

# MINOR PARTITION NO. 2000-26

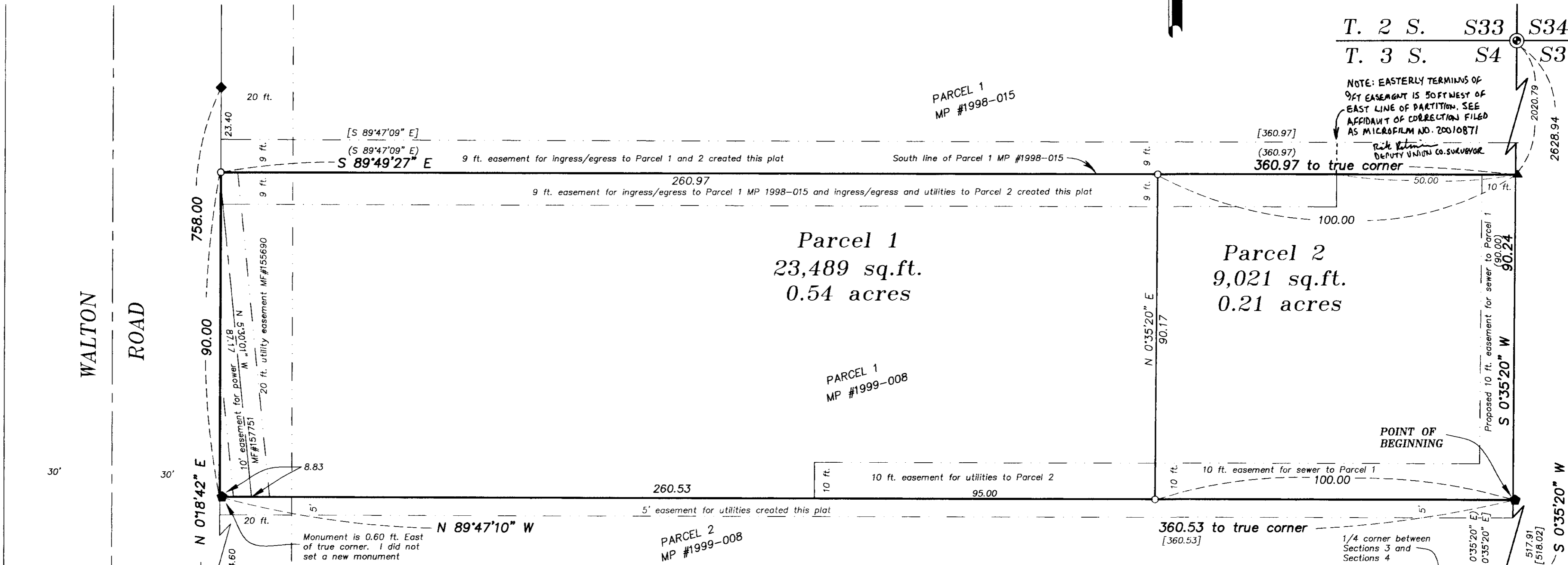
A Partition of Parcel 1 of Minor Partition No. 1999-008, situated in the Southeast Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20005065  
Plat Cabinet Number B 587-588

## 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"=20'



### DEED REFERENCES

Abstract & Title Company  
Survey Report No. 39772

Microfilm No. MF#155690  
Microfilm No. MF#157751  
Microfilm No. MF#982771  
Microfilm No. MF#992971

### REFERENCE MATERIAL

UNION COUNTY MONUMENTATION RECORDS

UNION COUNTY PLATS  
Minor Partition No. 1992-014  
Minor Partition No. 1992-022  
Minor Partition No. 1994-011  
Minor Partition No. 1998-015  
Minor Partition No. 1999-008

### LEGEND

- |   |   |     |  |
|---|---|-----|--|
| ◆ | Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Minor Land Partition No. 1992-14              | ●   | Found 2 1/2" aluminum monument as per Union County Monumentation Records |
| ● | Found 5/8" iron pin with 1 1/2" aluminum cap marked UNION COUNTY SURVEYOR, set by Minor Land Partition No. 1992-022 | ○   | Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER          |
| ▲ | Found 5/8" iron pin with plastic cap marked APA, set by Minor Land Partition No. 1998-15                            | --- | Centerline   |
| ◆ | Found 5/8" iron pin with plastic cap marked APA, set by Minor Land Partition No. 1999-08                            | --- | Easement line  |
| ⊙ | Found brass cylinder in concrete as per Union County Monumentation Records  | ( ) | Record information Minor Land Partition No. 1998-015                     |
|   |   | [ ] | Record information Minor Land Partition No. 1999-008                     |

### NARRATIVE

This minor partition was performed at the request of Rocky Hudson. Mr. Hudson wished to partition off the east 100 feet of his ownership. I located monuments set by Minor Partition Nos. 1998-015 and 1999-008. There was a 0.60 ft. shift to the east of all found monuments from the record position of the said partitions. I accept the position of the found monuments for bearing of the South line. The North line I establish between a found monument at the Northeast corner, and by running record distance along the East right-of-way of Walton Road from a found monument at the Southwest corner. The West line I run along the East right-of-way of Walton Road as located by found monuments from Survey No. 009-1992 and 005-1993. The East line I establish along the East line of the Northwest 1/4 of Section 4. The monuments are actually 0.60 East of this line but I believe the intent of the parties and the surveyor was for the property to run to said subdivision. Mr. Hudson and the northerly adjoiner Mr. Lund have created an 18 foot easement between their buildings for access to the back of their properties. Mr. Hudson has also created a 10' easement along the East line and a portion of the South line of his property to accommodate an existing sewer line. There is no recorded easement for the utilities that run across the South adjoiner. I have talked with Mr. Hudson, Mr. Lyman, and Mr. Cheney, and they all intended there to be a 5 foot easement for utilities at the time Mr. Hudson bought the property. I place the partition lines at Mr. Hudson's direction.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991  
Renewal Date: Dec. 31, 2001

# Minor Partition Plat No. 2000-26

A partition of Parcel 1 of Minor Partition No. 1999-008, situated in the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian

### SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, 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 total partition being described as follows;

A partition of Parcel 1 of Minor Partition No. 1999-008, situated in the Southeast 1/4 of the Northeast 1/4 of Township 3 South, Range 38 East of the Willamette Meridian

Beginning at the Southeast corner of Parcel 1 of Minor Partition No. 1999-008, said point being North 0°35'20" East, along the East line of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, a distance of 517.91 feet, from the East 1/4 corner of said section,

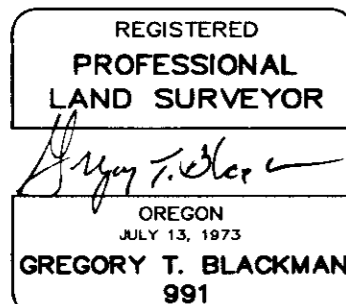
Thence; North 89°47'10" West, along the South line of Parcel 1 of said partition, a distance of 360.53 feet, to the East right-of-way of Walton Road,

Thence; North 0°18'42" East, along said East line, a distance of 90.00 feet, to the South line of Parcel 1 of Minor Partition No. 1998-015,

Thence; South 89°49'27" East, along said South line, a distance of 360.97 feet, to the East line said Section 4,

Thence; South 0°35'20" West, along said East line, a distance of 90.24 feet, to the Point of Beginning of this description.

Said parcel containing 32,510 square feet (0.75 acres)



Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Bagett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon 97850

### DECLARATION

Know all people by these presents that ROCKY HUDSON and DEBBIE L. HUDSON are the owners of the land within this partition, and that COMMUNITY BANK, an Oregon Corporation, is a Deed of Trust holder by virtue of microfilm number 995846 of the deed records of Union County, Oregon, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, AND ROCKY HUDSON, DEBBIE L. HUDSON, and MICHAEL F. LUND, do hereby create a 18 ft. easement for ingress and egress, to Parcels 1 and 2 of this plat, and Parcel 1 of MP# 1998-015, AND ROCKY HUDSON and DEBBIE L. HUDSON, do hereby create a 10 ft. easement for utilities across Parcel 1 to Parcel 2, AND BRUCE R. COATES, JOYCE COATES, LOUIE LYMAN, and KEITH CHENEY do hereby create a 5 ft. easement for utilities, as shown on page 1 of this plat, in accordance with O.R.S. Chapter 92.

Rocky Hudson  
Rocky Hudson

Debbie L. Hudson  
Debbie L. Hudson

Michael F. Lund  
Michael F. Lund

Keith Cheney  
Keith Cheney

Louie Lyman  
Louie Lyman

Bruce R. Coates  
Bruce R. Coates

Joyce Coates  
Joyce Coates

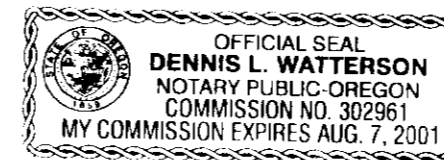
Paula R. Moisis  
Authorized representative of  
Community Bank

### ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 7 day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Rocky Hudson and Debbie L. Hudson, 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.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



Notarial Seal

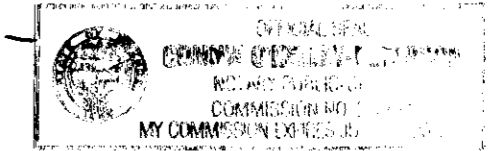
### ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all people by these presents, on this 7<sup>th</sup> day of November, 2000, before me a Notary Public in and for said State and County,

personally appeared Paula R. Moisis who is known to me to be an authorized representative of COMMUNITY BANK, an Oregon Corporation, and who being duly sworn did say that they executed the same freely and voluntarily.

Connie O'Kelley-Peterson  
Notary Public for  
the State of Oregon



Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 15 day of November, 2000, before me a Notary Public in and for said State and County, personally appeared Michael F. Lund, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Karen M. Burrows  
Notary Public for  
the State of Oregon

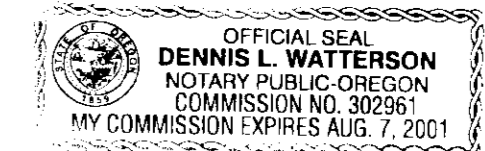


Notarial Seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 13 day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Bruce R. Coates and Joyce Coates, 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.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



Notarial Seal

# Minor Partition Plat No. 2000-26

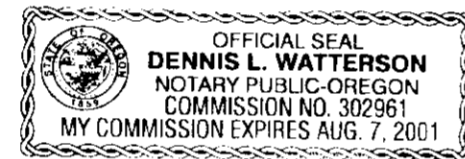
A partition of Parcel 1 of Minor Partition No. 1999-008, situated  
in the Southeast 1/4 of the Northeast 1/4 of Section 4,  
Township 3 South, Range 38 East of the Willamette Meridian

### ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 7 day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Keith Cheney, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Waterson  
Notary Public for  
the State of Oregon

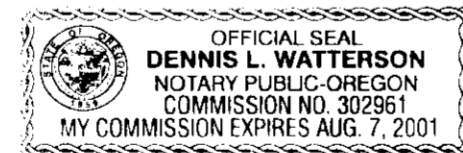


Notarial Seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 8 day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Louie Lyman, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Waterson  
Notary Public for  
the State of Oregon



Notarial Seal

### APPROVALS

Union County Surveyor

Approved this 7<sup>TH</sup> day of NOV., 2000.

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

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 2000-2001 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: 11/16/2000  
Patty Gooderham, Union County Assessor/Tax Collector

City of Island City

Approved this 22<sup>ND</sup> day of NOVEMBER, 2000.

Dale DeLong  
Dale DeLong, Island City 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 22nd day of November, 2000, at 2:10 o'clock P.M., and recorded in Plat Cabinet No. B 587-588 Union County records. Microfilm Number 20005065

R. Nellie Bogue Hibbert  
Union County Clerk, by

R. Church

