

# Minor Partition Plat No. 1998-001

A partition of Parcel 1, Minor Partition Number 1998-02  
Situated in the Southeast quarter of the Southeast quarter  
Section 3, Township 3 South, Range 38 East  
of the Willamette Meridian.

## 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"=40'

## REFERENCE MATERIAL

Union County Monumentation Records  
Minor Partition Plat Number 1992-025  
Major Partition Plat Number 1993-006  
Major Partition Plat Number 1997-001  
Major Partition Plat Number 1998-002

### 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. 98-10253  
prepared by Eastern Oregon Title, Inc.

## 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.

## LEGEND

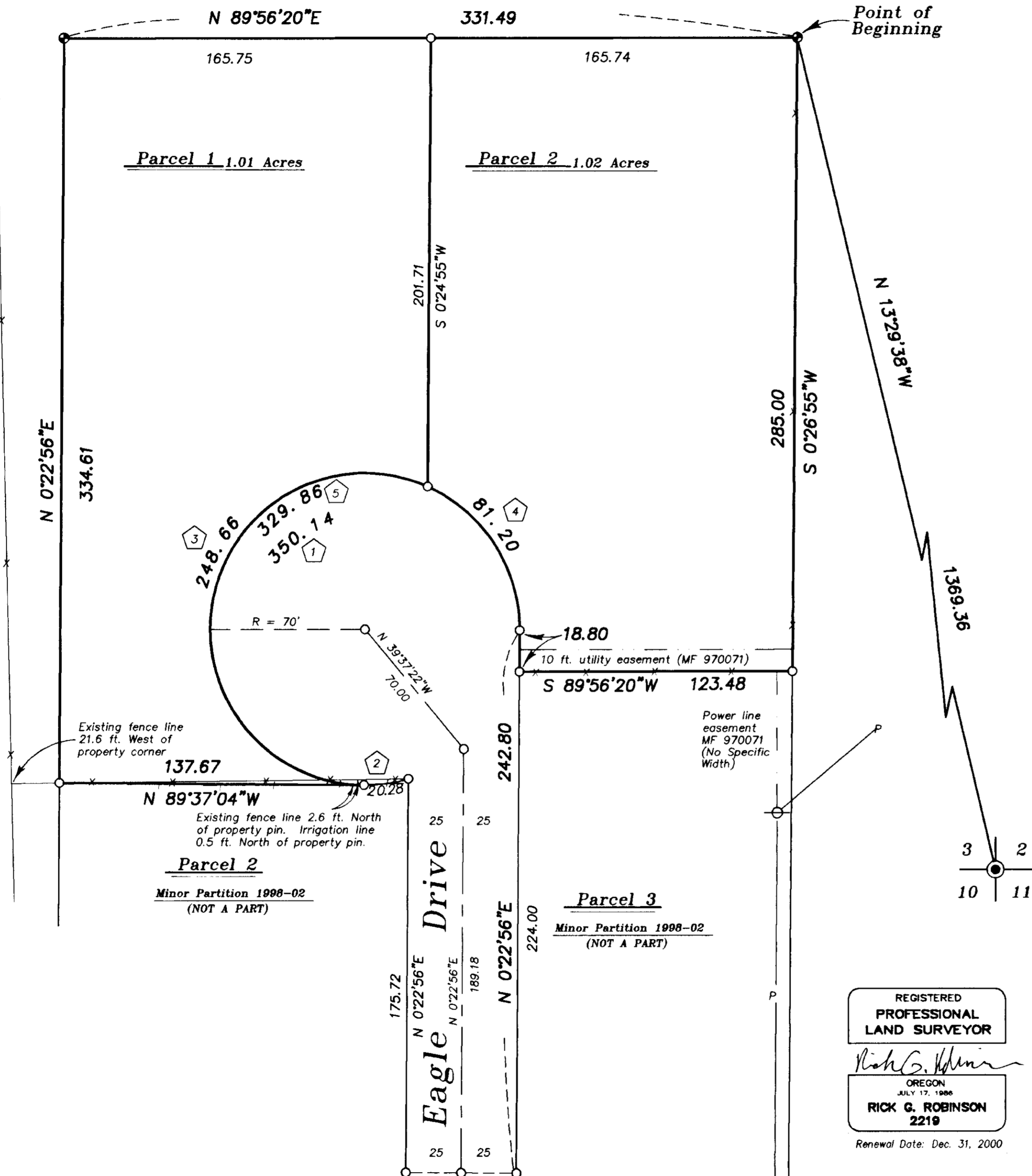
- Found 2 1/2" aluminum monument as per Union County monumentation records
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-025
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 1997-001
- ⊖ Existing power pole
- Centerline
- - - Easement line
- x-x-x Existing fence line
- P- Existing overhead power line
- I- Existing underground irrigation line

## NARRATIVE

This partition was done at the request of Anthony and Sarah MacDonald, owners of the partitioned land. This area has been partitioned many times. These parcels were originally partitioned in this configuration by Minor Partition 1997-01. That plat was later modified by Minor Partition 1998-02, making the land within this partition a single parcel (Parcel 1 of Minor Partition 1998-02). I found all of the monuments set by the previous partitions as shown. I find an encroachment of a fence along the South line of Parcel 1 of this partition. The fence was constructed from the Southwest corner of the parcel on a line to the pin marking the curve point of the cul-de-sac, rather than the true intersect approximately 20 feet West. There is also an underground sprinkler line that encroaches approximately 0.5 ft. at the pin marking the true Southeast corner of Parcel 1. I find no other unusual conditions on this partition.

### 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 2 Curve (MP 1998-02)  
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
- 5 Curve along Parcels 1 and 2  
Δ = 270°00'00"  
R = 70.00'  
L = 329.86'  
T = 70.00'  
L.C. = 99.00'  
S 45°22'58"W



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2000

# Minor Partition Plat No. 1999-001

Plat Cabinet No. B522  
Microfilm No. 990956

A Partition of Parcel 1 of Minor Partition Plat Number 1998-002

Situated in the Southeast quarter of the Southeast quarter of Section 3,  
Township 3 South, Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

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

Parcel 1 of Union County Partition Plat Number 1998-02, 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 1 of said Minor 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 Parcel 1 of said partition, a distance of 285.00 feet, to the Southeast corner of said Parcel 1,

Thence; South 89°56'20" West, along the South line of said Parcel 1, a distance of 123.48 feet, to the right of way line of Eagle Drive,

Thence; North 0°22'56" East, along said right of way line, a distance of 18.80 feet, to the Point of Curvature of a 70 ft. radius Curve left,

Thence; Counter clockwise, around said curve, and continuing along said right of way line, a distance of 329.86 feet. (Long Chord bears South 45°22'58" West, a distance of 99.00 feet), to the intersection of said right of way line with the South line of said Parcel 1,

Thence; North 89°37'04" West, along said South line, a distance of 137.67 feet, to the West line of said Parcel 1,

Thence; North 0°22'56" East, along said West line, a distance of 334.61 feet, to the Northwest corner of said Parcel 1,

Thence; North 89°56'20" East, along the North line of said Parcel 1, a distance of 331.49 feet, to the Point of Beginning of this description.

Said parcel containing 2.03 acres.

Rick G. Robinson

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Rick G. Robinson

OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2000

## DECLARATION

Know all people by these presents that Anthony MacDonald and Sarah MacDonald 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 partitioned into the parcels shown on the annexed map in accordance with the provisions of O.R.S. Chapter 92.

Anthony MacDonald  
Anthony MacDonald

Sarah MacDonald  
Sarah MacDonald

## ACKNOWLEDGMENTS

State of Oregon  
County of Union

Know all people by these presents, on this 16<sup>th</sup> day of Feb., 1999, before me a Notary Public in and for said State and County, personally appeared Anthony MacDonald and Sarah MacDonald, 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.

Lomni Lester  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

### UNION COUNTY ASSESSOR / TAX COLLECTOR

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 1998-1999 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: 2/17/99  
Patty Gooderham, Union County Assessor

### UNION COUNTY SURVEYOR

Examined and approved this 15<sup>th</sup> day of Feb., 1999.

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

### UNION COUNTY PLANNING COMMISSION

Examined and approved this 18 day of February, 1999.

Hanley Jenkins II  
Hanley Jenkins II,  
Union County Planning Director

## FILING STATEMENT

### UNION COUNTY CLERK

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 18<sup>th</sup> day of FEB, 1999, at 2:55 o'clock P.M. and in Plat Cabinet No. B-522, Union County records.  
Microfilm No. 990956.

R. D. LILLIE BOGUE HIBBERT  
Union County Clerk  
by S. Nelson, Deputy