 92.

IN WITNESS WHEREOF, UNION LUMBER CO., INC., an Oregon Corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by the officers of said Corporation.

*Mace A. Cadwell Pres.*  
Mace A. Cadwell, President

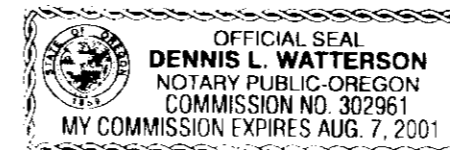
*Richard C. Southard Sec.*  
Richard C. Southard, Secretary

## ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 1st day of April, 1998, before me a Notary Public in and for said State and County, personally appeared Mace A. Cadwell and Richard C. Southard, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

*Dennis L. Waterson*  
Notary Public for  
the State of Oregon



Notarial Seal

## RESTRICTIONS

The South 30 feet of Parcel 1 and the North 30 feet of Parcel 2 is not buildable subject to an access easement to be granted upon City approval for the development of the adjacent property to the East of this replat. If the City of Union requires that a street be situated at this location as a requirement of the development of the property East and adjacent to this replat, the owners of Parcels 1 and 2 will sell that 30 feet of property to the owner of said adjacent land at fair market value to be determined by a fair market appraisal. The owner of said adjacent land will bear all costs related to the appraisal and development of the easement as a street. If at any time the City of Union approves the development of said adjacent land and it does not require a street in this 60 ft. area, then this easement will become null and void.

## APPROVALS

### Union County Surveyor

Approved this 31<sup>st</sup> day of March, 1998.  
by Baker County Surveyor Thomas J. Hanley  
Thomas J. Hanley

### 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 the law to be placed on the 1997-1998 tax roll which became a lien on this partition or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid.  
4/8/98 Patty Goodenham  
Date Patty Goodenham, 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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.  
4-8-98 Peggy Sutton  
Date Peggy Sutton, Union County Treasurer

### City of Union City Council

Approved this 9<sup>th</sup> day of April, 1998.

*Susan M. Briggs*  
Mayor

## 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 10<sup>th</sup> day of April, 1998, at 1:30 o'clock P.M., and recorded in Plat Cabinet No. B-497 Union County records. Microfilm Number 981607  
R. Nellie Josue Hibbert  
Union County Clerk by G. Nelson, Deputy