

# Minor Partition No. 2000-02

Situated in the East 1/2 of the Southeast 1/4 of Section 18, and in the Southwest 1/4 of Section 17, and in the West 1/2 of Section 20, and in the East 1/2 of the Northeast 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian

## 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" = 100'

## REFERENCE MATERIAL

Union County Monumentation Records Surveys

- Survey No. 113-1978
- Survey No. 031-1979
- Survey No. 079-1981
- Survey No. 023-1984
- Survey No. 023-1989
- Survey No. 014-1995
- Survey No. 004-1997
- Survey No. 017-1997
- Survey No. 005-1999
- Survey No. 013-1999
- Survey No. 001-2000
- Minor Partition No. 1995-13
- Buffalo Peak Subdivision

## EASEMENTS

The easement for a telephone line, described in Book 104 Page 494 is located entirely in County Rd. No. 16.

The power utility easement described in Book 117 page 187, not locatable without survey.

The easement for wells, and pipeline described in Book 153 page 669 is not situated on this Minor Partition.

## DEED REFERENCES

- Abstract & Title Company Survey Report No. 38500
- Book of Deeds Volume Q Page 386
- Book of Deeds Volume 69 Page 356
- Book of Deeds Volume 71 Page 541
- Book of Deeds Volume 93 Page 375
- Book of Deeds Volume 104 Page 494
- Book of Deeds Volume 117 Page 187
- Book of Deeds Volume 153 Page 669
- Book of Deeds Volume 153 Page 190
- Book of Deeds Volume 106 Page 242
- Microfilm Document No. 27377
- Microfilm Document No. 52480
- Microfilm Document No. 994073

## CONDITIONS AND RESTRICTIONS

- All construction must occur within 280 feet of the High Valley Road, and within the R-3 Farm Residential Zone.
- A portion of Parcel Number 1 is currently within an A-2 Agricultural Grazing Use zone. Further division of this portion of said Parcel Number 1 within the A-2 Zone is hereby waived.

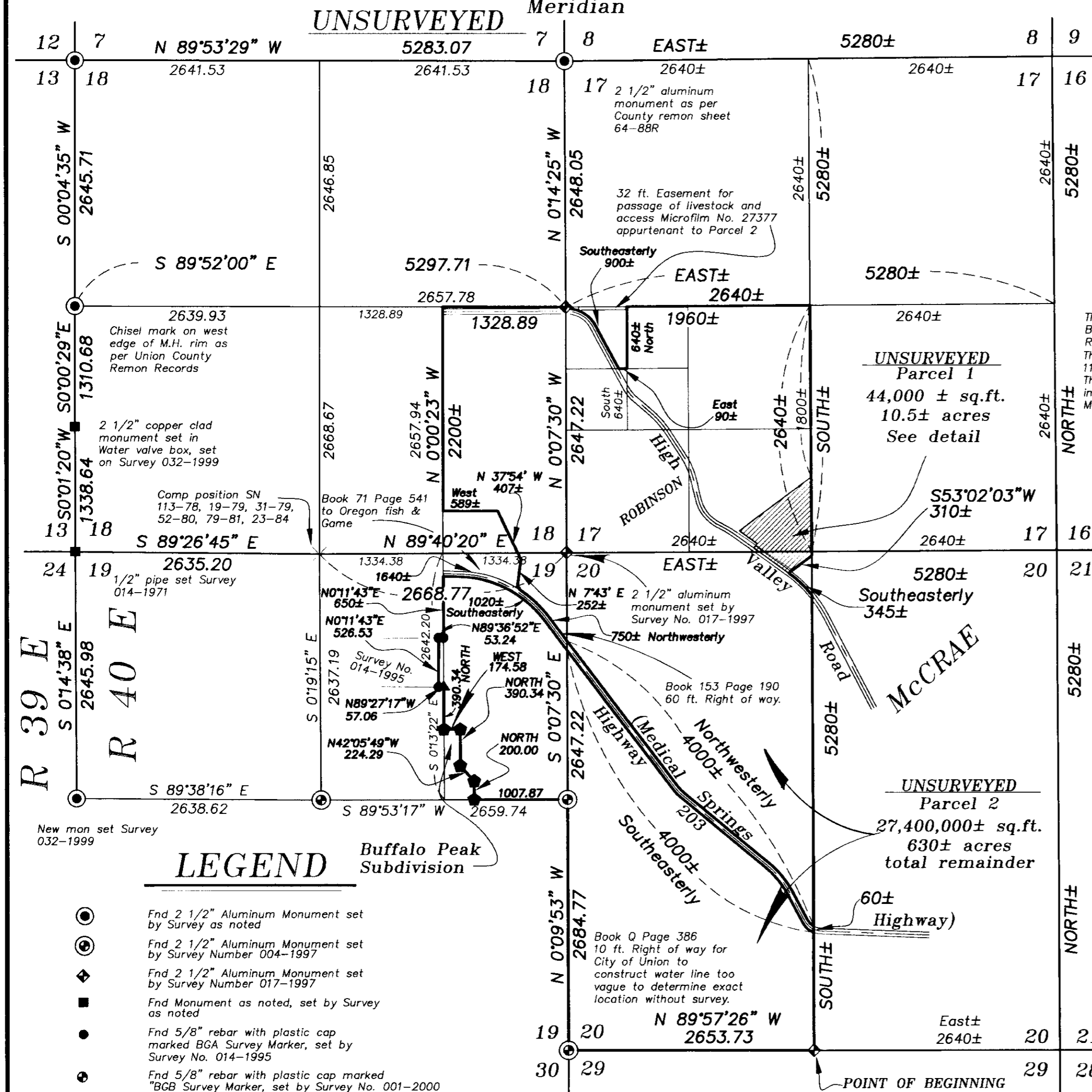
## NARRATIVE

This partition was performed at the request of Don Robinson. Mr. Robinson wanted to break his property into two parcels, one slightly over ten acres of land with the other parcel being the remainder. As this partition is over 10 acres it is unsurveyed. The South line of Parcel 1 was established by Survey No. 001-2000. I establish the Westerly line on the Northerly right of way line of High Valley Road. There is a jog in the west line to ensure the well located there goes to Parcel 2 of this Partition. The Northerly line I ran parallel with the South line. The East line runs along the East line of the Southwest 1/4 of Section 17, which has not been located.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gregory T. Blackman*  
 OREGON  
 JULY 13, 1973  
 GREGORY T. BLACKMAN  
 991

Renewal Date: Dec. 31, 2001



## LEGEND

- Fnd 2 1/2" Aluminum Monument set by Survey as noted
- ⊙ Fnd 2 1/2" Aluminum Monument set by Survey Number 004-1997
- ◆ Fnd 2 1/2" Aluminum Monument set by Survey Number 017-1997
- Fnd Monument as noted, set by Survey as noted
- Fnd 5/8" rebar with plastic cap marked BGA Survey Marker, set by Survey No. 014-1995
- ⊙ Fnd 5/8" rebar with plastic cap marked "BGB Survey Marker, set by Survey No. 001-2000
- ▲ Fnd 5/8" rebar with plastic cap marked BGB Survey Marker set by BUFFALO PEAK SUBDIVISION.
- Found 2" aluminum cap marked Anderson-Perry OR 2537, WA 35140 set by Survey No. 005-1995
- × Computed position only, no monument set
- - - Existing fence line
- - - Existing centerline

SCALE: 1" = 1000'

## SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2000-02 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number B-559 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Gregory T. Blackman*  
 Gregory T. Blackman, OPLS 991

Situated in the East 1/2 of the Southeast 1/4 of Section 18, and the Southwest 1/4 of Section 17, and the West 1/2 of Section 20, and the East 1/2 of the Northeast 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted this Minor Partition, situated in portions of the East half of the Southeast quarter of Section 18, and in the Southwest quarter of Section 17, and in the West half of Section 20, and in the East half of the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

The entire Southwest Quarter of Section 17, EXCEPTING THEREFROM all that portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section lying easterly of the County Road from Union to High Valley as conveyed to Gerald L. Gildemeister by deed recorded as Microfilm Document No. 27377, deed records of Union County, Oregon;

Together with a perpetual easement for the passage of livestock and access over and across the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 17 as described as follows: beginning at the Northeast Corner of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter; Thence West 520 feet, more or less, to the Centerline of the existing irrigation ditch; thence South, along the centerline of said irrigation ditch a distance of 40 feet, more or less, to the North side of the County Road; Thence Southeasterly along said County Road, 60 feet; Thence; North 20 feet, more or less, to a point which is 32 feet South of the North line of the Southwest Quarter of said Section 17; Thence; East 468 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter; Thence; North 32 feet to the point of beginning.

The entire East half of the Southeast Quarter of Section 18;

The entire West Half of Section 20;

A portion of the West Half of the Northeast Quarter acquired in that certain "Boundary Line Agreement" recorded June 5, 1995 as Microfilm Document No. 159353, records of Union County, Oregon, and all of the East Half of the Northeast Quarter; EXCEPTING THEREFROM all those portions conveyed to the City of Union by deed dated June 17, 1918, recorded in Book 69, Page 356 and dated November 10, 1943, recorded in Book 106, Page 242, and dated July 30, 1999, recorded as Microfilm Document Number 994073, all in the records of Union County, Oregon;

ALSO EXCEPTING the parcels of land conveyed to the State of Oregon by and through its State Highway Commission for relocated Medical Springs Highway across the Northeast Quarter of the Northeast Quarter of said Section 19 by deed recorded in Book 153, Page 190, Union County, Oregon;

ALSO EXCEPTING from Sections 18 and 19, the tract of land conveyed to Oregon Fish and Game Commission for a fish hatchery, by deed dated November 4, 1919, recorded in Book 71, Page 541, deed records of Union County, Oregon;

ALSO EXCEPTING the 10 foot strip of land conveyed to the City of Union for water pipe line as described in deed dated August 12, 1891, recorded in Book "Q", Page 386, deed records of Union County, Oregon, across portions of said Sections 19 and 20;

ALSO EXCEPTING the following described parcel; A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon, said parcel more particularly described as follows, with reference to Map of Survey Number 001-2000, as filed in the office of the Union County Surveyor;

Beginning at a iron pin situated on the Northeasterly line of High Valley Road, said pin being S 85°11'58" E, a distance of 2432.12 feet from the Northwest corner of said Section 20;

Thence; N 53°02'03" E, along an existing fence line, a distance of 269.1 feet more or less to the intersection of the East line of the Northwest Quarter of said Section 20;

Thence; South, along the East line of said Northwest Quarter, a distance of 420 feet, more or less to the intersection of the Centerline of said High Valley Road;

Thence; Northwesterly along the centerline of said High Valley Road, a distance of 335 feet more or less, to the intersection of said existing fence line if extended;

Thence; N 53°02'03" E, along said projected fence line, a distance of 31.40 feet to the point of beginning of this description;

Said parcel subject to County Road, and all easements as they appear of record, or as they exist over and across said parcel.

Said Parcel containing 50,400 sq. feet, 1.1 acre including road.

ALSO EXCEPTING Buffalo Peak Subdivision as platted and filed in the Plat Records of the Union County Clerk;

Parcel subject to easements, ditches, and roads as they exist or are of record over and across said parcel

Said parcel containing 10.86 acres.

I further depose and say that I made the survey and plat by order of and under the direction of the owners thereof, and that all lot 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.

*Gregory T. Blackman*

Gregory T. Blackman, OPLS 991  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1999

DECLARATION

Know all people by these presents that DON E. ROBINSON, and JOAN J. ROBINSON are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92

*Don E. Robinson*  
Don E. Robinson

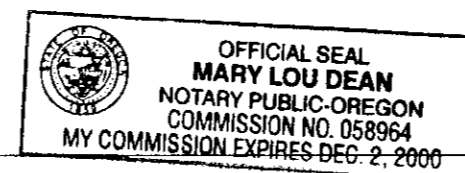
*Joan J. Robinson*  
Joan J. Robinson

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 15 day of Feb., 2000, before me a Notary Public in and for said State and County, personally appeared Don E. Robinson, and Joan J. Robinson, 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.

*Mary Lou Dean*  
Notary Public for  
the State of Oregon



APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 14<sup>th</sup> day of FEB., 2000.

by *Jack W. Burris*  
Jack W. Burris  
Wallowa County Surveyor

Union County Planning Commission

Approved this 22 day of February, 2000.

*Hanley Jenkins II*  
Hanley Jenkins II  
Union County Planning Director

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 subdivision, 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: 2/16/00  
Patty Gooderham, Union County Assessor

FILING STATEMENT

Union County Clerk

State of Oregon SS  
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 22 day of Feb., 2000, at 1:30 o'clock P. M., and recorded in Plat Cabinet No. B-559 Union County records. Microfilm Number 20000653

R. Nellie Bogue Hibbert  
Union County Clerk, by *R. Nellie Bogue Hibbert*