

Minor Partition No. 2003-0013T

A Partition of Parcel 1 of Minor Partition Plat Number 1993-20,
Situating in the Southeast quarter of Section 10,
Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20037780T

Plat Cabinet Number C712-713

BASIS OF BEARING

The South line of Parcel 1 of Minor Partition Plat Number 1993-20 being South 89°32'00" West, as per said partition plat.

SCALE: 1" = 100'

REFERENCE MATERIAL

Union County monumentation records
Survey Number 5-80
Survey Number 44-88
Survey Number 039-1992
Minor Partition Number 1992-15
Minor Partition Number 1993-20

DEED REFERENCES
Volume 79 Page 325
Volume 87 Page 135
Volume 87 Page 457
Volume 94 Page 342
Volume 97 Page 325
Volume 99 Page 475
Volume 137 Page 202
Volume 145 Page 520
Microfilm No. 142076
Microfilm No. 153415

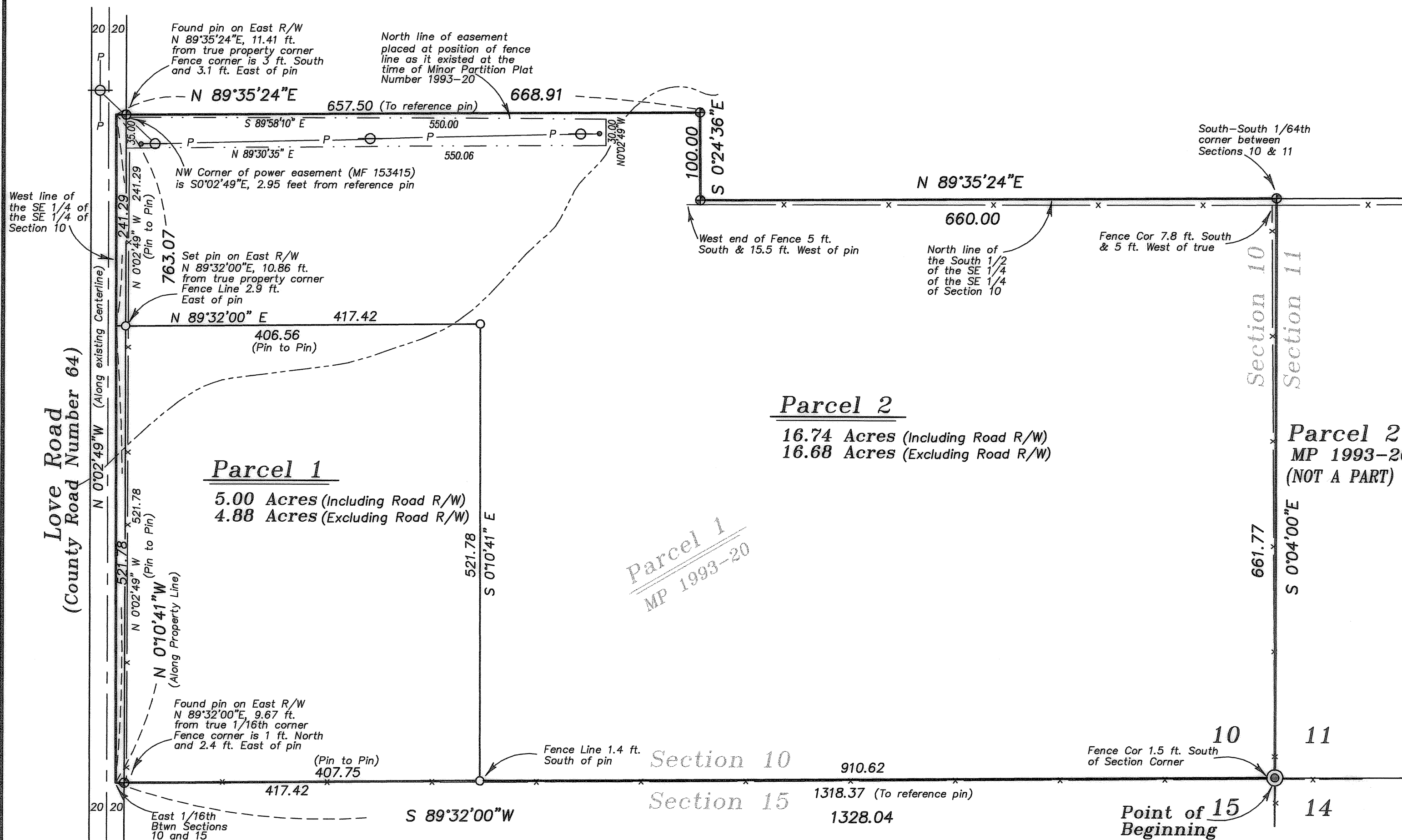
Preliminary Title Report number 42615 prepared by Abstract and Title Company.

NARRATIVE

This partition was done at the request of Paul and Ozie Smith. The purpose of this partition is to create a 5 acre building site on the Southwesterly corner of the existing property. I base the location of this partition on the found monuments along the exterior of the existing parcel. I then place the boundary of the 5 acre tract at the direction of Mr. and Mrs. Smith. I set a reference pin at the East right of way line of the county road, as a portion of this ownership falls in the right of way. Since the 1993 partition, the fence line near the section corner has been rebuilt, and the portion of fence along the Westerly portion of the North line of Parcel 2 has been removed. Other than the placement of the power line easements discussed below, I find no unusual conditions on this partition.

Easement Note

There is an easement for electrical lines recorded in Volume 87 Page 135. This easement has no specific location. I find no electrical lines on the land within this partition other than that shown along the Northerly line of Parcel 2, which is a new service line (Approximately 1994) and exists by the easement recorded as microfilm number 153415. The 1994 easement is typical of the OTEC easements in that it calls a "strip of land 30 ft. in width, 30 feet South of the following described line: They then describe the line beginning at a very specific bearing and distance from the Southeast corner of Section 10. Then "approximately 660 feet East to the end point...all as staked and/or constructed on the ground". As is usual with these descriptions, the call from the section corner does not fit the position of either the existing power line, or parcel line. This leaves the placement of the easement open to interpretation. The record Point of Beginning for this easement falls 13 feet East and 2 feet North of the position of the reference pin at the Northwest corner of Parcel 2. Discussions with personnel at OTEC indicate that the intent of the easement was to encompass an area 30 feet South of the fence which existed near the North line of Parcel 2 at the time of the original partition. I therefore place the North line of this easement at the location of the original fence. The 660 ft. length call approximates the dimension of the North line of Parcel 2 from the County Road right of way to the North end of the 100 ft. jog. However, the down guy East of the most Easterly power pole is not nearly 660 feet from the West line of the easement. I place the East line of the easement 550 feet East of the East right of way line of the County Road. The existing pole line skews Southwesterly, making it such that a 30 ft. width at the West end of the easement will not capture the electrical improvements. I place the easement with a 35 ft. width at the West end, using the latitude of the "or as constructed on the ground" language in the easement.



LEGEND

- ⊙ Found 2 1/2" aluminum monument as per Union County monumentation records
- ⊕ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by survey number 039-1992
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- P- Overhead Power Line
- ⊖ Power Pole
- Down Guy
- x- Existing fence line

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-0013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C712-713 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004

Minor Partition No. 2003-0013T

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Situating in the Southeast quarter of Section 10,
Township 3 South, Range 40 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 the annexed partition in accordance with the provisions of O.R.S. Chapter 92, said partition being a partition of Parcel 1 of Minor Partition number 1993-20, situated in the Southeast 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 the Southeast corner of said Section 10, said point also being the Southeast corner of said Parcel 1,

Thence; South 89°32'00" West, along the South line of said Section 10, said line also being the South line of said Parcel 1, a distance of 1328.04 feet to the Southwest corner of said Parcel 1, said point also being the East 1/16th corner between Sections 10 and 15 of said Township and Range,

Thence; North 0°10'41" West, along the West line of said Parcel 1, said line also being the West line of the Southeast quarter of the Southeast quarter of said Section 10, a distance of 763.07 feet, to the Northwest corner of said Parcel 1,

Thence; North 89°35'24" East, along the North line of said Parcel 1, said line being parallel with the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 10, a distance of 668.91 feet, to a corner on the exterior of said Parcel 1,

Thence; South 0°24'36" East, perpendicular to said North line, and along the exterior of said Parcel 1, a distance of 100.00 feet to the said North line, and also to a corner on the exterior of said Parcel 1,

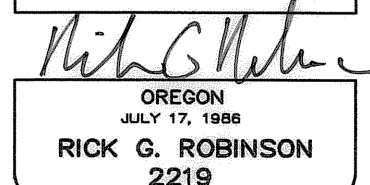
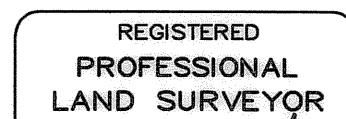
Thence; North 89°35'24" East, along said North line, and along the exterior of said Parcel 1, a distance of 660.00 feet, to the Northeast corner of said Parcel 1, said point being the South-South 1/64th corner between Sections 10 and 11 of said Township and Range,

Thence; South 0°04'00" East, along the East line of said Parcel 1, said line also being the East line of said Section 10, a distance of 661.77 feet, to the Point of Beginning of this description.

Parcel subject to County Road Number 64 over and across the West line of said parcel as shown on the annexed map.

Said parcel containing 21.74 Acres (including County Road Right of Way)
Said parcel containing 21.56 Acres (Excluding County Road Right of Way)

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



Renewal Date: Dec. 31, 2004

DECLARATION

Know all people by these presents that PAUL V. SMITH and OZIE SMITH are the owners of the land represented on the annexed map, being more particularly described in the annexed Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Paul V. Smith
PAUL V. SMITH

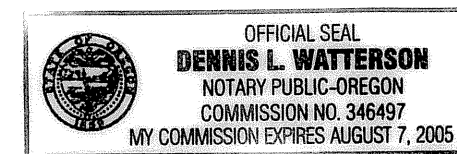
Ozie D. Smith
OZIE SMITH

ACKNOWLEDGMENT

State of Oregon
County of Union

Know all these people by these presents, on this 6 day of NOVEMBER, 2003, before me a Notary Public in and for said State and County, personally appeared PAUL V. SMITH and OZIE SMITH, 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.

Dennis L. Waterson
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 2003-2004 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: 11/17/2003
Patty Gooderham, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 11th day of November, 2003.

Hanley Jenkins III
Hanley Jenkins III
Union County Planning Director

Union County Surveyor

Approved this 6th day of NOV., 2003.

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

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 17 day of Nov, 2003, at 4:45 o'clock P.M., and recorded in Plat Cabinet No. C712-713 Union County records. Microfilm Number 20037780T

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

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Rick G. Robinson
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