

# MINOR PARTITION NO. 20050004T

Microfilm No. 20051034T

Plat Cabinet No. C766-767

Situate in Sections 22, 26, 27, 34 and 35, all in Township 3 North, Range 40 East of the Willamette Meridian, Union and Wallowa Counties

## BASIS OF BEARING

GLO Record Bearings

SCALE: 1"=1000'

## REFERENCE MATERIAL

### UNION COUNTY DEEDS

Book 145 Page 76 Book 146 Page 77  
Book 146 Page 465 Microfilm No. 45587  
Microfilm No. 45589 Microfilm No. 137179  
Partition Plat Report No 04-15656 by Eastern Oregon Title

### WALLOWA COUNTY DEEDS

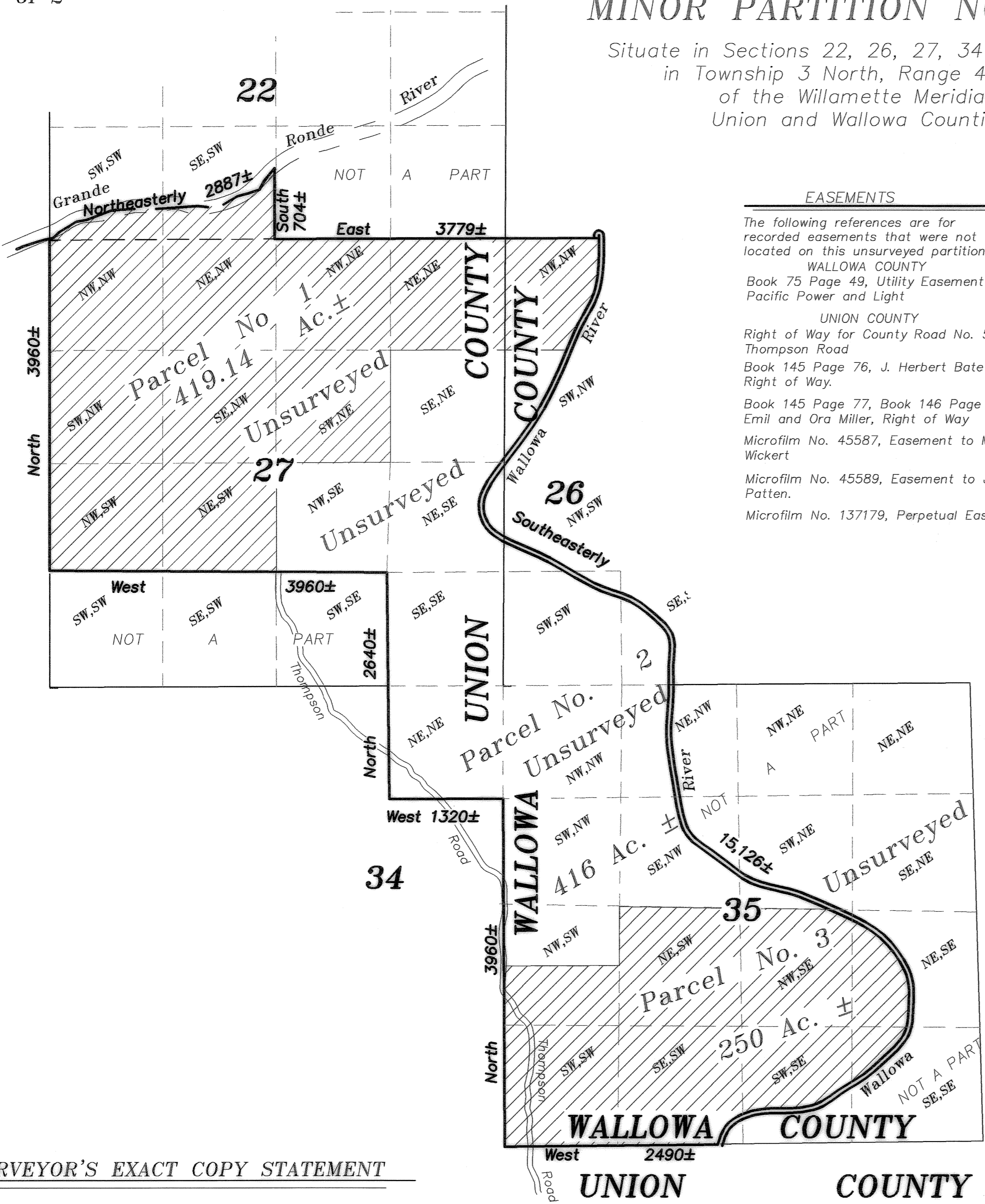
Wallowa Title Company Survey Report No. 19725  
Book 75 Page 49

## DEED RESTRICTIONS

1. It is a condition of approval of the Union County Planning Commission that a cul-de-sac turn around be built to County Standards at the end of Thompson County Road, upon the application to site a dwelling on Parcel 1, 2 or 3. An application on any one of the created parcels will require the construction of the cul-de-sac by the individual that is siting the dwelling, prior to construction. This restriction is the result of a variance granted to the Millers in order to not build the turn around prior to the filing of this plat. The Millers do not intend to site homes on these sites, making it un-necessary to have a turn around.
2. The landowner is aware Thompson County Road is unimproved, not maintained by the Union County Public Works Department. Thompson Road is not scheduled for road improvements or increased maintenance. Road improvements and maintenance will be the responsibility of the adjacent property owners.
3. Landowner recognizes that Parcels 1 and 2 fall within both Union and Wallowa Counties, and the jurisdictional line does not constitute a division of property.

## NARRATIVE

This Partition Plat was ordered by Kenneth Miller in order to create three parcels. The intent of this partition is to create three parcels to convey the property from the Francis D. Miller trust, to the heirs of the estate. This partition is unsurveyed and no attempt to locate true corners within Sections, hence all of the bearings, distances and acreages are more or less calls. I placed the rivers by aerial photo, and by tax maps. I established the existing location of the County Road from the Union County Tax maps and placed the road on the drawing, and computed the acreages accordingly. I used the acreages of the various aliquot parts as shown on the GLO Maps, and assumed full 40 acres in the aliquot Quarter-Quarters. I have made note of the existing easements and right of ways as per deed documents, however no attempt was made to locate these easements on the ground. I have filed duplicate plats in Union and Wallowa Counties, for the record.



### EASEMENTS

The following references are for recorded easements that were not located on this unsurveyed partition:

#### WALLOWA COUNTY

Book 75 Page 49, Utility Easement to Pacific Power and Light

#### UNION COUNTY

Right of Way for County Road No. 50, Thompson Road

Book 145 Page 76, J. Herbert Bate Company Right of Way.

Book 145 Page 77, Book 146 Page 465, to Emil and Ora Miller, Right of Way

Microfilm No. 45587, Easement to Marilyn Wickert

Microfilm No. 45589, Easement to Jack M. Patten.

Microfilm No. 137179, Perpetual Easement to

## 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. 20050004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C766-767 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2005

Situate in Sections 22, 26, 27, 34 and 35, all in Township 3 North, Range 40 East of the Willamette Meridian, Union and Wallowa Counties

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, situated in the South half of the Southwest Quarter of Section 22, Township 3 North, Range 40 East of the Willamette Meridian, lying South of the Grande Ronde River, also All of Section 27, except the South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, also including the Northeast Quarter of the Northeast Quarter of Section 34, All of that portion of Section 35 lying West of the Wallowa River, and that part of Section 26 lying West of the Wallowa River, Union County and Wallowa County, Oregon, the exterior of which being more particularly described as follows;

UNION COUNTY

Township 3 North, Range 40 East of the Willamette Meridian

Section 22: That portion of the south half of the Southwest Quarter, lying South of the Grande Ronde River.

Section 27: All of Section 27, except the South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter.

Section 34: The Northeast Quarter of the Northeast Quarter.

WALLOWA COUNTY

Township 3 North, Range 40 East of the Willamette Meridian

Section 26: That part lying West of the Wallowa River

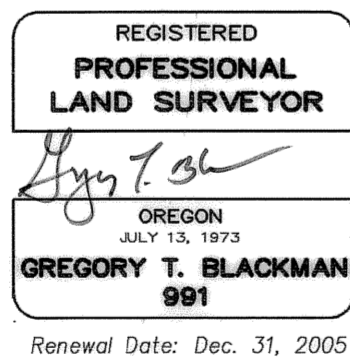
Section 35: That part lying West of the Wallowa River

Said land subject to all rights of way for ditches, public utilities and public roads as the same may now exist over and across the herein described property.

Said parcel containing 1085.14 Acres more or less.

I further certify that I have prepared this plat by order of and under the direction of the owners thereof, and that this Partition is an unsurveyed Partition and that no monuments were set on this plat, all 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



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. 20050004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C746-767 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 Kenneth Max Miller, Sole Successor Trustee of the FRANCIS D. MILLER TRUST, as created by Trust Agreement, dated February 27, 1991, depose and say that he is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyors Certificate, and has caused the same to be platted as shown on the annexed plat, and hereby create ingress and egress easements to lots 1, 2, and 3 for all existing roads over and across said parcels, and hereby create the deed restriction as documented on page 1 of 3, all in accordance with the provisions of ORS Chapter 92.

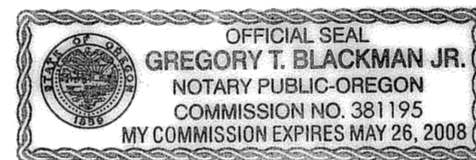
Kenneth Max Miller Trustee  
Kenneth Max Miller, Sole Successor Trustee

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 12<sup>th</sup> day of April, 2005, before me a Notary Public in and for said State and County, personally appeared Kenneth Max Miller, who said to me that he is the Sole Successor Trustee, of the Francis D. Miller Trust, 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



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 2005-2006 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 Linda L. Hill Date: 4/12/05  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 12<sup>th</sup> day of April, 2005

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

Union County Surveyor

Approved this 15<sup>th</sup> day of APRIL, 2005

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

WALLOWA COUNTY SURVEYOR

Approved this 15<sup>th</sup> day of APRIL, 2005.

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

WALLOWA COUNTY PLANNING COMMISSION

Approved this 15<sup>th</sup> day of APRIL, 2005.

Bill Oliver  
Bill Oliver, Wallowa County Planning Director

WALLOWA 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 2004-2005 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 Larissa Leguia Date: 19 April 2005

WALLOWA COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by Larissa Leguia Date: 19 April 2005

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 19 day of April, 2005, at 3:00 o'clock P.M., and recorded in Plat Cabinet No. C746-767 Union County records. Microfilm Number 20051854T

Union County Clerk  
by Larissa Leguia