

Minor Partition Number 2002-004

Microfilm Number 20021385
Plat Cabinet Number C643, 644

A replat of Minor Partition Plat Number 1999-27,
being a portion of Block 5 and a portion of vacated
South 19th Street of Sommer's Addition to Elgin, Oregon,

BASIS OF BEARING

Solar observation taken at the North quarter
corner of Section 15, Township 1 North,
Range 39 East of the Willamette Meridian.

SCALE: 1"=60'

LEGEND

- ◆ Found unrecorded 5/8" smooth iron rod with aluminum cap set in concrete
- ⊙ Found 2 1/2" aluminum monument set by Minor Partition Plat Number 1994-01
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by survey number 033-2000
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 015-2001
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- () Record information of the plat of Sommer's Addition
- - - Existing fence line
- - - Lines of Sommer's Addition by survey number 007-1999

REFERENCE MATERIAL

Original Plat of Sommer's Addition
Minor Partition Plat Number 1994-01
Survey Number 007-1999
Minor Partition Plat Number 1999-27
Survey Number 033-2000
Survey Number 015-2001

DEED REFERENCES

Microfilm Number 972239
Microfilm Number 980502
Microfilm Number 984781
Microfilm Number 986811
Microfilm Number 20001558
Microfilm Number 20002521
Microfilm Number 20002747
Microfilm Number 20014532
City of Elgin Ordinance Number 142 (2001)
Filed as Microfilm Number 20010263
City of Elgin Ordinance Number 4-1973
Filed as Microfilm Number 44994

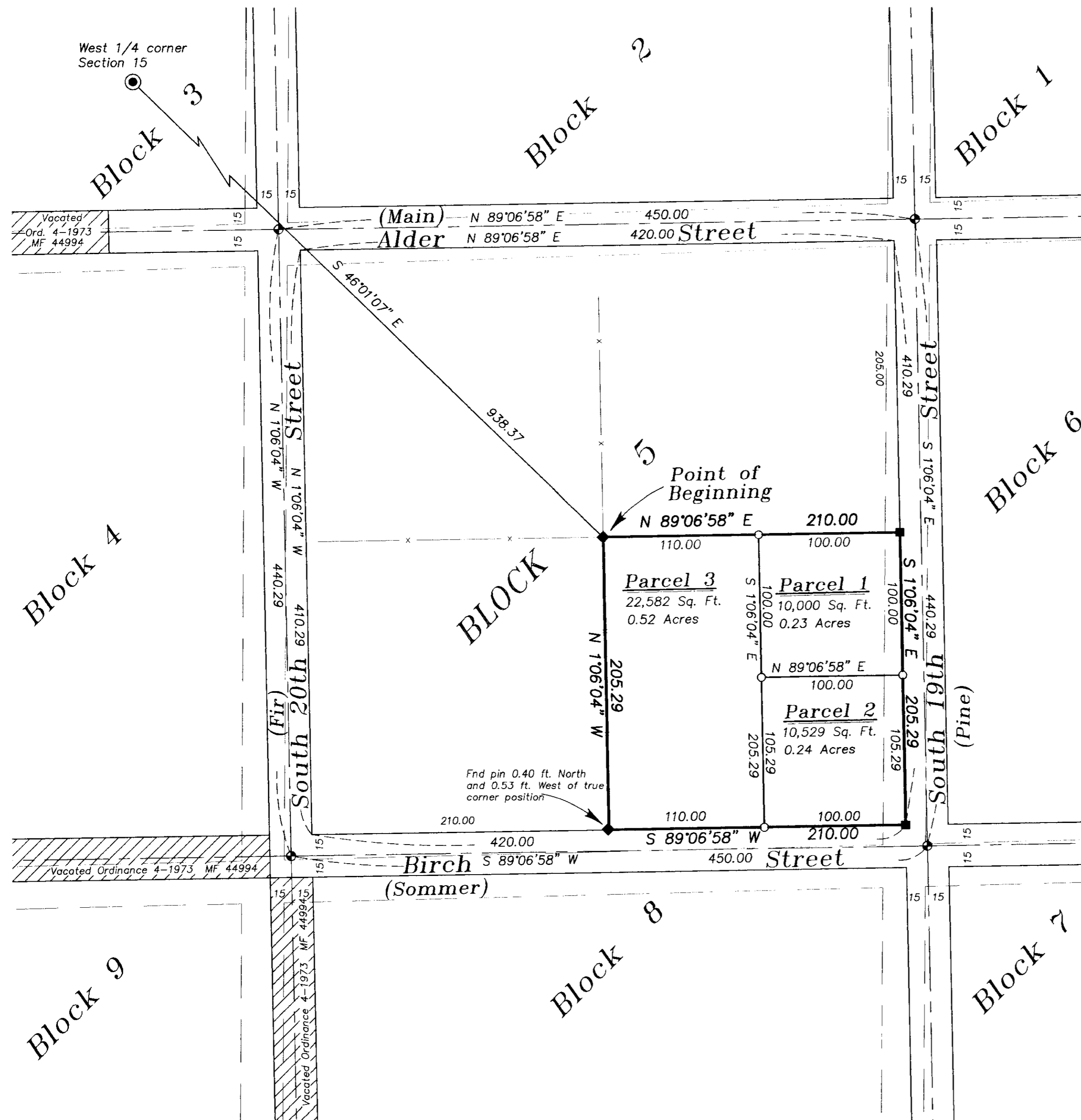
NARRATIVE

This partition is a replat of Minor Partition Plat Number 1999-27. The 1999 partition used the same location of Sommer's Addition as survey number 007-1999, which located the plat of Sommer's Addition by locating the exterior of the quarter-section and establishing the interior lots and blocks by a proportionate method. By filing the 1999 partition plat, the City of Elgin was made aware of the discrepancies between the proportionate positions of the Blocks within the subdivision, and the existing lines of occupancy within the addition. Several avenues were discussed to make the deed lines coincidental with the lines of occupancy, or at least make a more harmonious fit. See survey number 015-2001 for a discussion on the options available for resolving the discrepancies. The approach chosen by the City of Elgin was to legalize the existing roadways within the addition, which would in effect redefine the exterior of the blocks within the addition. This was accomplished with City Ordinance Number 142 (2001). That ordinance also vacated the street rights of way that fell outside the area defined by survey number 033-2000. However, the individual ownerships within the blocks as located by the legalization, and monumented by survey number 033-2000, still needed to be adjusted to match the lines of occupancy. This was accomplished by the boundary line adjustment filed as microfilm number 20014532 of the deed records of Union County. I have set the pins on this partition to conform to the City of Elgin Ordinance, and said boundary line agreement. I base the location on survey number 033-2000, which was the basis for the City of Elgin ordinance.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2002



Minor Partition Number 2002-004

Microfilm Number 200213854
Plat Cabinet Number C643.644

A replat of Minor Partition Plat Number 1999-27,
being a portion of Block 5 and a portion of vacated
South 19th Street of Sommer's Addition to Elgin, Oregon,

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby depose and say 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 a replat of Minor Partition Plat Number 1999-27, situated in Block 5 and a portion of vacated South 19th Street of Sommer's Addition to Elgin, Oregon, the exterior boundary of the total partition being described as follows:

Beginning at a point which bears South 46°01'07" East, a distance of 938.37 feet from the West quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, said point being a corner of the boundary line agreement filed as microfilm number 20014532 in the deed records of Union County,

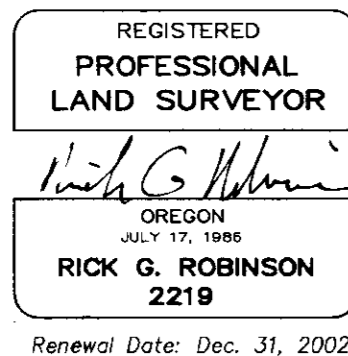
Thence; North 89°06'58" East, along said boundary agreement line, a distance of 210.00 feet, to the West right of way line of South 19th Street, as determined by City of Elgin Ordinance Number 142 (2001) and located by Union County Survey Number 033-2000,

Thence; South 1°06'04" East, along the said West line, a distance of 205.29 feet, to the North right of way line of Birch Street, as determined by City of Elgin Ordinance Number 142 (2001) and located by Union County Survey Number 033-2000,

Thence; South 89°06'58" West, along said North line, a distance of 210.00 feet, to the Southerly terminus of the boundary line agreement filed as microfilm number 20014532 in the deed records of Union County,

Thence; North 1°06'04" West, along said boundary agreement line, a distance of 205.29 feet, to the Point of Beginning of this description.

Said parcel containing 0.99 acres (43,111 Sq. Ft.).



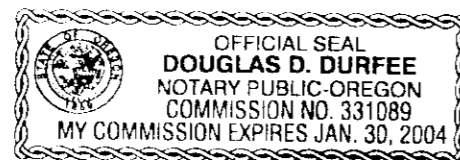
Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 17 day of October, 2001, before me a Notary Public in and for said State and County, personally appeared ~~BOB A. PHILLIPS~~ and PAMELA R. PHILLIPS, 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.

Douglas D. Durfee
Notary Public for
the State of Oregon



Notarial Seal

DECLARATION

Know all people by these presents that ROBERT S. WILES and THERESE J. WILES, DENNIS R. CROSS and KRISTY K. CROSS, and TIMOTHY C. WITHERSPOON and TAMMY L. WITHERSPOON are the owners, and BOB A. PHILLIPS and PAMELA R. PHILLIPS by virtue of the Memorandum of Contract filed as microfilm number 20002747 of the Union County deed records are contract purchasers of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92,

Robert S. Wiles
ROBERT S. WILES

Therese J. Wiles
THERESE J. WILES

Dennis R. Cross
DENNIS R. CROSS

Kristy K. Cross
KRISTY K. CROSS

Timothy C. Witherspoon
TIMOTHY C. WITHERSPOON

Tammy L. Witherspoon
TAMMY L. WITHERSPOON

Interest awarded to Pamela R. Phillips in the decree of dissolution of marriage filed 7/5/2001 in case #010340715 in the Circuit Court of the State of Oregon for Union County

Bob A. Phillips
BOB A. PHILLIPS

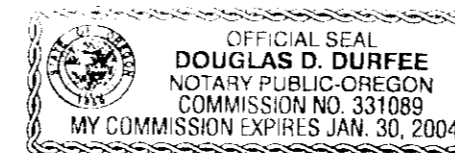
Pamela R. Phillips
PAMELA R. PHILLIPS

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 10 day of October, 2001, before me a Notary Public in and for said State and County, personally appeared ROBERT S. WILES and THERESE J. WILES, 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.

Douglas D. Durfee
Notary Public for
the State of Oregon

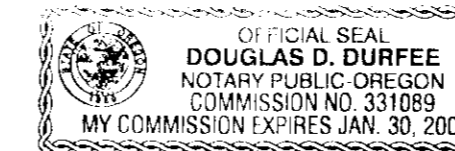


Notarial Seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 18 day of October, 2001, before me a Notary Public in and for said State and County, personally appeared DENNIS R. CROSS and KRISTY K. CROSS, 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.

Douglas D. Durfee
Notary Public for
the State of Oregon

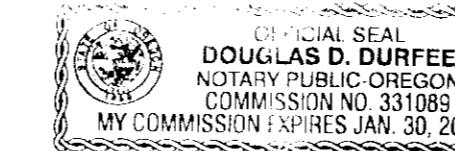


Notarial Seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 30 day of October, 2001, before me a Notary Public in and for said State and County, personally appeared TIMOTHY C. WITHERSPOON and TAMMY L. WITHERSPOON, 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.

Douglas D. Durfee
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

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: 9/13/2002
Patty Gooderham, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Examined and approved this 12TH day of NOV., 2001.

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

CITY OF ELGIN

Examined and approved this 6th day of November, 2001.

Joe Garlitz
Joe Garlitz, City Recorder

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 13th day of MARCH, 2002 at 2:10 o'clock P.M. and in Plat Cabinet No. C643.644, Union County records. Microfilm No. 20021385.

R. Nellie Bogue Hibbert
Union County Clerk
by S. Nelson, Deputy