

# Minor Partition Plat Number 20040006T

Situated in the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20042525T  
Plat Cabinet Number C-728-729

Parcel 1  
MP 1995-16

UNSURVEYED  
Parcel 2  
33.6 Acres M/L

## NARRATIVE

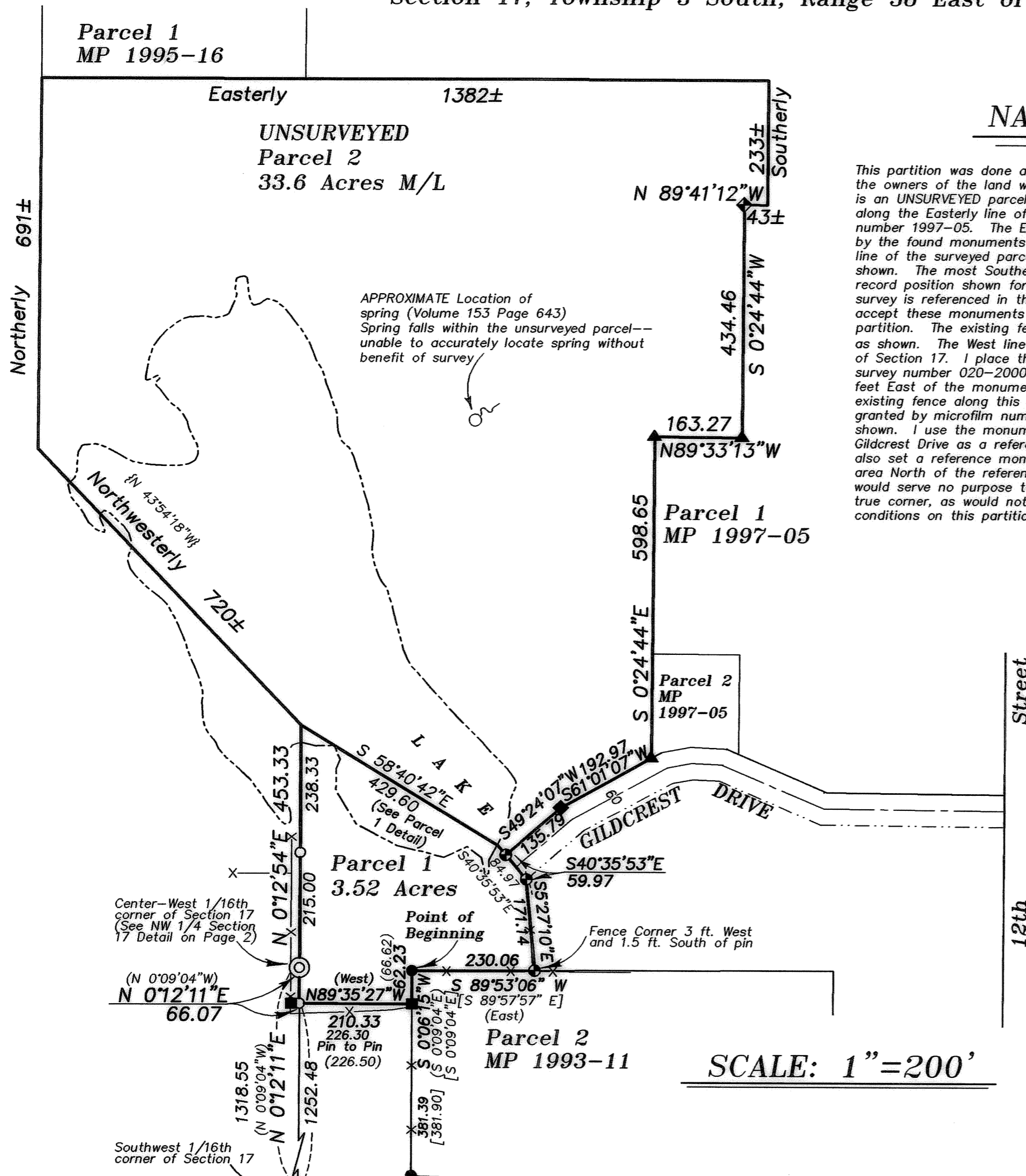
This partition was done at the request of Roger Goodman on behalf of the owners of the land within this partition. Parcel 2 of this partition is an UNSURVEYED parcel. I do show the true surveyed information along the Easterly line of the parcel, as it adjoins minor partition plat number 1997-05. The Easterly line of the surveyed parcel was located by the found monuments of survey number 013-2000. The Southerly line of the surveyed parcel was placed along the monuments found as shown. The most Southerly line falls approximately 4 feet North of the record position shown for this line on survey number 26-75. That survey is referenced in the deed records for this tract. I therefore accept these monuments as representing the most Southerly line of the partition. The existing fence along this line falls South of the true line as shown. The West line of the surveyed parcel is on the 1/16th line of Section 17. I place this line using the subdivision of Section 17 by survey number 020-2000. This places the West line approximately 16 feet East of the monumentation of survey number 26-75, and the existing fence along this line. The parcel is accessed by the easement granted by microfilm number 126808, which extends onto Parcel 1 as shown. I use the monument set at the most Northwestern corner of Gildcrest Drive as a reference pin to the true corner of Parcel 1. I also set a reference monument along the West line of Parcel 1, as the area North of the reference monument is very marshy and brushy and would serve no purpose to set a reference monument closer to the true corner, as would not be readily accessible. I find no other unusual conditions on this partition.

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Numbers:  
6-73 34-74 26-75 62-75 72-75 52-82 18-89 022-1993  
046-1995 013-2000 020-2000 024-2000  
Minor Partition Plat Numbers:  
1993-11 1995-16 1997-05  
DEED REFERENCES  
Volume 109 Page 111 Volume 153 Page 606 Volume 153 Page 643  
Microfilm Numbers:  
41342 52700 57518 59789 123349 126808 20003625 107331  
Surveyors Report prepared by Abstract and Title Company, dated May 3, 2004



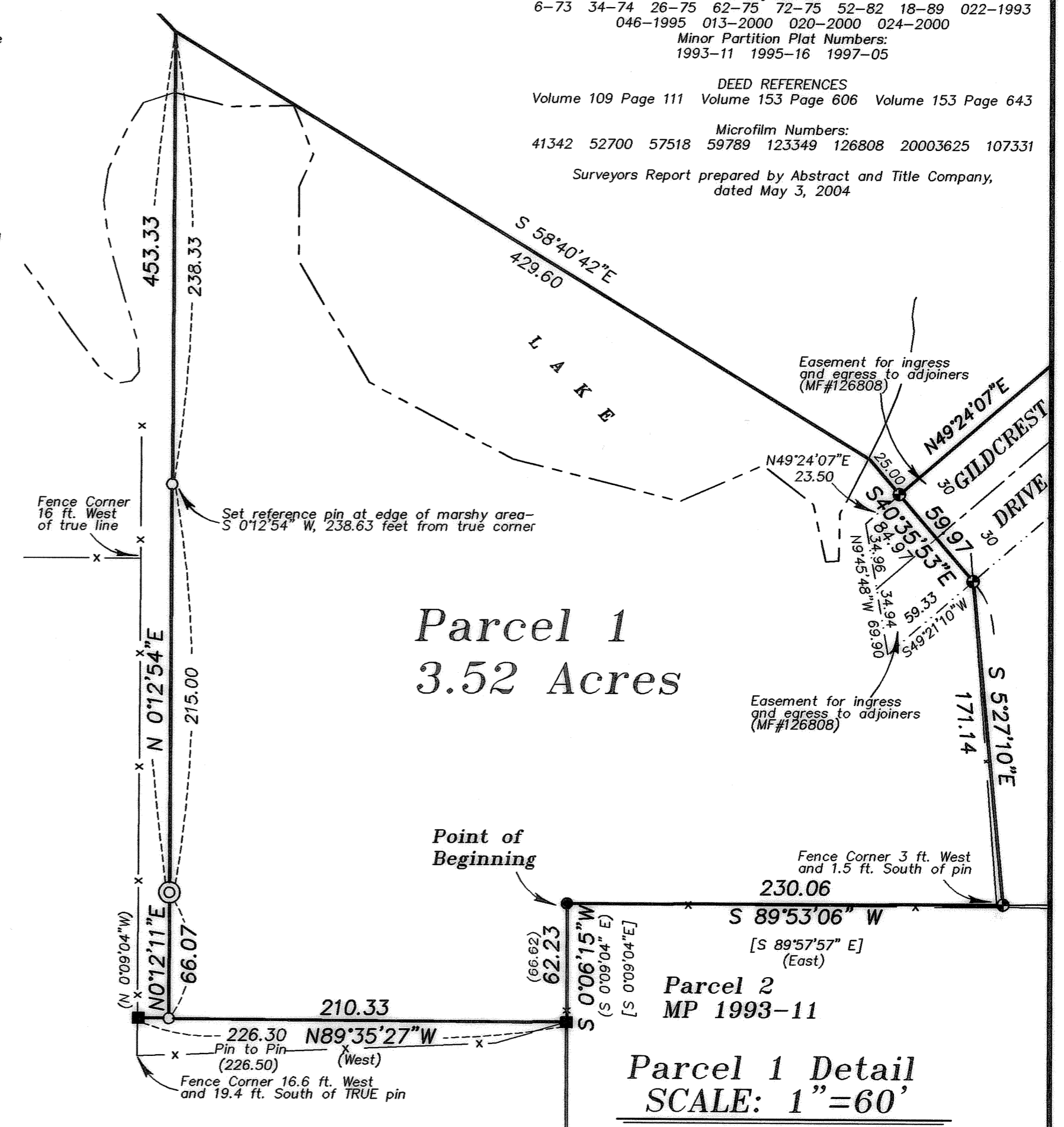
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2004

SCALE: 1"=200'

## LEGEND

- Found monument or position as noted
- Found 2 1/2" aluminum monument set by survey number 022-1993
- ⊙ Found 2" aluminum cap on a 5/8" iron pin set by survey number 024-2000
- ▲ Found 5/8" iron pin with plastic cap marked APA set by survey number 52-82
- Found 5/8" iron pin set by survey number 6-73
- Found 5/8" iron pin set by survey number 26-75
- ◆ Found 5/8" iron pin set by survey number 72-75
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 046-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 013-2000
- ⊙ Set 2 1/2" aluminum cap on a 5/8"x30" iron pin
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record data from survey number 26-75
- [ ] Record data from survey number 34-74
- { } Record data from survey number 62-75
- Easement line
- Centerline
- ~ Edge of Pond
- x- Existing fence line

**NOTE:**  
For monumentation information related to aliquot corners, see monumentation records filed separately



Parcel 1 Detail  
SCALE: 1"=60'

## 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. 20040006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C-728-729 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

# Minor Partition Plat Number 2004 0006 T

Microfilm Number 2004 2525T

Plat Cabinet Number C728-729

Situated in the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

## SURVEYOR'S CERTIFICATE

## DECLARATION

## APPROVALS

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 1 and platted all of the land within this partition, being situated in the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Know all people by these presents that GAIL M. FINEBERG and TODD C. FINEBERG, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused Parcel 1 to be surveyed and platted, and Parcel 2 to be platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 10<sup>th</sup> day of May, 2004.

by Norman J. Paullus, Jr.  
Norman J. Paullus, Jr.  
City Surveyor

City of LaGrande Community Development Director/Planner

Approved this 11<sup>th</sup> day of May, 2004.

Michael A. Hyde  
Michael A. Hyde,  
Community Development Director/Planner

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: 5/10/04  
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 11 day of May, 2004, at 11:30 o'clock A.M., and recorded in Plat Cabinet No. C728-729 Union County records. Microfilm Number 20042525T

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

## 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. 2004 0006 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C728-729 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

- Beginning at the Northwest corner of Parcel 2 of Minor Partition Plat Number 1993-11,
- Thence; South 0°06'15" West, along the West line of said Parcel 2, a distance of 62.23 feet,
- Thence; North 89°35'27" West, a distance of 210.33 feet, to the West line of the Northeast quarter of the Southwest quarter of said Section 17,
- Thence; North 0°12'11" East, along said West line, a distance of 66.07 feet, to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17,
- Thence; North 0°12'54" East, along the <sup>west</sup> East line of the Southeast quarter of the Northwest quarter of said Section 17, a distance of 453.33 feet, to a point which is 2192 feet South of the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 17, said point being an angle point in that tract conveyed to J. Raymond Davidson, et al by microfilm number 41342 of the deed records of Union County,
- Thence; Northwestly, along the Southwesterly line of said Davidson tract, a distance of 720 feet, more or less, to an angle point in said Davidson tract, said point being 1679 feet South of the North line of said Section 17,
- Thence; Northerly, along the Westerly line of said Davidson tract, a distance of 691 feet, more or less, to the Southwest corner of Parcel 1 of Minor Partition Plat Number 1995-16,
- Thence; Easterly, along the South line of said Parcel, and along the South line of that tract conveyed to Jack H. Ricker and wife by deed recorded in volume 109 page 111 of the Union County Deed records, a distance of 1382 feet, more or less, to the Northerly prolongation of the West line of that tract of land conveyed to Arthur R. Steffen and wife by deed recorded in volume 153 page 606 of the deed records of Union County,
- Thence; Southerly, along said West line, and it's Northerly prolongation, a distance of 233 feet, more or less, to the Southwest corner of said Steffen tract, said point being on the North line of Parcel 1 of Minor Partition Plat number 1997-05,
- Thence; North 89°41'12" West, along said North line, a distance of 43 feet, more or less, to the Northwest corner of said Parcel 1,
- Thence; South 0°24'44" West, along the exterior of said Parcel 1, a distance of 434.46 feet, to an angle point in said exterior,
- Thence; North 89°33'13" West, along the exterior of said Parcel 1, a distance of 163.27 feet, to an angle point in said exterior,
- Thence; South 0°24'44" West, along the exterior of said Parcel 1, and the exterior of Parcel 2 of said Partition Plat, a distance of 598.65 feet, to the Southwest corner of said Parcel 2, said point being on the North line of that tract of land conveyed to Cheryl R. Dowdy by microfilm number 20003625 of the Union County Deed records,
- Thence; South 61°01'07" West, along the exterior of said Dowdy tract, a distance of 192.97 feet, to an angle point in said exterior,
- Thence; South 49°24'07" West, along the exterior of said Dowdy tract, a distance of 135.79 feet, to an angle point in said exterior,
- Thence; South 40°35'53" East, along the exterior of said Dowdy tract, a distance of 59.97 feet, to an angle point in said exterior,
- Thence; South 5°27'10" East, along the exterior of said Dowdy tract, a distance of 171.14 feet, to the North line of Parcel 2 of Minor Partition Plat number 1993-11,
- Thence; South 89°53'06" West, along said North line, a distance of 230.06 feet, to the Point of Beginning of this description.

Said tract containing APPROXIMATELY 37.1 Acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that corners of Parcel 1 is marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2004

Know all people by these presents that FLORENCE S. DAVIDSON, by virtue of microfilm number 123349, of the deed records of Union County, is the holder of a life estate on a portion of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and do hereby consent to said partition, in accordance with the provisions of O.R.S. Chapter 92.

Florence S. Davidson  
FLORENCE S. DAVIDSON

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 11 day of May, 2004, before me a Notary Public in and for said County and State, personally appeared GAIL M. FINEBERG and TODD C. FINEBERG, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

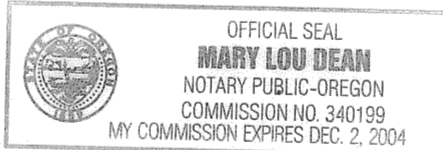
Mary Lou Dean  
Notary Public for  
the State of Oregon



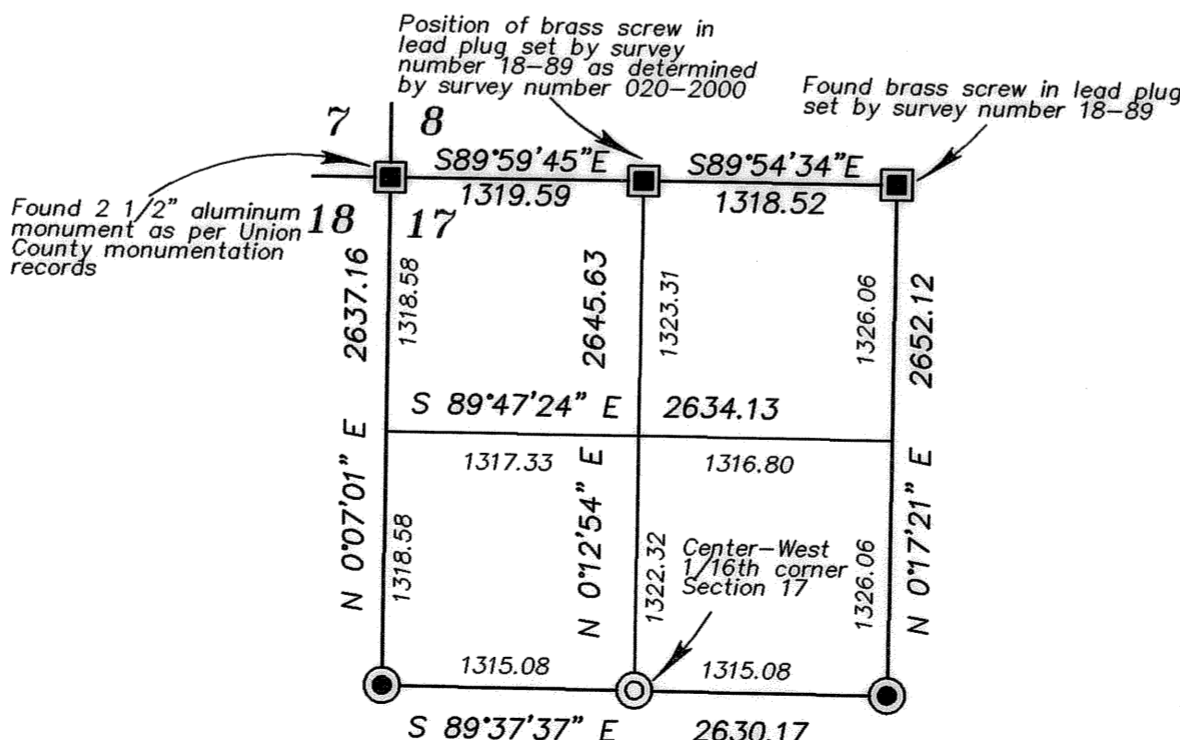
State of Oregon SS  
County of Union

Know all people by these presents, on this 11 day of May, 2004, before me a Notary Public in and for said County and State, personally appeared FLORENCE S. DAVIDSON, who stated that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Mary Lou Dean  
Notary Public for  
the State of Oregon



Notarial seal



NW 1/4 Section 17 Scale 1" = 1000'