

# Minor Partition Number 2002-012

Microfilm Number 20023171  
Plat Cabinet Number C 659-660

A partition of Parcel 1 of Minor Partition Plat Number 2001-21,  
Situated in the Northwest quarter of the Southwest quarter of Section 34,  
Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

## 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'

## REFERENCE MATERIAL

Plat of Clearwater Pond Subdivision  
Minor Partition Plat Number 2001-21  
Survey Number 57-73  
Survey Number 106-87  
Survey Number 046-2001

Title Report Number 01-12240  
prepared by Eastern Oregon Title Company

## LEGEND

- ◆ Found 5/8" iron pin set by survey number 57-73
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Clearwater Pond Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by minor Partition Plat Number 2001-21
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- · - High water mark of existing pond as of June 4, 2002

## NARRATIVE

This partition was done at the request of Mike Becker, owner of the land within this partition. This is a partition of Parcel 1 of Minor Partition Plat Number 2001-21. I use the monuments of that partition and of the plat of Clearwater Pond Subdivision to control the exterior of this partition. I placed the dividing lines of the parcels and the private easement for ingress, egress and utilities for the use of Parcels 1, 2 and 3 at the direction of Mr. Becker. I set reference pins 25 feet South of the high water mark of the existing pond. This is also the riparian setback for these lots at the date of the filing of this plat. I find the existing fences to be relatively harmonious with the survey monuments as shown. I find no unusual conditions on this partition.

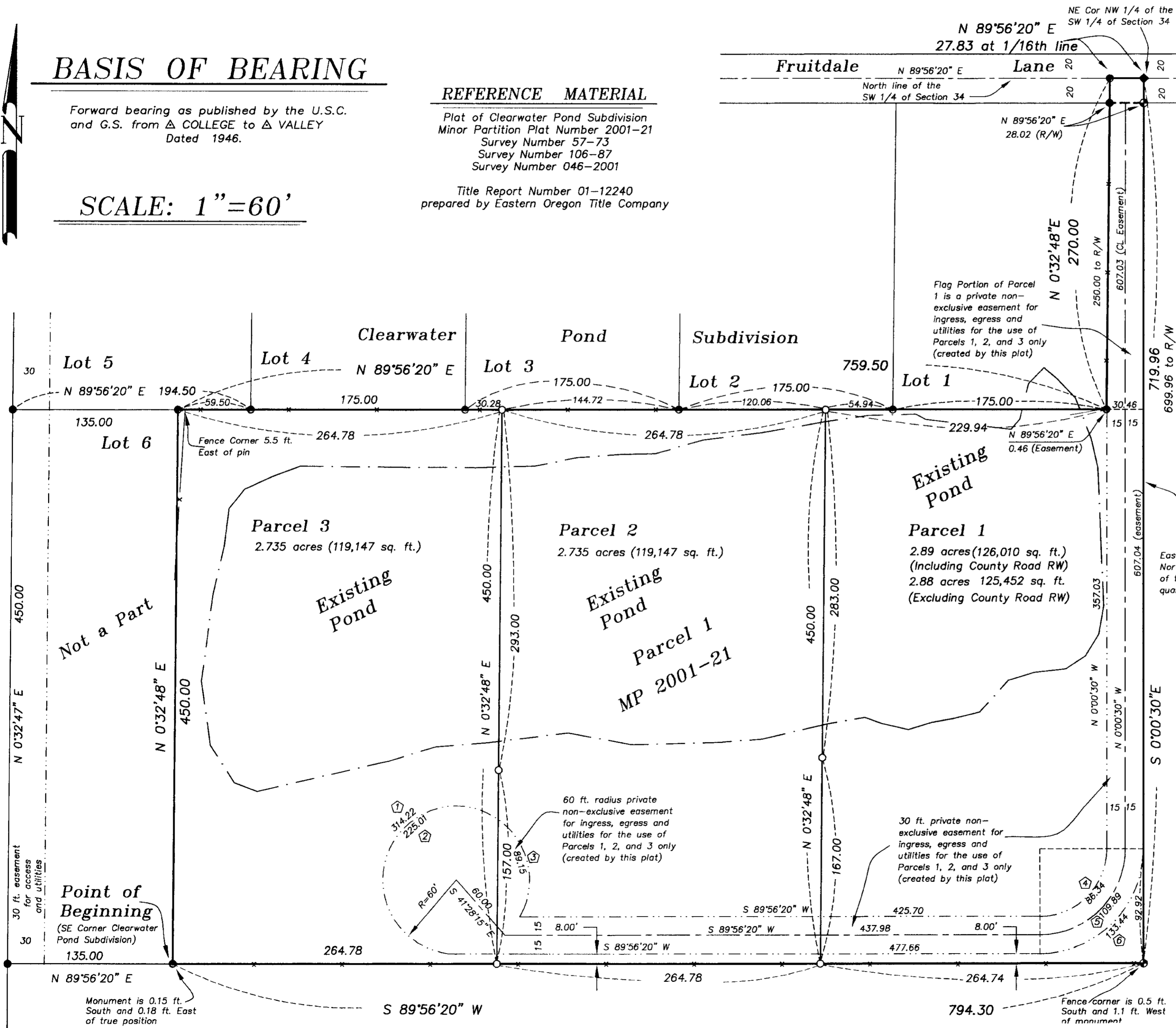
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2002

## Curve Data

① Total Cul-de-sac Δ = 300°03'40" R = 60.00' L = 314.22' T = 34.60' L.C. = 60.00' S 59°56'20"W	② Parcel 3 Cul-de-sac Δ = 214°52'13" R = 60.00' L = 225.01' T = 191.05' L.C. = 114.49' S 17°22'26"W	③ Parcel 2 Cul-de-sac Δ = 85°07'47" R = 60.00' L = 89.15' T = 55.11' L.C. = 81.17' N 12°37'34"W
④ Nly edge curve Δ = 89°56'49" R = 55.00' L = 86.34' T = 54.95' L.C. = 77.75' S 44°57'55"W	⑤ Centerline Curve Δ = 89°56'49" R = 70.00' L = 109.89' T = 69.94' L.C. = 98.95' S 44°57'55"W	⑥ Sly edge curve Δ = 89°56'49" R = 85.00' L = 133.44' T = 84.92' L.C. = 120.15' S 44°57'55"W



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Situated in the Northwest quarter of the Southwest quarter of Section 34,  
Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed the land within this partition, being a partition of Parcel 1 of Minor Partition Plat Number 2001-21, situated in the Northwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East, of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of said Minor Partition Plat, said point also being the Southeast corner of Lot 6 of Clearwater Pond Subdivision,

Thence; North 0°32'48" East, along said East line, a distance of 450.00 feet, to the Northeast corner of said Lot 6,

Thence; North 89°56'20" East, along the South line of Lots 5, 4, 3, 2 and 1 of said subdivision, a distance of 759.50 feet, to the Southeast corner of said Lot 1,

Thence; North 0°32'48" East, along the East line of said Lot 1, and its Northerly prolongation, a distance of 270.00 feet, to the North line of the Southwest quarter of said Section 34,

Thence; North 89°56'20" East, along said North line, a distance of 27.83 to the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 34,

Thence; South 0°00'30" East, along the East line of said Northwest quarter of the Southwest quarter, a distance of 719.96 feet, to the Southeast corner Parcel 1 of Minor Partition Plat Number 2001-21,

Thence; South 89°56'20" West, along the South line of said Parcel 1, a distance of 794.30 feet, to the Point of Beginning of this description.

Subject to the rights of the public in the county road known as Fruitdale Lane in the Southwest quarter of said Section 34, over and across the Northerly portion of the above described tract.

Said tract containing 8.36 Acres including County Road right of way  
Said tract containing 8.35 Acres excluding County Road right of way

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1998  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2002

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

## DECLARATION

Know all people by these presents that MICHAEL A. BECKER, is the owner 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 does hereby create the private, non-exclusive easement for ingress, egress, and utilities for the use of Parcels 1, 2 and 3 only, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

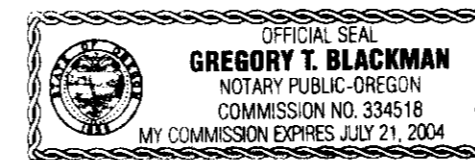
*Michael A. Becker*  
MICHAEL A. BECKER

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 11<sup>th</sup> day of June, 2002 before me a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

*Gregory T. Blackman*  
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: 6/12/2002  
Patty Gooderham, Union County Assessor/Tax Collector

### City of Island City

Approved this 11<sup>th</sup> day of June, 2002.

*Judy K. Rygg*  
Judy K. Rygg, Planning Director  
City of Island City

### Union County Surveyor

Approved this 13<sup>th</sup> day of JUNE, 2002.

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

## 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 13 day of June, 2002, at 9:35 o'clock A. M., and recorded in Plat Cabinet No. C 659-660 Union County records. Microfilm Number 20023177

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