

MINOR PARTITION NO. 2001-007

A Partition of Parcel 1 of Minor Partition No. 1998-018, 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 20010911
Plat Cabinet Number B599

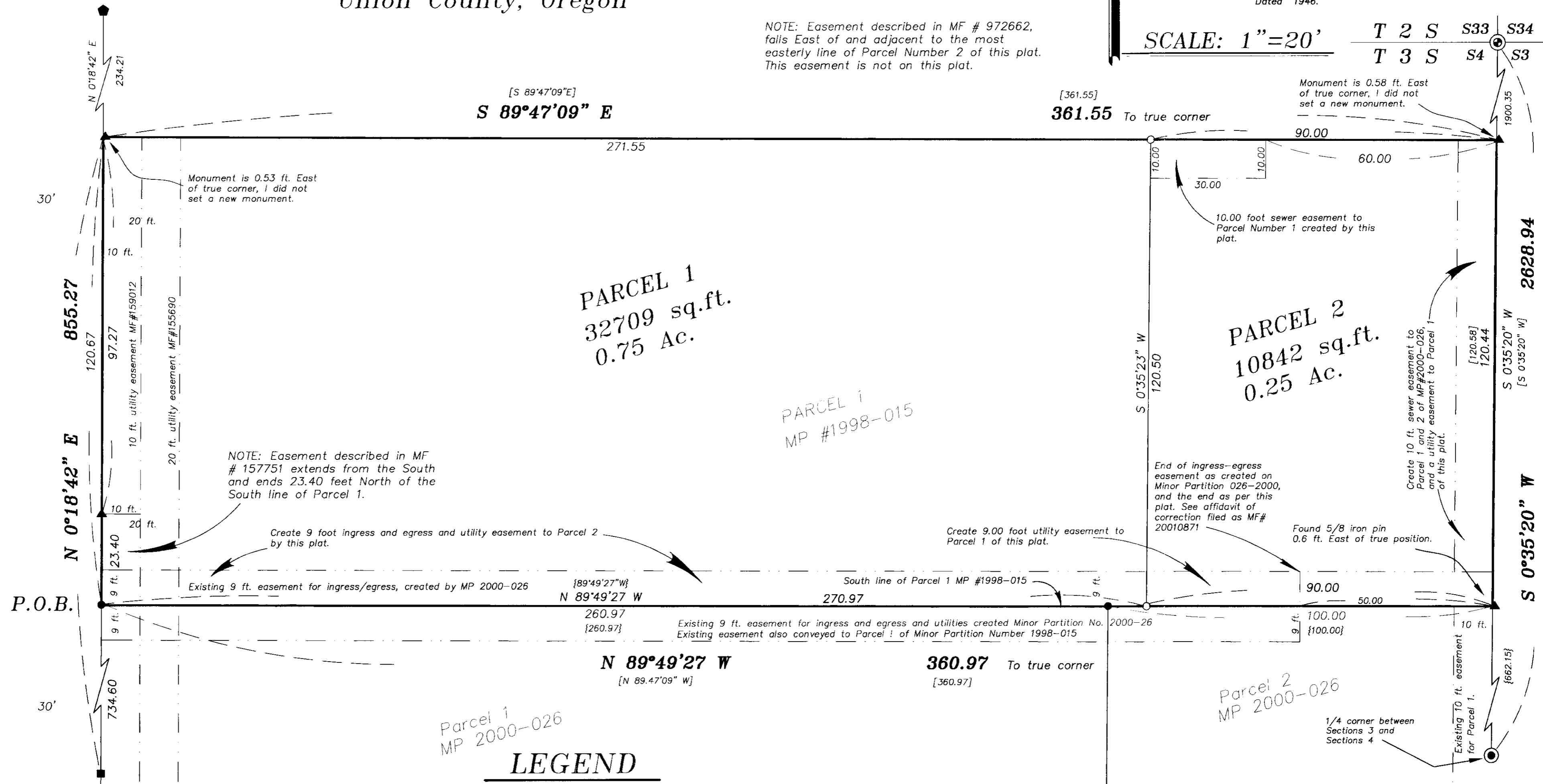
BASIS OF BEARING

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

SCALE: 1"=20'

T 2 S S33 S34
T 3 S S4 S3

NOTE: Easement described in MF # 972662, falls East of and adjacent to the most easterly line of Parcel Number 2 of this plat. This easement is not on this plat.



NARRATIVE

This partition was ordered by Michael Lund for the purpose of creating an additional parcel for sale. I found monuments along Walton Road set by Minor Partition Number 1992-022 to establish the alignment of Walton Road. I recovered the monuments set along the North line of Minor Partition Numbered 2000-026, which established the south line of the Lund property, and from the true Northeast corner of Parcel 2 of said partition 2000-026 I drove a line North to the Northeast corner of Section 4, for the East line of this partition. The North line was established along the monumented line established by Minor Partition Numbered 1998-015. It is our intent to create an easement for ingress and egress as well as utilities to Parcel 2, and to reserve an easement for sewer and utilities for the new parcel 1. There is an existing ingress and egress and utility easement to the entire existing Parcel 1 of Minor Partition Number 1998-015 that was created by the partition to the south of this parcel. I find no problems with this partition.

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
Minor Partition No. 2000-026

LEGEND

- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER". [] Record information Minor Land Partition No. 1998-15.
- Found 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by MP#2000-026. { } Record information Minor Land Partition No. 2000-026.
- ▲ Found 5/8"x 30" iron pin with plastic cap marked APA, set by MP#1998-15. --- Centerline of Road
- Found 5/8" iron pin with 1 1/2" aluminum cap marked UNION COUNTY SURVEYOR, set by MP#1992-022. - - - Easement line
- ⊙ Found brass cylinder in concrete as per Union County Monumentation Records.
- ⊙ Found 2 1/2" aluminum monument as per Union County Monumentation Records.
- ◆ Found 5/8" rebar set by Major Partition Number 1992-014.

DEED REFERENCES

- Microfilm No. MF#155690
Microfilm No. MF#157751
Microfilm No. MF#105705
Microfilm No. MF#159012
Microfilm No. MR#159012
Microfilm No. MF#972662
Microfilm No. MF#987312
Microfilm No. MF#20002362
Eastern Oregon Title report No. 01-12026

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

Minor Partition Plat No. 2001-007

A Partition of Parcel 1 of Minor Partition No. 1998-018, situated in the Southeast Quarter of the Northeast Quarter 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. 1998-015, situated in the Southeast Quarter of the Northeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian

Beginning at the Northwest corner of Parcel 1 of Minor Partition No. 2000-026,

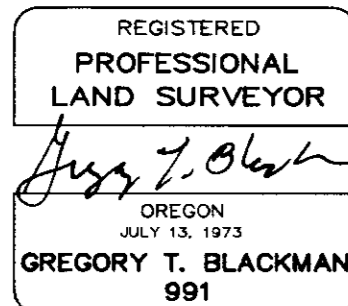
Thence; North 0°18'42" East, along the East line of Walton Road, a distance of 120.67 feet, to the North line of said Parcel 1 of Minor Partition Number 1998-015;

Thence; South 89°47'09" East, along said North line, a distance of 361.55 feet, to the East line of said Section 4;

Thence; South 0°35'20" West, along said East line, a distance of 120.44 feet, to the North line of said Minor Partition Number 2000-026;

Thence; North 89°49'27" West, along said North line, a distance of 360.97 feet, to the Point of Beginning of this description.

Said Parcel containing 43552 square feet (1.00 acres)



Renewal Date: Dec. 31, 2001

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

DECLARATION

Know all people by these presents that MICHAEL F. LUND is the owner of the land within this partition, and that PIONEER BANK, an Oregon Corporation, is a Deed of Trust holder by virtue of microfilm number 987312 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 MICHAEL F. LUND, hereby creates a 10 foot easement for sewer to Parcel 1 and 2 of Minor Partition Number 2000-026, and a 10 foot utility easement to Parcel 1 of this partition, also a 9.00 foot easement for utilities and ingress and egress to Parcel 2 of this partition, and reserves a 10.00 foot by 30.00 foot easement for sewer to Parcel 1 across said Parcel 2 of this partition as shown on page 1 of this plat, in accordance with O.R.S. Chapter 92.

Michael F. Lund
Michael F. Lund

Jeff Puckett
Jeff Puckett
Authorized representative of
Pioneer Bank

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 9th day of March, 2001, before me a Notary Public in and for said State and County, personally appeared Michael F. Lund and, 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.

Nick G. Robinson
Notary Public for
the State of Oregon



Notarial Seal

State of Oregon
County of Union

Know all these people by these presents, on this 9th day of March, 2001, before me a Notary Public in and for said State and County, personally appeared Jeff Puckett a authorized representative of PIONEER BANK, 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.

Donna K. Valek
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Approved this 20th day of FEBRUARY, 2001.

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: 3/12/2001
Patty Gooderham, Union County Assessor/Tax Collector

City of Island City

Approved this 9th day of MARCH, 2001.

Dale DeLong
Dale DeLong, Island City Mayor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 12 day of March, 2001, at 3:20 o'clock P.M., and recorded in Plat Cabinet No. B599 Union County records. Microfilm Number 20010911

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