

# Minor Partition Plat No. 2001-18

Situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon.

Microfilm Number 20014629  
Plat Cabinet Number C 627, 628, 629

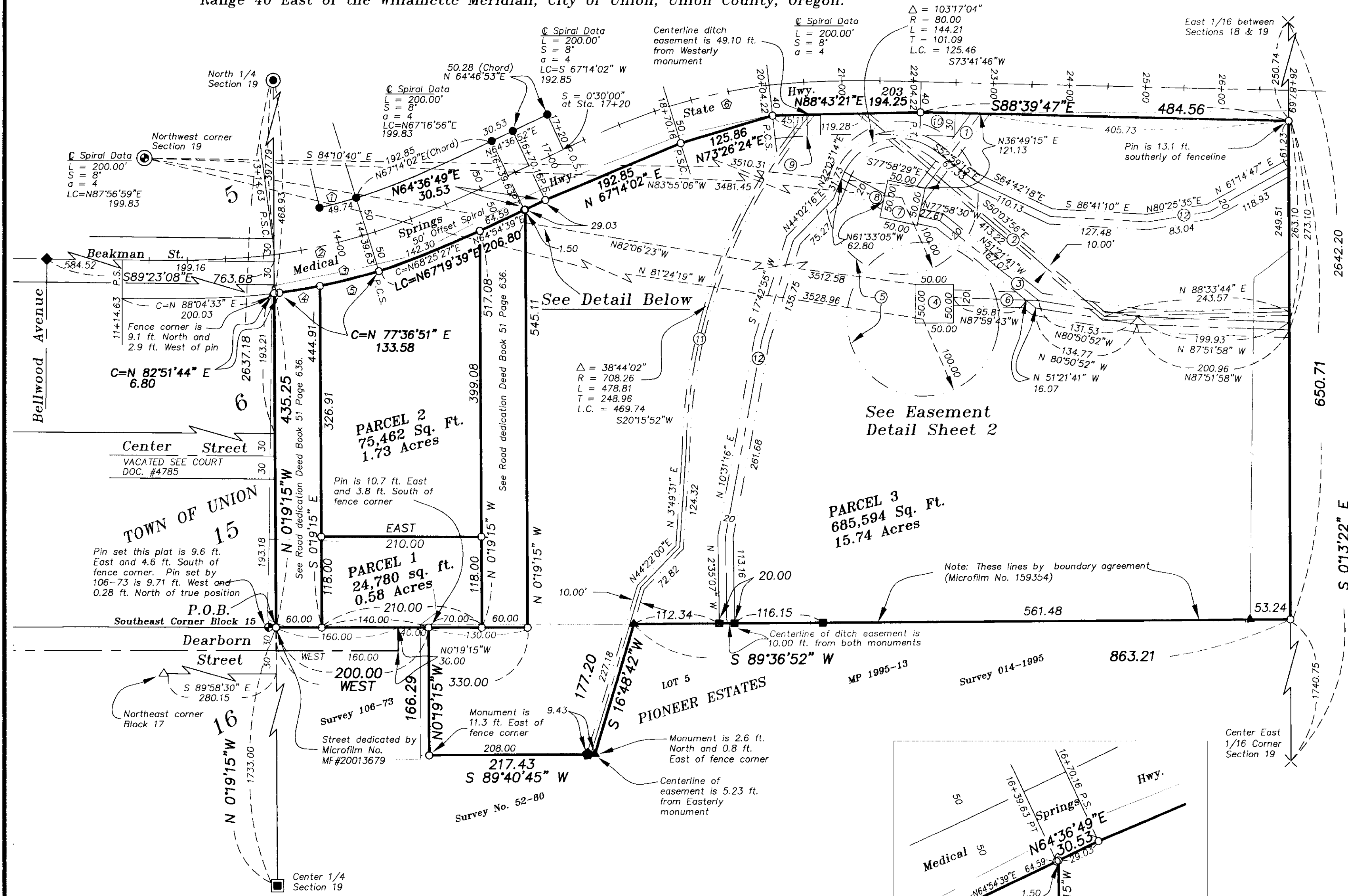
## BASIS OF BEARING

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

SCALE: 1" = 100'

## LEGEND

- △ Found 3/4" iron pipe set by Survey 34
  - Found 5/8" iron pin set by Survey No. 106-73
  - ◆ Found concrete nail set by Survey No. 42-77
  - Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 50-82.
  - ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 014-1995.
  - Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 030-1996.
  - Found 2 1/2" aluminum monument set by Survey No. 007-2001 see Union County Monumentation Records
  - Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Minor Partition No. 013-1995.
  - ⊙ Found 2" copper clad monument in water valve box as per Union County Monumentation Records
  - ⊙ Found 2 1/2" aluminum monument as per Union County Monumentation Records
  - × Computed corner no monument set
  - Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER.
- — — Center line
  - - - Ditch centerline
  - X - Existing fence line
  - - - Easement line

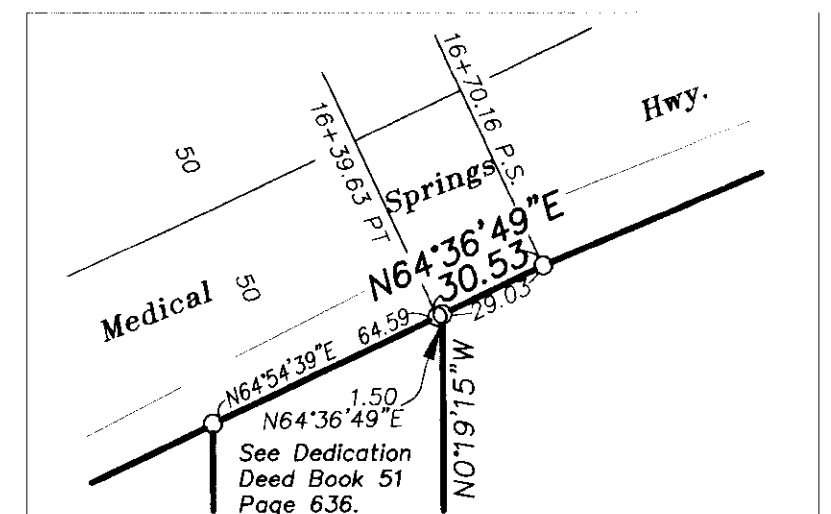


### CURVE TABLE

① Δ = 476'41" R = 666.12 L = 49.74 T = 24.88 L.C. = 49.72 N74'45'08"E	② Δ = 10'00'10" R = 716.12 L = 125.02 T = 62.67 L.C. = 124.86 N77'36'52"E	③ Δ = 10'00'10" R = 766.12 L = 133.75 T = 67.04 L.C. = 133.58 N77'36'52"E
④ Δ = 4'02'00" R = 766.12 L = 53.93 T = 26.98 L.C. = 53.92 N80'35'57"E	⑤ Δ = 5'58'09" R = 766.12 L = 79.82 T = 39.94 L.C. = 79.78 N75'35'52"E	⑥ Δ = 10'43'31" R = 716.22 L = 134.07 T = 67.23 L.C. = 133.88 S77'58'38"W

### EASEMENTS

- Microfilm No. MF#129168 Section 3 grants the right of ingress and egress to all easements granted to the city by this document. No specific location or width is given.
- ① 20 ft. utility easement by record deed calls Microfilm No. MF#129268
  - ② 10 ft. waterline easement by Book 158 Pg. 167, also for cattle access by Microfilm No. MF#52456, location by record deed calls
  - ③ 20 ft. pipeline easement located by record deed calls of Microfilm No. MF#129268
  - ④ Well easement located by record deed calls of Microfilm No. MF#130004
  - ⑤ 100 ft. radius restrictive and maintenance easement located by record deed calls Microfilm No. MF#129268
  - ⑥ 20 ft. pipeline easement located by record deed calls of Microfilm No. MF#130004
  - ⑦ Well Easement located by record measurements Microfilm No. MF#129268
  - ⑧ 20' drainage easement located by record deed calls Microfilm No. MF#129268
  - ⑨ 35 ft. unrestricted access easement Book 150 Page 40
  - ⑩ 30 ft. easement for irrigation facilities Book 150 Page 41
  - ⑪ 10 ft. easement for irrigation ditch created this plat
  - ⑫ 20 ft. easement for irrigation ditch created this plat (Easement is to follow the location of the ditch in the event the ditch is relocated)



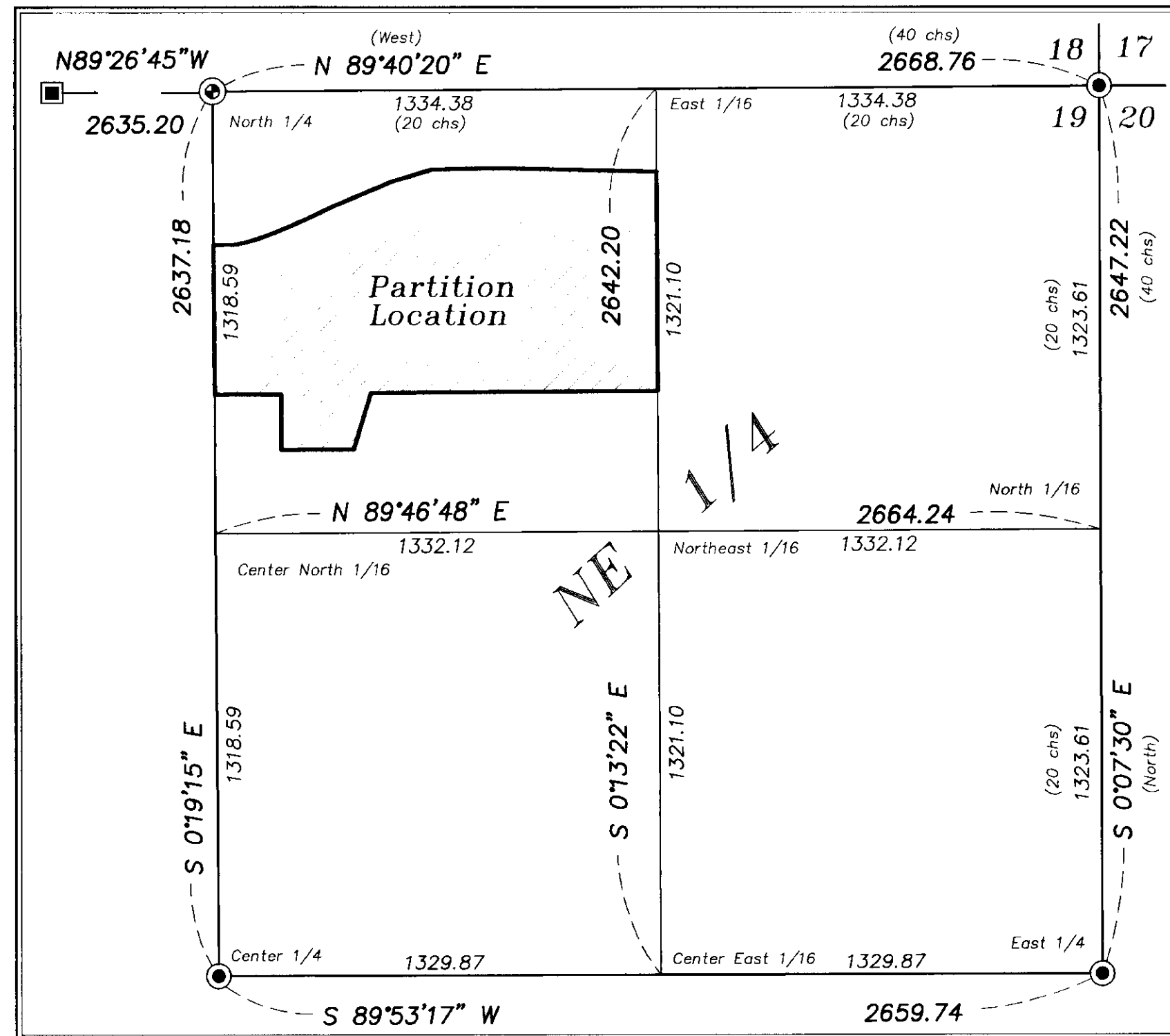
Detail Scale: 1" = 50'

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
**RICK G. ROBINSON  
2219**  
Renewal Date: Dec. 31, 2002

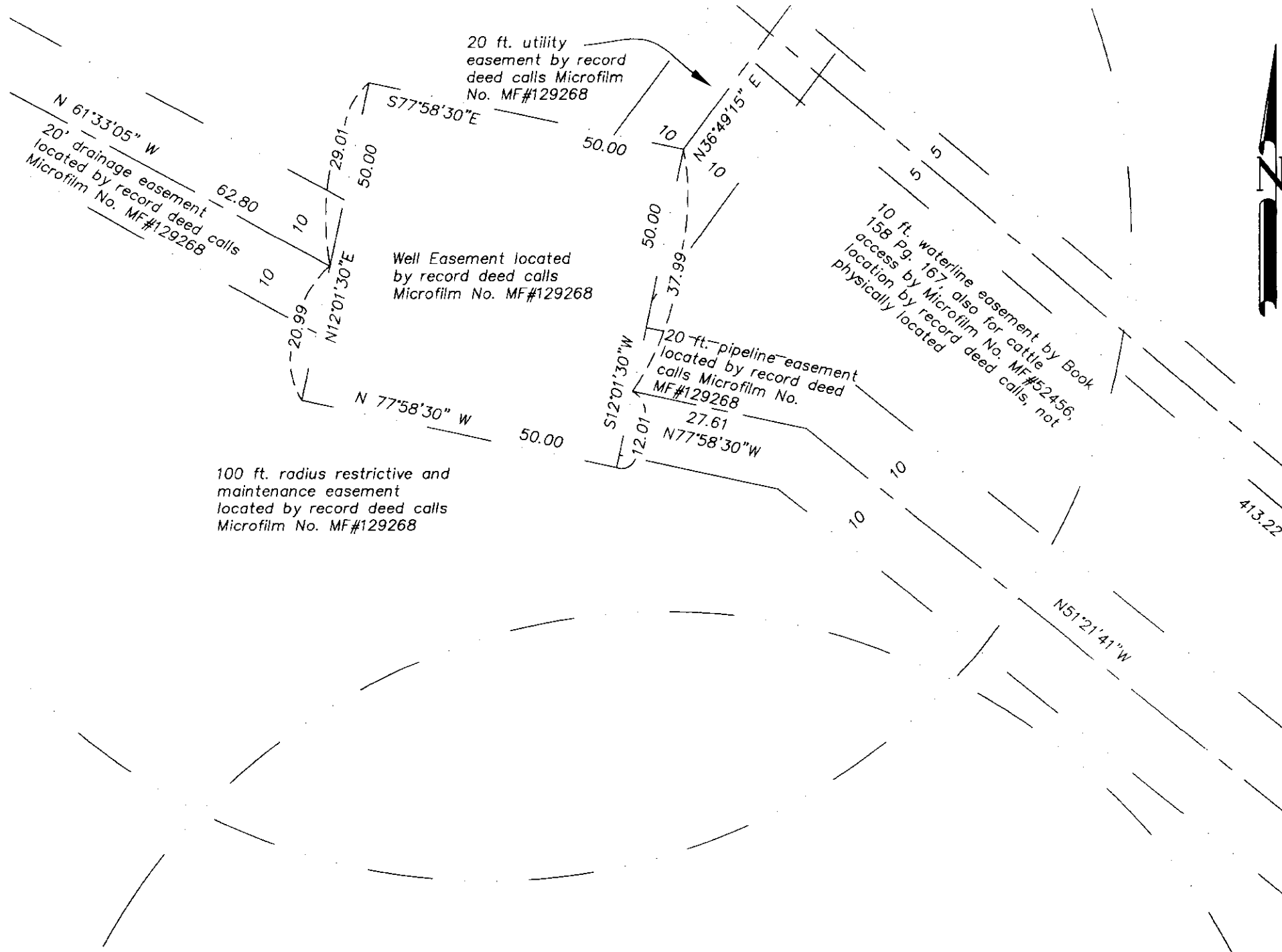
# Minor Partition

Plat No. 2001-18

Situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon.

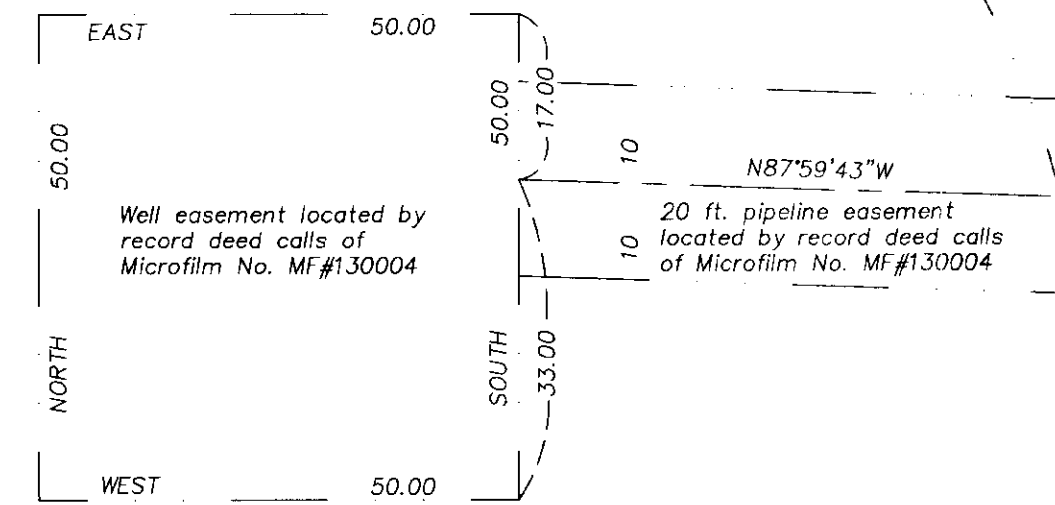


NE 1/4 Section 19  
SCALE: 1"=400'



100 ft. radius restrictive and maintenance easement located by record deed calls Microfilm No. MF#129268

100 ft. radius restrictive and maintenance easement located by record deed calls Microfilm No. MF#129268



Easement Detail  
SCALE: 1"=40'

## NARRATIVE

This partition was performed at the request of Kyle Robinson and Ed Husbands. The description of their parcel begins at the Southeast corner of Block 15 of the Original Town of Union. To establish this point I extended record bearing of Survey No. 11-1995 from a 3/4" pipe at the Northeast corner of Block 17 to the intersection with the West line of the Northeast 1/4, and then locate the Southeast corner of Block 15 at a point 60 ft. North and along the aliquot line. The monument set by Survey No. 106-73 at this corner was not set on the aliquot line and I do not accept it. From here their property line runs northerly along the West line of the Northeast 1/4 to intersection with the South line of State Highway No. 203. The aliquot line was established by Survey No. 004-1997 and I found and accepted monuments at the North 1/4 and Center 1/4 of Section 19. The North right-of-way of State Highway No. 203 was located and monumented by Survey No. 030-1996. I found and accepted monuments set by said survey and offset record distance of O.D.O.T. Drawing No. 8B-30-2 to establish the Southerly right-of-way. The line then runs easterly along the South right-of-way to the East line of the NW1/4 of the NE1/4. I show the aliquot break establishing this line on sheet 2 of this plat. The boundary line then runs Southerly along the established aliquot line to a fence line, boundary agreed upon by Microfilm Document No. 159354. This line was monumented by Survey No. 014-1995. I then run along the line established by Survey No. 014-1995 to the Northwest corner of Lot 5 of PIONEER ESTATES. The line then runs along the west line of Lot 5 to the North line of land conveyed by Deed Book 136 Page 555. The North line of said Deed was monumented by Survey No. 52-80. I found a monument set by this Survey and ran record bearing westerly to intersection with a line offset 200 ft. from the East line of the NW1/4 of the NW1/4 as called in Abstract & Title Co. Report No. 40214. I then ran northerly parallel with the aliquot line to a intersection with a due east line from the Southeast corner of Block 15. From here the line continues west to the point of beginning. The majority of the easements are described as beginning from the Northwest corner of Section 19. I show them as described and find they fit the structures they are pertinent to. The fences are away from the true corners as shown. I find no other problems with this partition.

Microfilm Number 20014629  
Plat Cabinet Number C 627, 628, 629

## BASIS OF BEARING

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

SCALE: 1"=40'

## LEGEND

- Found 2 1/2" aluminum monument set by Survey No. 007-2001 see Union County Monumentation Records
- ⊙ Found 2" copper clad monument in water valve box as per Union County Monumentation Records
- Found 2 1/2" aluminum monument as per Union County Monumentation Records
- Center line
- - - Easement line

## REFERENCE MATERIAL

Union County Monumentation Records  
UNION COUNTY SURVEYS  
Survey 34  
Survey No. 106-73  
Survey No. 42-77  
Survey No. 50-82  
Survey No. 011-1995  
Survey No. 014-1995  
Survey No. 030-1996  
Survey No. 004-1997  
Survey No. 007-2001  
O.D.O.T. dwg. 8B-30-2  
UNION COUNTY PLATS  
Minor Partition No. 1995-013  
Plat of The Original Town of Union  
Plat of Pioneer Estates

### DEED REFERENCES

Deed Book W Page 562  
Deed Book 51 Page 636  
Deed Book 136 Page 555  
Deed Book 150 Page 40 & 41  
Deed Book 158 Page 167  
Microfilm No. MF#46155  
Microfilm No. MF#52456  
Microfilm No. MF#129268  
Microfilm No. MF#130004  
Microfilm No. MF#159354  
Survey Report #40214 Prepared by Abstract & Title Co.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2002

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Township 4 South, Range 40 East of the Willamette Meridian,  
City of Union, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Minor Partition Plat, being a partition of a tract situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point bearing North 0°19'15" West along the West line of the Northeast 1/4, a distance of 1673.00, from the Center 1/4 of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, said point being the Southeast corner of Lot 15 of the original plat of the Town of Union,

Thence; North 0°19'15" West, along the West line of the Northeast 1/4 of Section 19, a distance of 435.25, to the Southerly right-of-way of State Highway 203 (Medical Spring Highway).

Thence; Easterly along a spiral left, centerline data length 200.00 feet, S = 8°, a = 4.0, offset 50 feet southerly from centerline, the chord of which bears North 82°51'44" East, along said southerly right-of-way, a distance of 6.80, to the point of curvature of a 766.12 ft. radius curve left,

Thence; Easterly along said curve left, a distance of 133.75 feet, (long chord bears North 77°36'51" East, a distance of 133.58 ft.) to the point of spiral, centerline data length 200 feet, S = 8°, a = 4.0,

Thence; Easterly along a 50 ft. southerly offset to said spiral, to the point of tangency, (long chord bears North 67°19'39" East, a distance of 206.80 feet)

Thence; along said southerly right-of-way the following courses:  
North 64°36'49" East, a distance of 30.53 feet,  
North 67°14'02" East, a distance of 192.85 feet,  
North 73°26'24" East, a distance of 125.86 feet,  
North 88°43'21" East, a distance of 194.25 feet,  
South 88°39'47" East, a distance of 484.56 feet, to the East line of the Northwest quarter of the Northeast quarter,

Thence; South 0°13'22" East, along said aliquot line, a distance of 650.71 feet,

Thence; South 89°36'52" West, a distance of 863.21 feet,

Thence; South 16°48'42" West, a distance of 177.20 feet,

Thence; South 89°40'45" West, a distance of 217.43 feet,

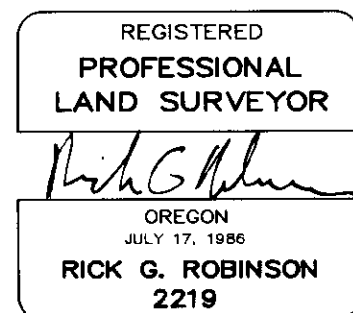
Thence; North 0°19'15" West, a distance of 166.29 feet,

Thence; West, a distance of 200.00 feet, to the POINT OF BEGINNING of this description.

Said parcel containing 19.37 Acres (843,864 square feet)

I further depose and say 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.

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



Renewal Date: Dec. 31, 2002

## DECLARATION

Know all people by these presents that KYLE D. ROBINSON and EDWARD A. HUSBANDS are the owners of the land represented on the annexed map, said land being 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 easements shown on Page 1 of the annexed plat, at the location, width and for the uses as shown on said Page 1, in accordance with the provisions of O.R.S. Chapter 92.

Kyle D. Robinson  
KYLE D. ROBINSON

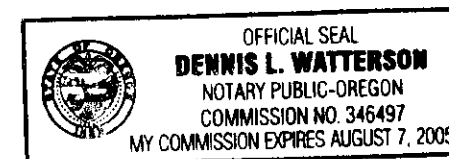
Edward A. Husbands  
EDWARD A. HUSBANDS

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 2nd day of OCTOBER, 2001, before me a Notary Public in and for said State and County, personally appeared KYLE D. ROBINSON and EDWARD A. HUSBANDS, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Dennis L. Watterson  
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 3rd day of OCT., 2001

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

### City of Union

Approved this 3rd day of October, 2001

Bill Searles  
Bill Searles, City Administrator

### 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 Patty Gooderham Date: 10/11/2001  
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 11th day of October, 2001, at 2:30 o'clock P.M., and recorded in Plat Cabinet No. C 627, 628, 629 Union County records. Microfilm Number 20014629

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