

# 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'

Microfilm No. 996431  
Plat Cabinet No. B-554

## Minor Partition No. 1999-29

A Partition of Parcel 1, Minor Partition Plat Number 1997-24 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

### REFERENCE MATERIAL

- 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 AP&A set by survey number 045-1991
- Found 5/8" iron pin with plastic cap marked AP&A 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 BGB SURVEY MARKER set by survey number 010-1998
- △ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1997-20
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1997-24
- 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

- 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
  - Minor Partition Number 1997-20
  - Minor Partition Number 1997-24
  - Survey Number 010-1998

### 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
- Microfilm Number 982687
- Plat Report prepared by Abstract and Title Co. (Report #38978)

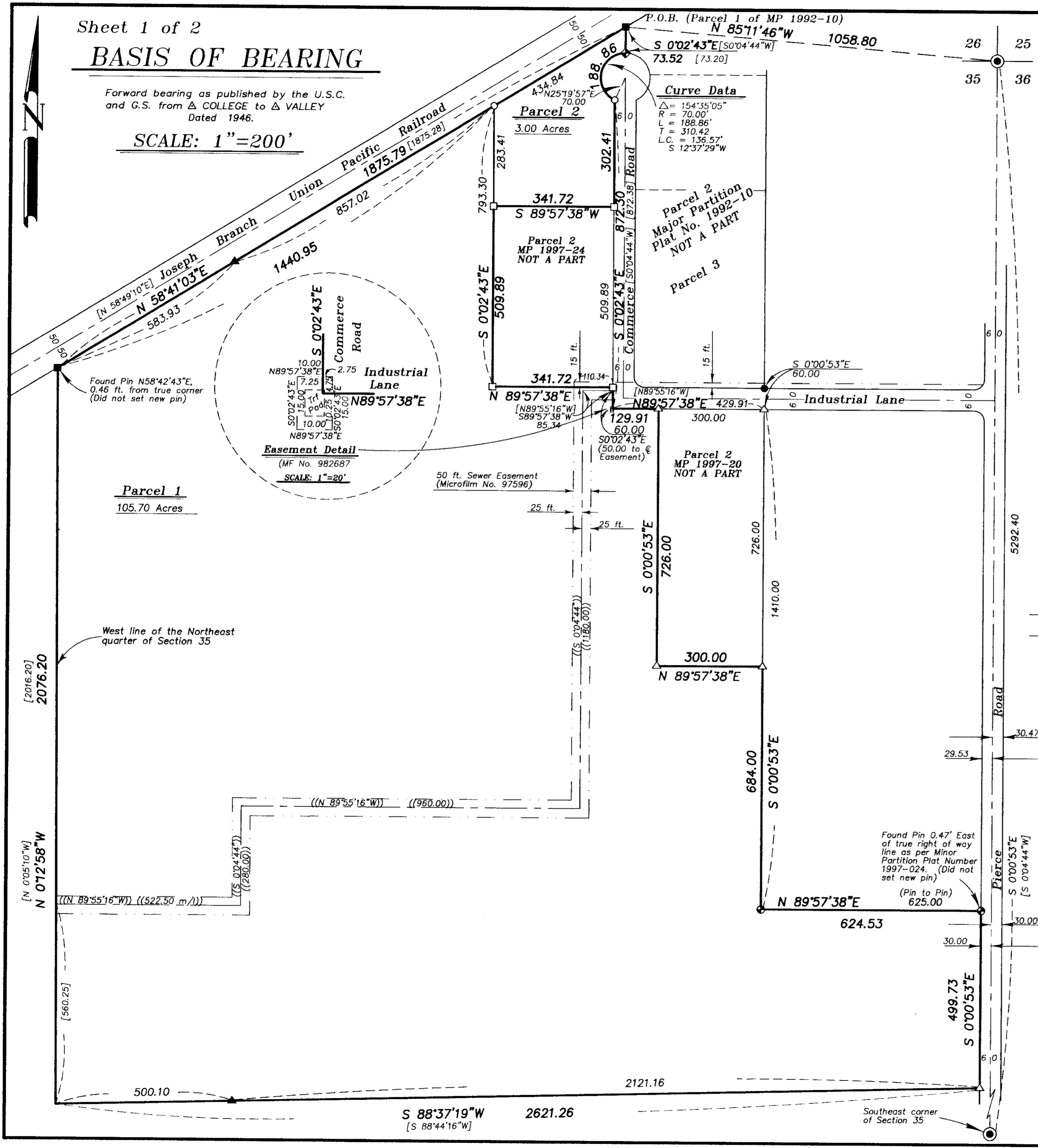
### NARRATIVE

This partition was done at the request of Nate Jacobs, on behalf of Eagle Carriage and Machine, Inc. The exterior of this partition has been monumented by the previous partitions and surveys listed in the reference material. The Southwest corner of the overall tract has been destroyed by the installation of a post set in concrete. The intersection of the South line of Industrial Lane and the West line of Commerce Road has also been destroyed by construction of an electrical transformer. I did not reset these monuments with this partition. I did replace the pin at the Southwest corner of the Cul-de-Sac that was destroyed since the last partition. I place the location of Parcel 2 at the direction of Mr. Jacobs. 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, 2000



# Minor Partition No. 1999-29

Microfilm No. 996431  
Plat Cabinet No. B-554

A Partition of Parcel 1, Minor Partition Plat Number 1997-24  
Situating 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 Commerce 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 West right of way line of said Commerce Road, a distance of 302.41 feet, to the Northeast corner of Parcel 2 of Minor Partition Plat Number 1997-24,

Thence: South 89°57'38" West, along the North line of said Parcel 2, a distance of 341.72 feet, to the Northwest corner thereof,

Thence: South 0°02'43" East, along the West line of said Parcel 2, a distance of 509.89 feet, to the Southwest corner thereof,

Thence: North 89°57'38" East, along the South line of said Parcel 2, a distance of 341.72 feet, to the Southeast corner thereof, said point being on the West right of way line of said Commerce Road,

Thence: South 0°02'43" East, along said West right of way line, a distance of 60.00 feet, to the it's intersection with the South right of way line of Industrial Lane,

Thence: North 89°57'38" East, along said right of way line, a distance of 129.91 feet, to the Northwest corner of Parcel 2 of Minor Partition Plat Number 1997-20,

Thence: South 0°00'53" East, along the West line of said Parcel 2, a distance of 726.00 feet, to the Southwest corner thereof,

Thence: North 89°57'38" East, along the South line of said Parcel 2, a distance of 300.00 feet, to the Southeast corner thereof,

Thence: South 0°00'53" East, parallel with the East line of said Section 35, a distance of 684.00 feet,

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

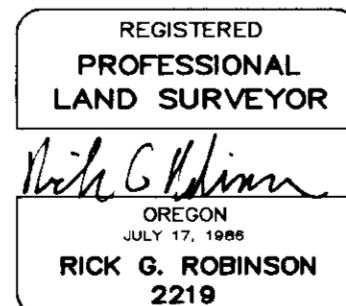
Thence: South 0°00'53" East, along said West line, said line being parallel with the East line of said Section 35, a distance of 499.73 feet,

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 108.70 Acres.



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

Renewal Date: Dec. 31, 2000

### 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.

Donald D. Waldrop  
Union County Economic Development Corporation,  
by Donald D. Waldrop, President

### ACKNOWLEDGMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 13 day of Dec., 1999, before me a Notary Public in and for said State and County, personally appeared Donald D. Waldrop, 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.

Mary Lou Dean  
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 1999-2000 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: 12/14/99  
Patty Gooderham, Union County Assessor/Tax Collector

#### UNION COUNTY PLANNING COMMISSION

Approved this 14 day of December, 1999.

Hanley Jenkins, III  
Hanley Jenkins, III  
Union County Planning Director

#### UNION COUNTY SURVEYOR

Approved this 6TH day of DEC, 1999.

by Jack W. Burris  
Jack W. Burris, Wallowa 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 14th day of December, 1999, at 2:20 o'clock P.M., and filed in Plat Cabinet No. B-554, Union County records. Microfilm No. 996431.

Union County Clerk by R. Nellie Boogie Hibbert  
R. Church, deputy