

MAJOR PARTITION NO. 2001-09

A Partition of a portion of Lots 6 and 7 of May Park Addition, situated in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian

Microfilm Number 20011555
Plat Cabinet Number C 603,604

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" = 60'

LEGEND

- Found 5/8" iron pin set by Survey No. 66-70
- ▲ Found 5/8" iron pin set by Survey No. 21-77
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 18-85
- ⊙ Found 2 1/2" aluminum cap as per Union County Monumentation Records
- × Computed position of Survey No. 18-85
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement line
- x- Fence line
- - - Lot line
- () Record measurement MAY PARK ADDITION
- (()) Record measurement Survey No. 66-70
- [] Record measurement Survey No. 8-73
- { } Record measurement Survey No. 18-77
- {} Record measurement Survey No. 21-77
- [[]] Record measurement Survey No. 18-85

SCALE: 1" = 5'

Lot 5 DETAIL 1

REFERENCE MATERIAL

Union County Monumentation Records
Plat of MAY PARK ADDITION
UNION COUNTY SURVEYS
Survey No. 165
Survey No. 66-70
Survey No. 8-73
Survey No. 18-77
Survey No. 21-77
Survey No. 2-82
Survey No. 18-85
Survey No. 052-1993

DEED REFERENCES

Abstract & Title Co.
Survey Report #39322

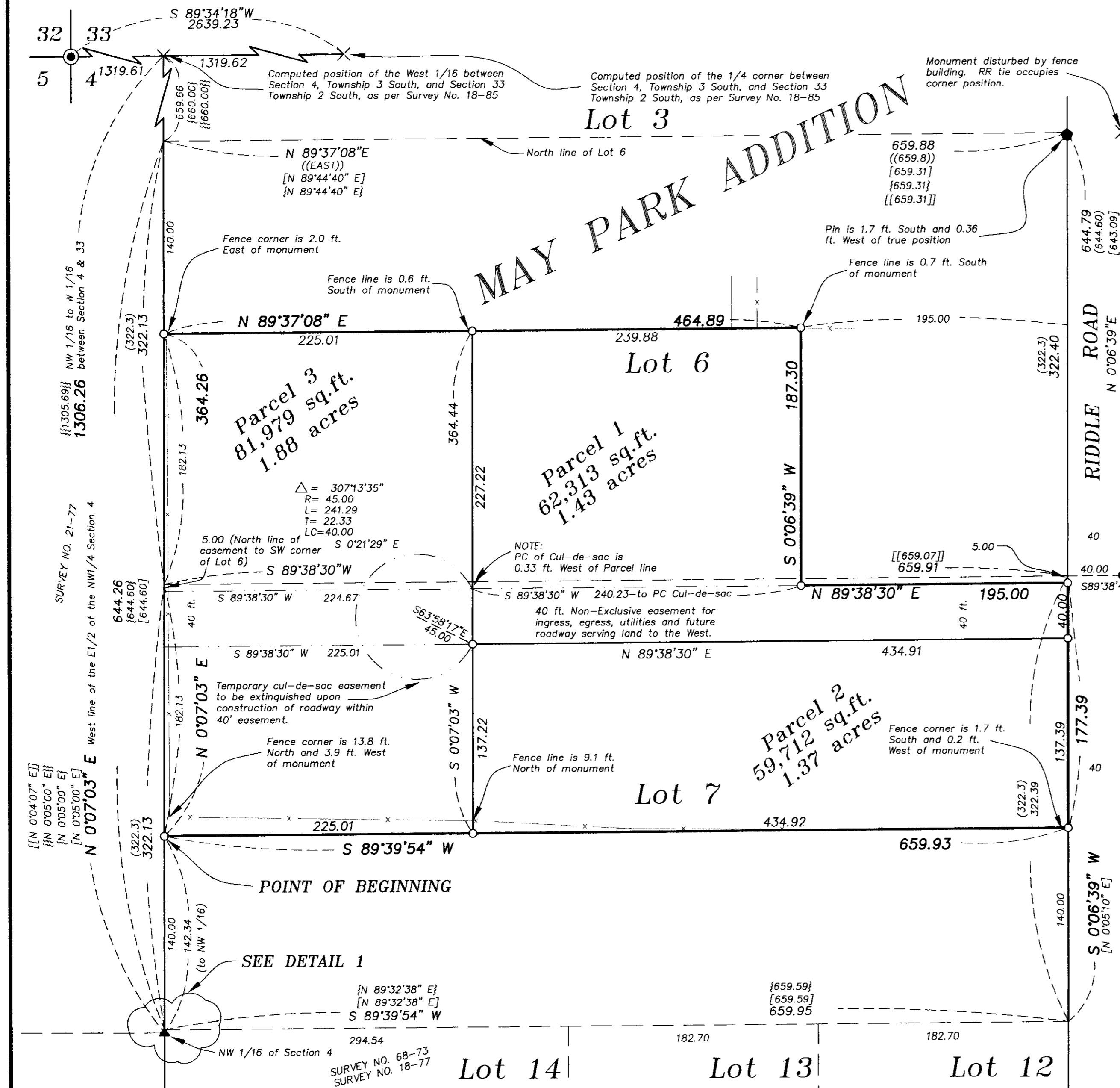
NARRATIVE

This partition was requested by Duane Gemaehlich. Mr. Gemaehlich wanted to partition his property into the 3 parcels shown. This tract is a remnant of a larger original ownership. The description in the stated title report excepts the North 140 feet of Lot 6, the South 140 feet of Lot 7, and a 195 ft. wide area out of what would be the Northeast corner of the ownership if it fully abutted Riddle Road. MAY PARK ADDITION was located by Survey No. 18-85. I accept that Survey as correctly establishing the subdivision with the exception of the West line. Survey No. 052-1993 accepts the 5/8" iron pin set by Survey No. 21-77 as the NW 1/16 of Section 4 based on lines of occupation. I also accept the monument as the NW 1/16 corner. This creates an angle point in the West line of the East 1/2 of the Northwest 1/4 of Section 4. This is not accounted for by Survey No. 18-85. I extend the east-west lines of Lots 6 and 7 as established by the 1985 Survey to intersection with the West line of the East 1/2 of the Northwest 1/4. I place the interior parcel lines at the direction of Mr. Gemaehlich. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rich G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2000



Major Partition Number 2001-09

Microfilm Number 2001/555
Plat Cabinet Number C 603,604

Being a portion of Lots 6 and 7 of MAY PARK ADDITION,
situated in a portion of the Northeast 1/4 of the Northwest 1/4 of Section 4,
Township 3 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of Lots 6 and 7 of MAY PARK ADDITION, situated in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at a point which bears North 0°07'03" East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 4, a distance of 142.34 feet, from the Northwest 1/16 of said Section 4;

Thence; North 0°07'03" East, along said West line, a distance of 364.26, to a line offset 140.00 feet southerly, perpendicular to and parallel with the North line of Lot 6 of MAY PARK ADDITION,

Thence; North 89°37'08" East, along said offset line, a distance of 464.89 feet, to a line offset 195.00 feet westerly, perpendicular to and parallel with the West right of way line of Riddle Road,

Thence; South 0°06'39" West, along said offset line, a distance of 187.30 feet, to a line offset 5.00 feet southerly, perpendicular to and parallel with the North line of Lot 7 of said Addition,

Thence; North 89°38'30" East, along said offset line, a distance of 195.00 feet, to the West right of way line of Riddle Road,

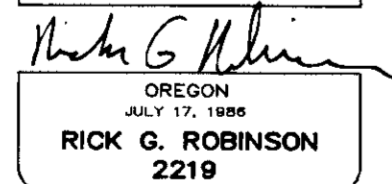
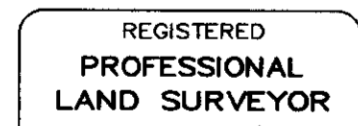
Thence; South 0°06'39" West, along said right of way line, a distance of 177.39 feet, to a line offset 140.00 feet northerly, perpendicular to and parallel with the South line of said Lot 7,

Thence; South 89°39'54" West, along said offset line, a distance of 659.93 feet, to the POINT OF BEGINNING of this description.

Said parcel of land containing 4.68 acres (204,004 sq.ft.)

I further certify that I have made this survey and plat by order and under the direction of the owners thereof, and that all monuments as indicated on the annexed plat are in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2000

DECLARATION

Know all people by these presents that DUANE E. J. GEMAEHLICH and PATRICIA A. GEMAEHLICH, husband and wife, are the sole 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, and hereby create the non-exclusive easement for ingress, egress and utilities, as shown on the annexed plat, and hereby place the restriction detailed below on said easement, all in accordance with the provisions of O.R.S. Chapter 92

Duane E. J. Gemaehllich Patricia A. Gemaehllich
Duane E. J. Gemaehllich Patricia A. Gemaehllich

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 20 day of April, 2000, before me a Notary Public in and for said State and County, personally appeared DUANE E. J. GEMAEHLICH and PATRICIA A. GEMAEHLICH, 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.

Mary Lou Dean
Notary Public for
the State of Oregon



Notary Seal

RESTRICTION

At a time in the future when it is necessary to construct the roadway in the 40 ft. easement created by this plat to the West line of Parcel 3 of this partition, the owners of Parcels 1 and 3 of this partition shall dedicate the 40 ft. easement to the public

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 28TH day of JUNE, 2000.

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

Union County Planning Department

Approved this 24th day of April, 2000.

Hanley Jenkins
Hanley Jenkins
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 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: April 23, 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 24th day of April, 2000, at 3:10 o'clock P.M., and recorded in Plat Cabinet No. C 603,604 Union County records. Microfilm Number 2001/555

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