

# Major Partition Plat Number 2002-010

A Partition of Parcel 2 of Minor Partition Plat Number 2002-09, Situated in the Southwest quarter of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

Microfilm Number 20023015  
Plat Cabinet Number C 655 + 656

## BASIS OF BEARING

The South line of Section 10, Township 3 South, Range 40 East of the Willamette Meridian being South 89°34'25" West as per Union County Minor Partition Number 1992-15

SCALE: 1" = 100'

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 13-86  
Survey Number 44-88  
Survey Number 003-1995  
Minor Partition Plat Number 1992-15  
Minor Partition Plat Number 1999-05  
Minor Partition Plat Number 2002-09

Deed Volume 115 Page 41  
Survey Report Number 41122  
dated April 16, 2002  
prepared by the Abstract and Title Company

## LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" as per Union County monumentation records
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-15
- Found 5/8" iron pin with plastic cap marked "APA" set by Minor Partition Plat Number 1999-05
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-09
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of right of way
- - - Easement line
- x-x- Existing fence line
- - - Ditch

## NARRATIVE

This partition was done at the request of Dennis Murchison. The purpose of this partition is to separate a buildable parcel from the existing ownership and create an access to the parcel (Dean Road), as well as a temporary cul-de-sac. At the point in time that Dean Road is extended, the cul-de-sac will be vacated. I use the surveys listed in the reference material to control the location of this tract. I use Minor Partition Number 1992-15 as the basis for the subdivision of Section 10. An irrigation easement for the existing ditch across Parcel 1 of this partition is also created by this plat. I find no unusual conditions on this partition.

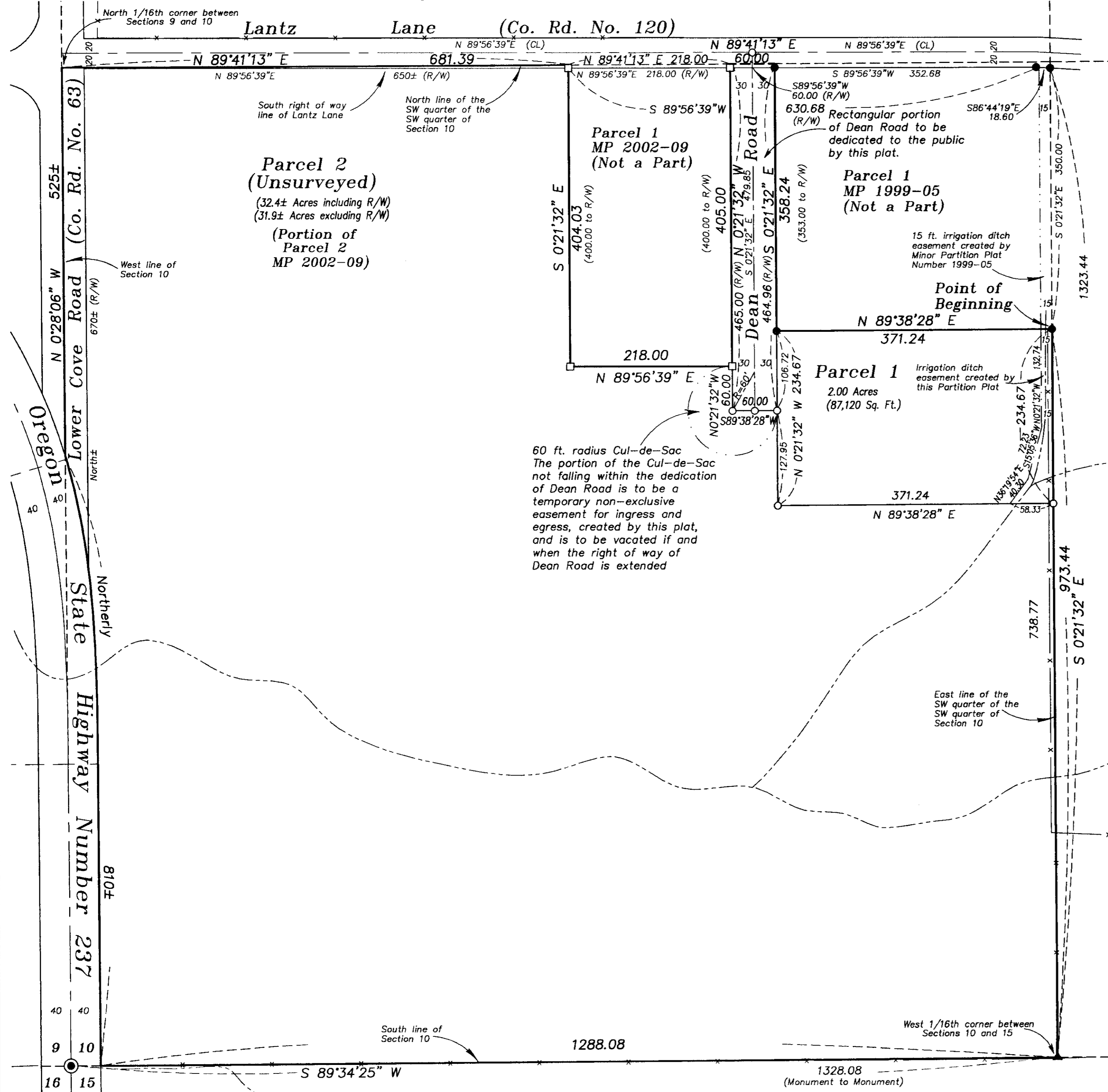
## EASEMENT NOTE:

Parcel 2 of this partition is subject to an easement for right of access to and removal and use of all waters from that certain spring adjacent to and approximately 75 feet East of the East line of the tract of land conveyed to Mt. Fannie Grange No. 388. Easement granted by deed volume 115, page 41 and falls on the unsurveyed portion of this partition. Unable to locate this easement without benefit of survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rich G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2002



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## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 1 and platted Parcel 2 of the land within the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being a partition of Parcel 2 of Minor Partition Plat Number 2002-09, situated in the Southwest quarter of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at a Northeasterly corner of Parcel 2 of Minor Partition Plat Number 2002-09, said point also being the Southeast corner of Parcel 1 of Minor Partition Plat Number 1999-05,

Thence: South 0°21'32" East, along the East line of said Parcel 2, said line also being the East line of the Southwest quarter of the Southwest quarter of said Section 10, a distance of 973.44 feet, to the Southeast corner of said Parcel 2, said point being the Southeast corner of said Southwest quarter of the Southwest quarter,

Thence: South 89°34'25" West, along the South line of said Parcel 2, said line also being the South line of said Section 10, a distance of 1288.08 feet, to the East right of way line of Oregon State Highway Number 237,

Thence: Northerly, along said right of way line, a distance of 810 feet, more or less, to the West line of said Section 10,

Thence: North 0°28'06" West, along said West line, a distance of 525 feet, more or less, to the Northwest corner of the Southwest quarter of said Section 10, said point being the Northwest corner of said Parcel 2,

Thence: North 89°41'13" East, along the North line of said Southwest quarter of the Southwest quarter, and along the North line of said Parcel 2, a distance of 681.39 feet, to the Northwest corner of Parcel 1 of Minor Partition Plat Number 2002-09,

Thence: South 0°21'32" East, along the West line of said Parcel 1, a distance of 404.03 feet, to the Southwest corner of said Parcel 1,

Thence: North 89°56'39" East, along the South line of said Parcel 1, a distance of 218.00 feet, to the Southeast corner of said Parcel 1,

Thence: North 0°21'32" West, along the East line of said Parcel 1, a distance of 405.00 feet, to the Northeast corner of said Parcel 1, said point being on the North line of the Southwest quarter of the Southwest quarter of said Section 10,

Thence: North 89°41'13" East, along said North line, a distance of 60.00 feet, to the Northwest corner of Parcel 1 of Minor Partition Plat Number 1999-05,

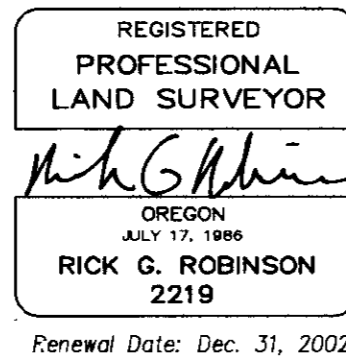
Thence: South 0°21'32" East, along the West line of said Parcel 1, a distance of 358.24 feet, to the Southwest corner of said Parcel 1,

Thence: North 89°38'28" East, along the South line of said Parcel 1, a distance of 371.24 feet, to the Point of Beginning of this description.

Parcels subject to the rights of the public to that portion of land lying within the rights of way for County Road Number 120 (Lantz Lane) over and across the North side, and County Road Number 63 (Lower Cove Road) over and across the West side.

Said tract containing approximately 35 Acres including County Road rights of way, and approximately 34.5 Acres excluding County Road Rights of Way.

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



## DEDICATION

Know all people by these presents that ARLEEN M. GOODSON, as owner, and DENNIS J. MURCHISON and LISA K. MURCHISON as contract purchasers of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, have caused the same to be partitioned into the parcels shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the area designated on the annexed map, and further create the 60 ft. radius temporary easement for ingress and egress at the Southerly terminus of said dedication, as well as the Irrigation easement over and across Parcel 1 of this partition, all as shown on the annexed map, and in accordance with the provisions of O.R.S. Chapter 92.

Arleen M. Goodson  
ARLEEN M. GOODSON

Dennis J. Murchison  
DENNIS J. MURCHISON

Lisa K. Murchison  
LISA K. MURCHISON

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 29 day of MAY, 2002, before me a Notary Public in and for said State and County, personally appeared ARLEEN M. GOODSON, who is known to me to be the identical person named in the foregoing instrument, and has acknowledged that said instrument was executed freely and voluntarily.

Cheryl K. Hafer  
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 29 day of May, 2002, before me a Notary Public in and for said State and County, personally appeared DENNIS J. MURCHISON and LISA K. MURCHISON, who are known to me to be the identical persons named in the foregoing instrument, and has acknowledged that said instrument was executed freely and voluntarily.

Cheryl K. Hafer  
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: May 30, 2002  
Patty Gooderham, Union County Assessor/Tax Collector

### UNION COUNTY PLANNING COMMISSION

Approved this 3<sup>rd</sup> day of June, 2002.

Hanley Jenkins  
Hanley Jenkins,  
Union County Planning Director

### UNION COUNTY SURVEYOR

Approved this 23<sup>rd</sup> day of MAY, 2002.

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

### UNION COUNTY COMMISSION

Approved this 5 day of June, 2002.

Colleen MacLeod  
Colleen MacLeod

John Howard  
John Howard

Steve McClure  
Steve McClure

## 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 5<sup>th</sup> day of June, 2002, at 9:20 o'clock A.M. and filed in Plat Cabinet No. C 655+656, Union County records. Microfilm No. 20023015.

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