

Minor Partition Plat No. 2001-01

Microfilm Number 20010386
Plat Cabinet Number B-593

Situated in the East 1/2 of the Southwest 1/4 of Section 19 Township 4 South Range 40 East of the Willamette Meridian.

SCALE: 1"=100'

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

LEGEND

- Set 5/8" x 30" iron pin with yellow cap marked BGB SURVEY MARKER
- Found 5/8" x 30" iron pin with yellow cap marked BGB SURVEY MARKER set by Survey Number 026-2000.
- ⊙ Found 2 1/2" x 30" aluminum monument, see Union County remonumentation records.
- ⊕ Found brass plaque marked "BGB 991" in top of rock.
- Found 5/8 rebar set by Survey Number 29-81.

- x-x- Existing fence line
- - - Centerline of Street
- - - Easement line
- () Record bearing or distance of Survey Number 029-81
- - - Centerline of PRESCOTT DITCH.

CONDITIONS AND RESTRICTIONS

1. Additional buildings shall not be constructed within the most Easterly 93.50 feet of Parcel Number 1, to prevent the obstruction of the southward extension of the City Street running along the East line of the Baptist Church property. The City of Union reserves the right to nullify this condition if the City determines that the Southward extension of said street has been accommodated by a reasonable alternative route.
2. No buildings or permanent structures shall be permitted within the logical, projected eastward extension areas on Parcel 2 for the city street running along the North side of the Baptist Church.
3. When development of Parcel 3 is proposed, the development shall consider the possible extension of Oregon Street, and shall take into consideration any applicable provisions contained in the City's Transportation System Plan.

REFERENCE MATERIAL

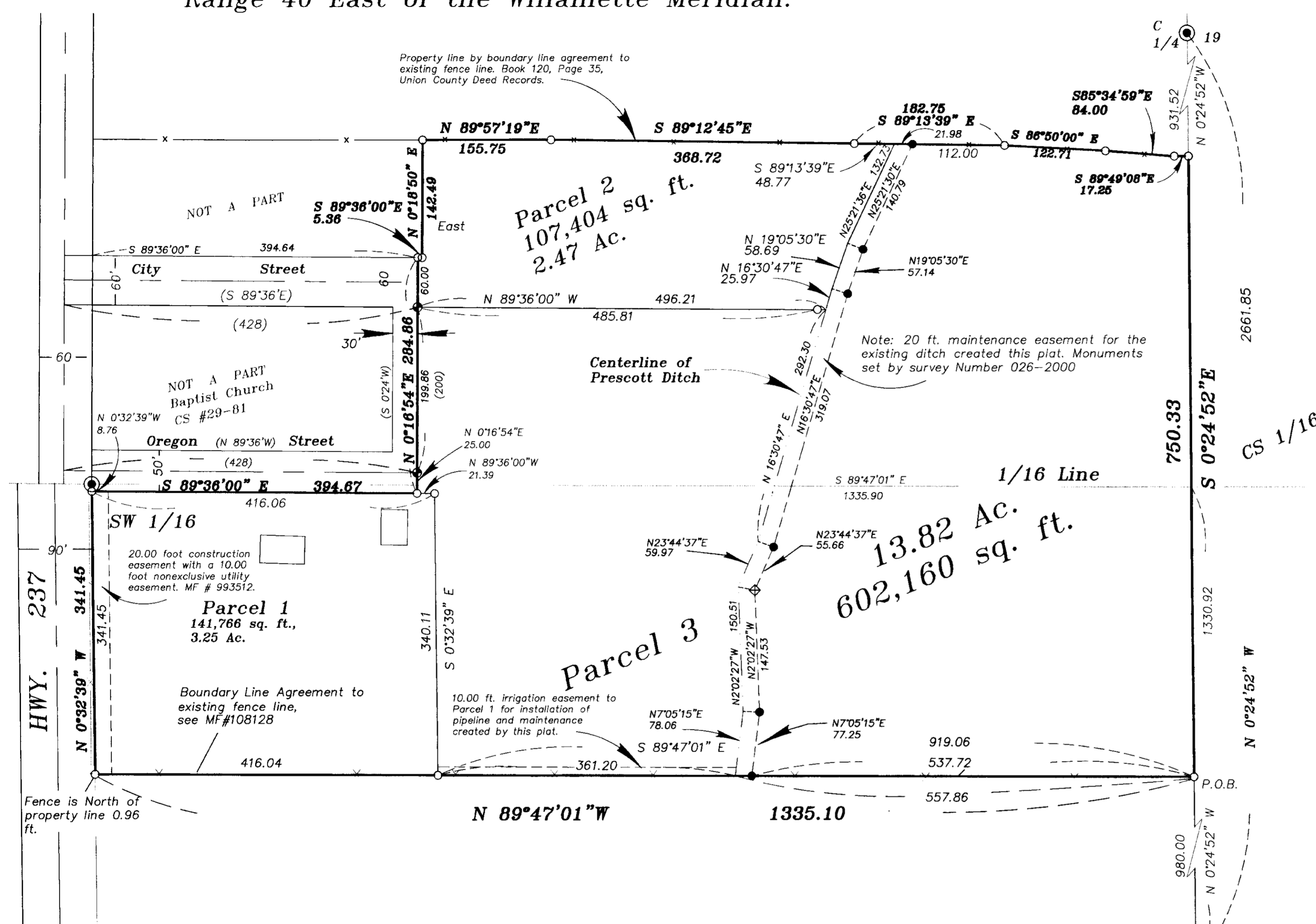
MF # 66159 MF # 990770
MF # 165171 MF # 42567
MF # 105174 MF # 105173
MF # 101533 MF # 91491
MF # 108128 MF # 45497
MF # 993512

Book No. 120 Page 35
Survey No. 029-1981
Survey No. 004-1997
Survey No. 026-2000
Union County Remonumentation Records

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2001



NARRATIVE

This partition was ordered by Sharleen Engelking, Ms. Engelking wished to partition her property into 3 parcels as shown. Section 19 was broken by Survey Number 004-1997, which established the East and West lines of the Engelking property. The North line of the property was established by a recorded boundary line agreement to an existing fence line, see Book 120, Page 35 Union County Deed Records. The South line of the property was established by Survey Number 026-2000. There is a boundary line agreement along an existing fence line on the West side of the property, however the existing fence and the deed line are virtually the same. (see the narrative on survey number 026-2000). I find the East line of the Hightower deed (MF # 91491 and MF # 45497) calls a distance of 400 feet East of the West line of the NE 1/4 of the SW 1/4. I find the East monuments of Survey Number 29-81 in an existing fence line and hold the pin position. I hold the existing fence line on the North for the North line of this parcel, and the aliquot lines for the East and West lines, and hold the deed call as referenced in Survey 026-2000 for the South line of this parcel. Parcel 1 was to have 3.25 acres as per earnest money agreement, and Parcel 2 was to extend easterly by extending the South line of CITY STREET, to the centerline of PRESCOTT DITCH, then northeasterly along the ditch to the intersection of the North line of Engelking, Parcel 3 was to be the remainder of the Engelking property. I find no other problems with this survey.

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19, Township 4 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Minor Partition Plat, a partition situated in a portion of the East 1/2 of the Southwest Quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the East line of the Southwest Quarter of said section 19, said point being N 0°24'52" W, a distance of 980.00 feet from the Southeast corner of the Southwest Quarter of said Section 19;

Thence; N 89°47'01" W, a distance of 1335.10 feet to the West line of the Southeast Quarter of the Southwest Quarter;

Thence; N 0°32'39" W, along said West line, a distance of 341.45 feet to the South line of Oregon Street;

Thence; S 89°36'00" E, along said South line of Oregon Street, a distance of 394.67 feet to the Southeast Corner of said Oregon Street;

Thence; N 0°16'54" E, along the East end of said Oregon Street, a distance of 284.86 feet, to the South line of the land conveyed to Ted D. and Helen M. Hightower Microfilm Number 91491, Union County Deed Records;

Thence; S 89°36'00" E, along the South line of Hightower, a distance of 5.36 feet, to the Southeast corner of said Hightower;

Thence; N 0°18'50" E, along the East line of said Hightower property, a distance of 142.49 feet, to the existing fence line described in the boundary line agreement in Book 120, Page 35, Union County Deed Records;

Thence along said existing fence and boundary agreement the following courses;

Thence; N 89°57'19" E, a distance of 155.75 feet;

Thence; S 89°12'45" E, a distance of 368.72 feet;

Thence; S 89°13'39" E, a distance of 182.75 feet;

Thence; S 86°50'00" E, a distance of 122.71 feet;

Thence; S 85°34'59" E, a distance of 84.00 feet;

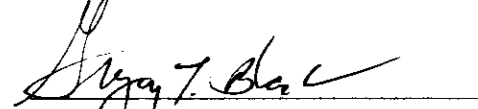
Thence; S 89°49'08" E, a distance of 17.25 feet, to the East line of said Southwest Quarter;

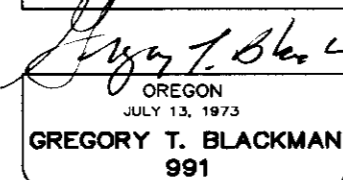
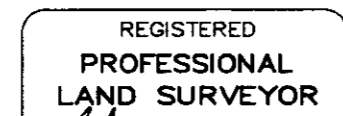
Thence; S 0°24'52" E, leaving said fence line, and along said East line of said Southwest Quarter, a distance of 750.33 feet, to the point of beginning of this description.

Said parcel subject to all easements as they exist or are of record.

Said parcel containing 19.54 acres.

I further certify that I made the survey and plat by order of and under the direction of the owners thereof, and that all parcel 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, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date: Dec. 31, 2001

DECLARATION


Know all people by these presents that Sharleen Engelking is the owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, and do hereby create the 20 foot easement for PRESCOTT DITCH and the 10 foot irrigation pipeline easement to Parcel 1, in accordance with O.R.S. Chapter 92.

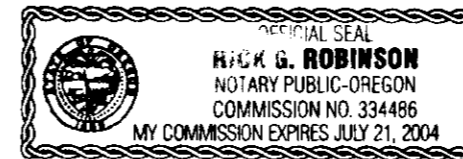

Sharleen Engelking

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 29th day of JANUARY, 2001, before me a Notary Public in and for said State and County, personally appeared Sharleen Engelking, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that She executed the same freely and voluntarily.


Notary Public for
the State of Oregon

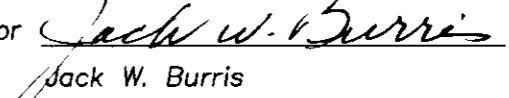


Notarial Seal

APPROVALS

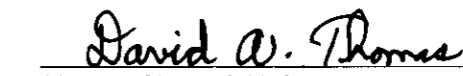
Union County Surveyor

Examined and recommended for approval as per O.R.S.
Chapter 92 this 26th day of JANUARY, 2001

by Wallowa County Surveyor 
Jack W. Burris

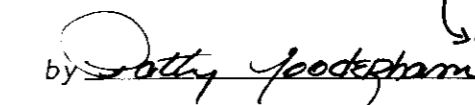
City of Union City Council

Approved this 31 day of January, 2001


Mayor City of Union

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 ~~2001-2002~~ 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.

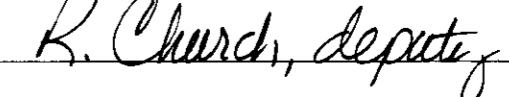
by  ^{2000-01 PA} Date: 1/29/2001
Patty Gooderham, Union County Assessor/Tax Collector

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 31st day of January, 2001, at 3:45 o'clock P.M., and recorded in Plat Cabinet No. B-593 Union County records. Microfilm Number 20010386

R. Nellie Bogue Hibbert 
Union County Clerk, by