

Minor Partition Plat No. 1998-14

Microfilm No. 982366
Plat Cabinet No. B-503

A Partition of Parcel 3 of Major Partition Plat Number 1996-18,
Situating in the Southwest quarter of the Southeast quarter, and in the
Southeast quarter of the Southwest quarter of Section 10,
Township 1 North, Range 39 East of the Willamette Meridian.

BASIS OF BEARING

Solar observation taken at the South quarter
corner of Section 10, Township 1 North,
Range 39 East of the Willamette Meridian

SCALE: 1"=60'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Hug's Addition to Elgin
Survey Number 96-77
Survey Number 68-81
Survey Number 034-1992
Survey Number 026-1993
Survey Number 021-1996
Major Partition Plat No. 1996-18

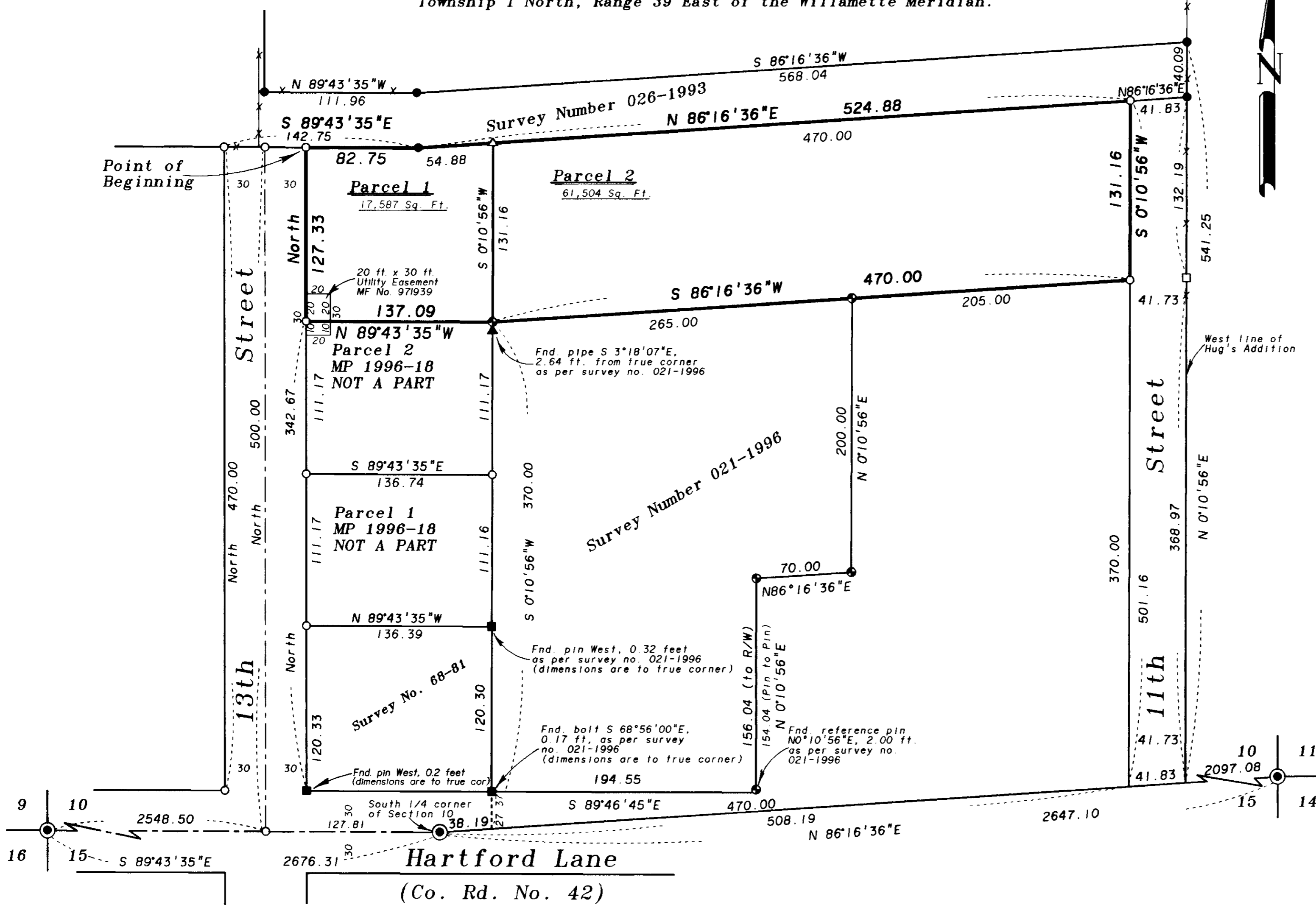
DEED RECORDS

Volume 136 Page 349
Volume 140 Page 469
Microfilm Numbers
41836 111743
76425 133182
78793 126836
111742 960451
971939

Partition Plat Report No. 98-9537
prepared by Eastern Oregon Title, Inc.

LEGEND

- Found brass or aluminum monument as per Union County monumentation records
- ▲ Found 3/4" iron pipe set by survey number 96-77
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 68-81 unless otherwise noted
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 034-1992
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 026-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 021-1996
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat No. 1996-18
- △ Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- * * * Existing fence line



NARRATIVE

This partition was done at the request of Susan McMurdo. This is a partition of Parcel 3 of Major Partition Plat Number 1996-18. See that plat for a description of how the exterior of this tract was located. I place the dividing line between these parcels by projecting the East line of Parcel 2 of the previous partition North, to the intersection of the North line of this partition, as directed by the owners of this tract. The utility easement in the Southwest corner of Parcel 1 (MF No. 971939) is a typical easement prepared by OTEC. It cites a specific location for the centerline of the 30 ft. easement followed by the wording of "all as constructed on the ground." The physical location of the transformer is nowhere near the position cited in the easement. I place the easement centered on the existing physical location of the transformer. I find no unusual conditions on this partition which are not addressed on Major Partition plat no. 1996-18.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1990
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1998

Minor Partition Plat No. 1998-14

A Partition of Parcel 3 of Major Partition Plat Number 1996-18,
Situating in the Southwest quarter of the Southeast quarter, and in the
Southeast quarter of the Southwest quarter of Section 10,
Township 1 North, Range 39 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

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

Parcel 3 of Major Partition Number 1996-18, said tract situated in the Southwest quarter of the Southeast quarter, and in the Southeast quarter of the Southwest quarter of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 3, said point being on the East right of way line of 13th Street, as dedicated by said Major Partition Plat.

Thence: South 89°43'35" East, along the North line of said Parcel 3, said line being parallel with the South line of said Section 10, a distance of 82.75 feet, to an angle point in said North line.

Thence: North 86°16'36" East, continuing along said North line, said line being parallel with the South line of said Section 10, a distance of 524.88 feet, to the Northeast corner of said Parcel 3, said point being on the West right of way line of 11th Street.

Thence: South 0°10'56" West, along said West line, and along the East line of said Parcel 3, a distance of 1311.6 feet, to the Southeast corner of said Parcel 3.

Thence: South 86°16'36" West, along the South line of said Parcel 3, said line being parallel with the South line of said Section 10, a distance of 470.00 feet, to an angle point in the South line of said Parcel 3, said point also being the Northeast corner of Parcel 2 of said Major Partition Plat.

Thence: North 89°43'35" West, along the South line of said Parcel 3, said line also being the North line of said Parcel 2, a distance of 137.09 feet, to the Southwest corner of said Parcel 3, said point being on the East right of way line of 13th Street.

Thence: North, along said East right of way line, and along the West line of said Parcel 3, a distance of 127.33 feet, to the Point of Beginning of this description.

Said parcel containing 1816 acres (79,091 Sq. Ft.).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1998
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1998

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

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 14th day of MAY, 1998, at 4 o'clock P.M. and in Plat Cabinet No. B-503, Union County records. Microfilm No. 982366.

R. Nellie Bogue Hibbert
Union County Clerk
by *B. Nelson, Deputy*

DECLARATION

Know all people by these presents that Douglas A. McMurdo and Susan E. McMurdo 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 the provisions of O.R.S. Chapter 92.

Douglas A. McMurdo
Douglas A. McMurdo

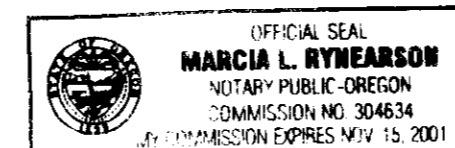
Susan E. McMurdo
Susan E. McMurdo

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all people by these presents, on this 13 day of May, 1998, before me a Notary Public in and for said State and County, personally appeared Douglas A. McMurdo and Susan E. McMurdo, 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. Ryneason
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 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 calendar year but not yet certified to the tax collector for collection have been paid.

5/14/98
Date *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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

5/14/98
Date *Peggy Suttler*
Union County Treasurer

City of Elgin City Council

Approved this 14th day of May, 1998.
As directed by the Elgin City Council at the May 11, 1998 meeting that Joe Garlitz sign on behalf of said City Council.

Joe Garlitz
Joe Garlitz

Union County Surveyor

Approved this 14th day of May, 1998.

by Baker County Surveyor *Thomas J. Hanley*
Thomas J. Hanley