

Minor Partition Plat Number 2001-006

Situated in the North half of the Southeast quarter of the Southwest quarter of Section 9, Township 2 South, Range 38 East of the Willamette Meridian

Microfilm Number 20010910
Plat Cabinet Number B 598

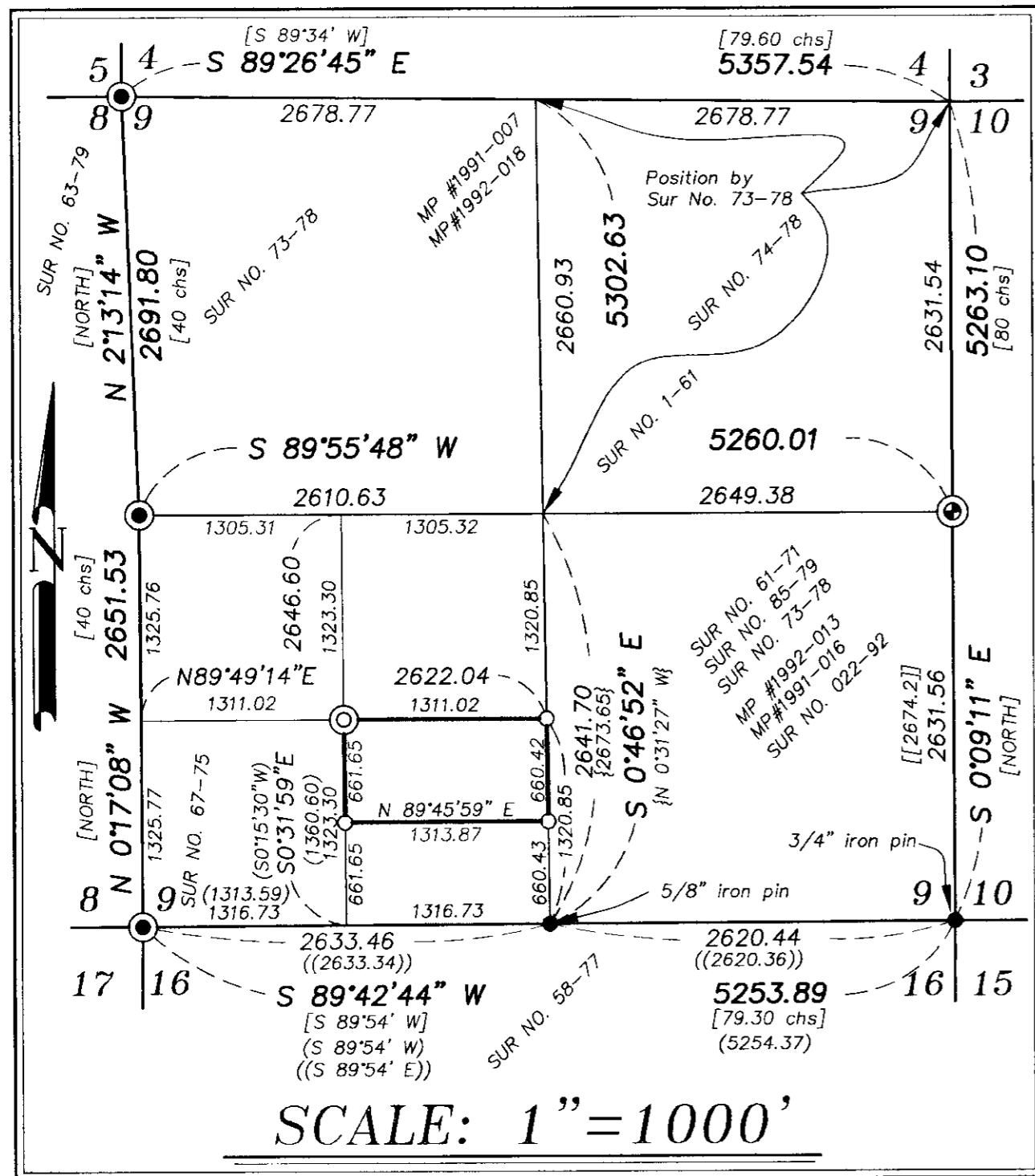
BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=200'

LEGEND

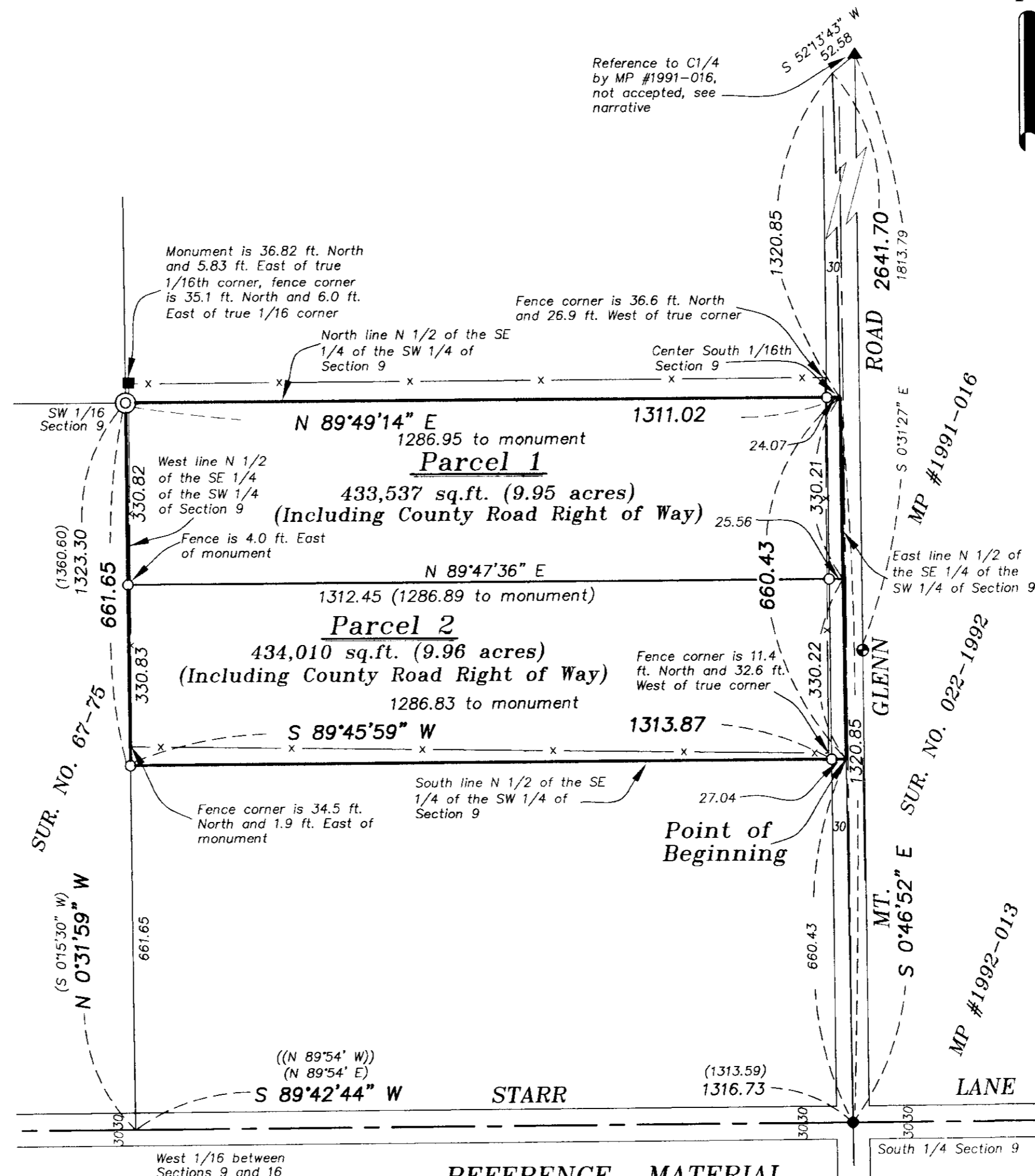
- Found 5/8" iron pin set by Survey No. 67-75
- Found iron pin, size as noted, as per Survey No. 58-77
- ▲ Found 5/8" iron pin with plastic cap marked AP&A set by Minor Partition No. 1991-016
- Found 5/8" iron pin with plastic cap marked AP&A set by Survey No. 022-1992
- ⊙ Found 2 1/2" brass cap as per Union County Monumentation Records
- ⊙ Found 2 1/2" aluminum monument set by survey number 017-1993, as per Union County Monumentation Records
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Set 2" aluminum cap on 5/8"x30" iron pin at position determined by Survey, for monumentation information, see Union County Monumentation Records
- Centerline
- x- Fence line
- [] Record GLO measurement
- [[]] Record measurement of Survey No. 61-71
- () Record measurement of Survey No. 67-75
- (()) Record measurement of Survey No. 85-79
- { } Record measurement of Minor Partition Nos. 1991-016 & 1992-013 & Survey No. 022-1992



SCALE: 1"=1000'

NARRATIVE

This partition was performed at the request of Jack Melland. Mr. Melland wished to partition his ownership into two parcels. Mr. Melland's ownership is described as the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 9. Survey No. 73-78 breaks Section 9 properly. I use that survey as the basis for the location of the aliquot portions of Section 9. There are other surveys in this section that have accepted fencelines on the interior of this section as being the aliquot lines. Survey No. 1-61 accepts an East West fence line as the North line of the Southeast 1/4. Survey No. 61-71 also accepts this fence as the aliquot line. Minor Partition No. 1991-016 used that basis for it's location and set a reference to the Center 1/4 of Section 9 based on the prolongation of a line between monuments set in the East-West fence by Surveys No. 1-61 and 61-71, and said prolongation's intersection with the centerline of Mt. Glenn Road. While this does best represent lines of occupation, it is not the Center 1/4 corner of the section. I locate the interior aliquot lines of Section 9 as Survey No. 73-78 did, using methods set forth in the 1973 BLM Instruction Manual. I also do not accept the location of the Southwest 1/16 corner of Section 9 set by Survey No. 67-75. The 1975 survey accepted another fence line on the interior of the section, and did not subdivide the Section properly. I have not shown a width of the east 1/2 of Mt. Glenn road because Deed Book 87 Page 219, a metes and bounds transfer from Nebecker to Union County, creates an irregular width, and the East 1/2 does not affect Mr. Mellands parcel. The pins on the east side of Mr. Melland's property are set 30' from the centerline of Mt. Glenn Road as established by ties to monuments of MP 1991-016 and Survey No. 022-1992. This is not the same as the aliquot line, the East line of the Southeast 1/4 of the Southwest 1/4 of Section 9, which is why the distances are not 30' to the east edge of Mr. Melland's property. The fences are away from the true corners as shown. The adjacent owners are aware of the discrepancy. I have discussed the differences and the rights of the adjacent owners with respect to the existing lines of occupation with Mr. Melland. I place the parcel dividing lines at Mr. Melland's direction. I find no other unusual conditions on this partition.



REFERENCE MATERIAL

UNION COUNTY MONUMENTATION RECORDS
ROAD PETITION NO. 124
Original GLO contract No. 103, by David P. Thompson, dated September 3, 1863
UNION COUNTY SURVEYS
Survey No. 1-61
Survey No. 61-71
Survey No. 67-75
Survey No. 58-77
Survey No. 73-78
Survey No. 74-78
Survey No. 63-79
Survey No. 85-79
Survey No. 017-1993
Survey No. 022-1992
UNION COUNTY PLATS
Minor Partition No. 91-007
Minor Partition No. 91-016
Minor Partition No. 92-013
Minor Partition No. 92-018

DEED REFERENCES

Deed Volume 87 Page 219
Deed Volume 123 Page 460
Microfilm Number 40301
Microfilm Number 57426
Microfilm Number 69099
Microfilm Number 78775
Microfilm Number 20002107
Survey Report No. 39763
Prepared by Abstract & Title Company

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2002

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Plat Cabinet No. B 598
Microfilm No. 20010910

Situated in the North half of the Southeast quarter of
the Southwest quarter of Section 9, Township 2 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 marked with proper monuments, the land represented on the attached Minor Partition map in accordance with O.R.S. Chapter 92, said partition being the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 2 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 9, Township 2 South, Range 38 East of the Willamette Meridian, said point being North 0°46' 52" West, a distance of 660.43 feet from the South quarter corner of Section 9, Township 2 South, Range 38 East of the Willamette Meridian,

Thence; South 89°45'59" West, along the South line of the North half of the Southeast quarter of the Southwest quarter of said Section 9, a distance of 1313.87 feet, to the West line of the Southeast quarter of the Southwest quarter of Section 9,

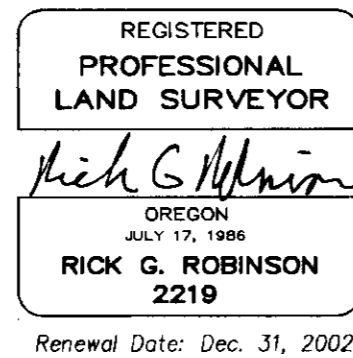
Thence; North 0°31'59" West, along said West line, a distance of 661.65 feet, to the North line of the Southeast quarter of the Southwest quarter of Section 9,

Thence; North 89°49'14" East, along said North line, a distance of 1311.02 feet, to the East line of the Southwest quarter of Section 9,

Thence; South 0°46'52" East, along said East line, a distance of 660.42 feet, to the Point of Beginning of this description.

Said aliquot part containing 867,547 sq. ft. (19.91 acres)

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



DECLARATION

Know all people by these presents that JACK E. MELLAND and NANCY ANN MELLAND, husband and wife, are the owners of the land within this partition, 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, in accordance with the provisions of O.R.S. Chapter 92.

Jack E. Melland
/Jack E. Melland

Nancy Ann Melland
Nancy Ann Melland

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 10th day of JANUARY, 2001.

by Jack W. Burris
Jack W. Burris, Wallowa County Surveyor
for the Union County Surveyor

Union County Planning Department

Approved this 12th day of March, 2001.

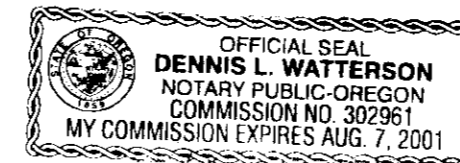
Harley Jenkins
Harley Jenkins,
Union County Planning Director

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 11 day of JANUARY, 2001, before me a Notary Public in and for said State and County, personally appeared Jack E. Melland and Nancy Ann Melland, husband and wife, 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. Waterson
Notary Public for
the State of Oregon



Notarial Seal

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: 1/10/2001
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 12th day of March, 2001, at 3:20 o'clock P.M., and recorded in Plat Cabinet No. B-598 Union County records. Microfilm Number 20010910

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