

**Major Partition Plat Number 20040008T**  
 Situate in the Northeast Quarter of the Southwest Quarter of Section  
 32, Township 2 South, Range 38 East of the Willamette Meridian,  
 Union County, Oregon

Microfilm Number 20043277T  
 Plat Cabinet Number C734-735

**BASIS OF BEARING**

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

**SCALE: 1" = 100'**

**LEGEND**

- Found 5/8" iron pin set by survey number 018-1974
- Found Railroad tie fence corner as noted set by Survey Number 92
- ⊕ Found 3/4" pipe set by plat of PROEBSTEL TRACTS
- Found 1/2" pin unrecorded monument, origin unknown
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Found monument as per Union County remonumentation record
- ⊕ Found 3/4" Pipe set by McLain 1922, Survey Number 18-89

- - - Existing fence line
- - - Centerline of Street
- ▨ Land dedicated for road

**REFERENCE MATERIAL**

Book 149 Page 313    Book 59 Page 223  
 Microfilm Number 975739    Microfilm Number 971276  
 Microfilm Number 150912    Microfilm Number 150911  
 Microfilm Number 151985    Microfilm Number 154673  
 Microfilm Number 138533    Microfilm Number 20043118  
 Abstract and Title Survey Report Number 42984

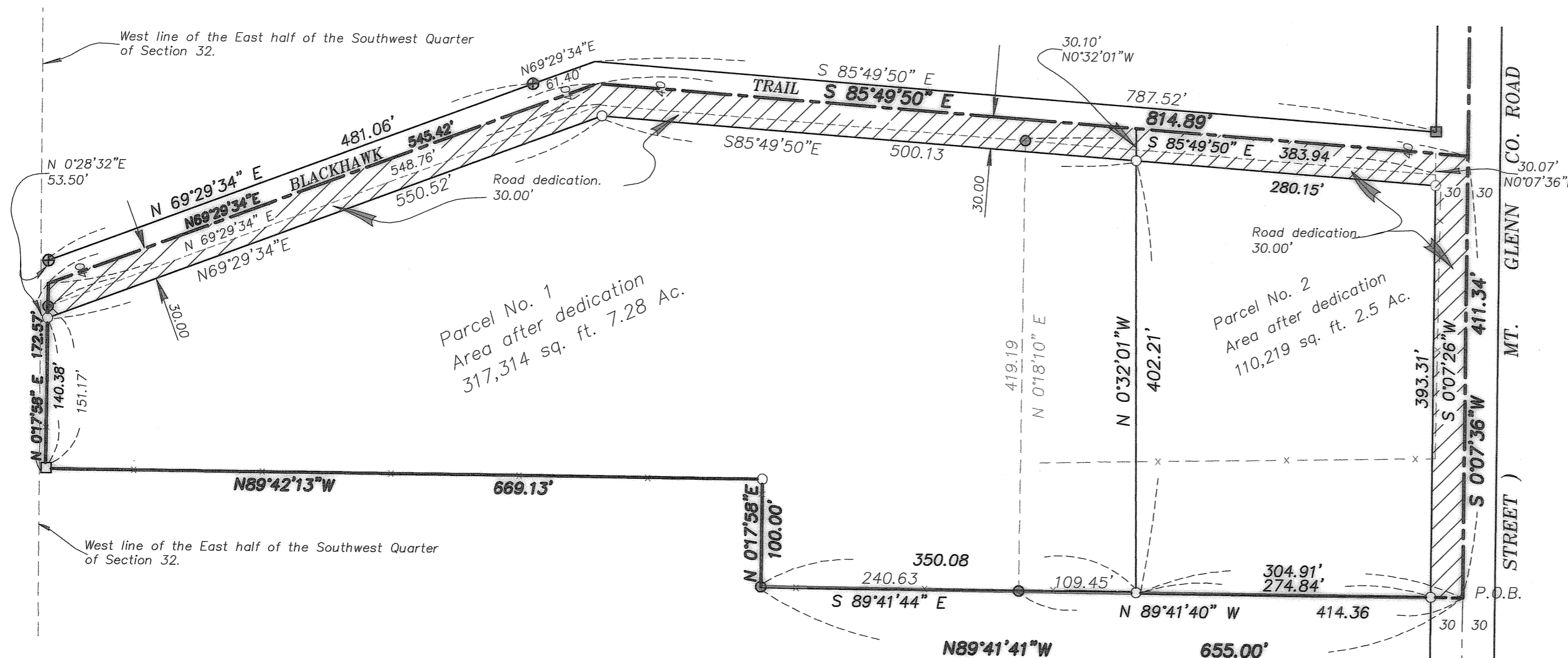
**SURVEYS**  
 Survey Number 20    Survey Number 92  
 Survey Number 164    Survey Number 52-64  
 Survey Number 086-1974    Survey Number 013-1993  
 Survey Number 014-1993    Survey Number 16  
 Survey Number 18-74    Survey Number 18-89

**NARRATIVE**

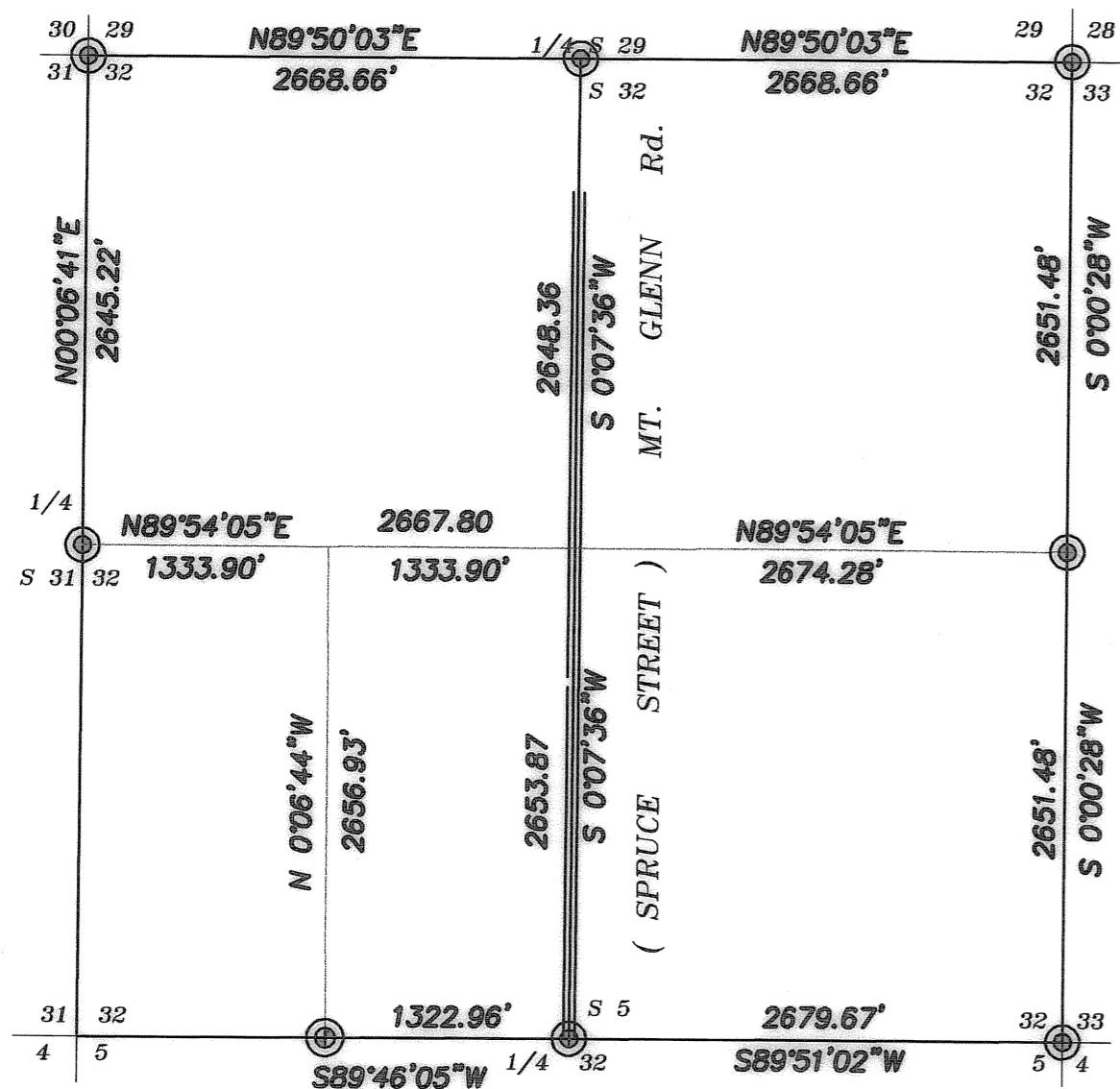
This partition was ordered by Sue Ellen Baker in order to create two lots in order to create and sell a 2.5 acre parcel. I find that this property was surveyed several times, and I found various monuments as shown. I accept the monuments along the South line of the Baker tract as set by Survey Number 18-74. I project the South line as monumented to the East to intersect the Center of Section line, and find that the deed call from the South 1/4 corner of Section 32 differs from the field ties by 0.82 feet. The deed calls a distance of 1524.00, actual measurement from the South Quarter corner is 1523.18 feet. I held the found monuments as set by Survey 18-74 because the South Quarter corner has been reset several times due to construction, and I felt that I should place the error where it occurred. I place Blackhawk Trail from found monuments set by the original Plat of Proebstel Tracts. I find deed Book 149 Page 313 conveys to Sue Ellen Baker land to the "Subdivisional line ( SE1/4, SW1/4 of Section 32 )", and then runs northerly along the subdivisional line to the centerline of Blackhawk Trail. I find that the southwest corner of the Southeast 1/4 of the Southwest 1/4 was set in 1922 by McLain. I find a 3/4" pipe that was set by the McLain Survey, and break Section 32 using the found monuments as shown. The subdivisional line does not fit the existing West fence and the various surveys filed on the Baker West property line by approximately 6 feet. I find that Baker actually extends West of the fence approximately 6.00 feet. Ms. Baker filed a deed to Nearing ( document Number 20043118) conveying all her interest in the property lying West of the existing fence. I find no other unusual conditions on this survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 13, 1973  
 GREGORY T. BLACKMAN  
 991

Renewal Date: Dec. 31, 2005



**SECTION BREAK DETAIL SECTION 32**



**SCALE: 1" = 1000'**

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SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition, situated in the Northeast Quarter of the Southwest Quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at a point on the East line of the Southwest Quarter of said Section 32, said point being North 0°07'26" East, a distance of 1523.18 feet, ( 1524.00 feet deed record), to the point of beginning of this description

Thence; North 89°41'41" West, a distance of 655.00 feet;

Thence; North 0°17'58" East, a distance of 100.00 feet;

Thence; North 89°42'13" West, a distance of 669.13 feet, to the East line of the property conveyed by deed 20043118, being the existing North South fence line;

Thence; North 0°17'58" East, along said fence line, a distance of 172.57 feet, to centerline of Blackhawk Trail as established by Proebstel Tract Survey;

Thence; North 69°29'34" East, along said centerline of Blackhawk Trail, a distance of 545.42 feet;

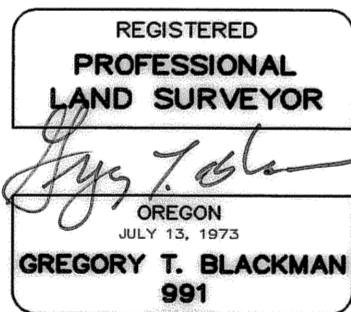
Thence; South 85°49'50" East, along said Centerline, a distance of 814.89 feet to the East line of said Southwest Quarter, said point also being the centerline of Mount Glenn County Road;

Thence; South 0°07'36" West, along said East line of said Southwest Quarter, a distance of 411.34 feet to the point of beginning of this description.

Said parcel containing 478,454 sq. ft., 10.98 acres.

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

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 2005

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20040008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C734-735 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991

DECLARATION

Know all people by these presents that Sue Ellen Baker, also known as Sue E. Baker states that she is the owner of the land represented within this Partition, said land 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 she does for herself, her heirs and assigns, hereby dedicate, donate and convey to the public use forever the land lying in Blackhawk Trail along the North side of said Partition, and the land lying in Mt. Glenn Road along the East side of said Partition, all in accordance with O.R.S. Chapter 92.

*Sue E. Baker*  
Sue E. Baker

*Sue Ellen Baker*  
Sue Ellen Baker

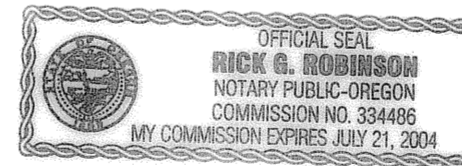
ACKNOWLEDGMENT

State of Oregon  
County of Union

Know all these people by these presents, on this 10<sup>th</sup> day of JUNE, 2004, before me a Notary Public in and for said County and State, personally appeared Sue Ellen Baker, also known as Sue E. Baker, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

*Rich G. Robinson*  
Notary Public for  
the State of Oregon

Notarial seal



APPROVALS

UNION COUNTY COMMISSION

Approved this 16<sup>th</sup> day of June, 2004.

*Colleen MacLeod* *Steve McClure*  
Colleen MacLeod Steve McClure  
*John E. Lamoreau*  
John E. Lamoreau

APPROVALS

UNION COUNTY SURVEYOR

Approved this 10<sup>th</sup> day of JUNE, 2004.

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

UNION COUNTY PLANNING DEPARTMENT

Approved this 14<sup>th</sup> day of June, 2004.

*Hanley Jenkins II*  
Hanley Jenkins II  
Union County Planning Director

UNION COUNTY ASSESSOR

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: 6/10/04  
Patty Gooderham, Union County Assessor

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 June, 2004, at 10:30 o'clock A M, and filed in Plat Cabinet No. C734-735 Union County records. Microfilm No. 20043277T.

Union County Clerk  
by *Bruce Wayne Dittorf*