

**MINOR LAND PARTITION** 2006000TT  
 Located in the East 1/2 of the Northwest 1/4 of Section 7, Township  
 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20062528T  
 Plat Cabinet Number C814-815

**SCALE: 1"=100'**  
**BASIS OF BEARING**

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

**LEGEND**

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition No. 92-005.
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 75-1976.
- ⊙ Found 2 1/2" Aluminum or Brass Cap as noted as per Union County Monumentation Record.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey No. 005-2006.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Street
- - - Easement Line
- { } Record information from Minor Partition 92-005.
- [ ] Record information from Survey No. 75-1976.

**REFERENCE MATERIAL**

- SURVEY NO. 75-1976
- SURVEY NO. 018-1995
- SURVEY NO. 005-2006
- MINOR PARTITION NO. 92-005
- DEEDS
- MICROFILM #125807
- MICROFILM #25670
- MICROFILM #27561
- MICROFILM #76385
- EASTERN OREGON TITLE REPORT #06-17461
- UNION COUNTY CIRCUIT COURT CASE NO. 01-10-41037
- DEAL CANYON ROAD LEGALIZATION COURT ORDER NO. 2006-014

West line of E 1/2 of the NW 1/4 Section 7

NORTH 1877±

C-1 CURVE DATA	C-2 CURVE DATA
△ 33-12-46	△ 70-37-36
R= 131.64	R= 105.87
L= 76.31	L= 130.51
LC=75.24	LC=122.40
N 84°02'29"E	S 77°15'06"E

**PARCEL 1**  
 8.10 Ac.

**PARCEL 2**  
 33.4 ± Ac.  
 UNSURVEYED

**NARRATIVE**

This partition was ordered by Peter Fallow for the purpose of creating two parcels. Parcel one would contain the existing house and Parcel 2 would be the remainder of the Fallow property. The East line of the Fallow property was defined by the centerline of a 20' wide telephone easement which no longer exists on the ground. The centerline of this easement was defined by Survey Number 75-1976 and by Minor Partition Number 1992-005 as filed in the office of the Union County Clerk. I found several monuments along said East line and projected the East line southerly to the intersection of the South line of the Northwest Quarter. County Surveyor records show the Center 1/4 corner as well as the West 1/4 corner as being in place and having GPS Positions. I place the South line of said Northwest Quarter from the GPS positions and place the Center West 1/16 corner, ( no monument was set ) and drive the East line of the East half of the Northwest Quarter North to intersect the existing centerline of Deal Canyon Road as it exists. I then run the existing centerline of Deal Canyon at the position determined by the Settlement Agreement as stated in Union County Circuit Court Case NO. 01-10-41037 recorded May 6, 2003, ( affects the location of Deal Canyon Road ). I also use the centerline of the Deal Canyon Road Legalization, ( Court Order 2006-014 ) and monumented by County Survey Number 2006-005. The west line of Parcel Number 1 monuments points on contour elevation 3000 as determined from aerial photos flown in 1996. The corner positions are on the 3000 foot line and the lines may be only a chord line. I find no unusual conditions with this survey.

**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. 2006000TT and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C814-815 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, 2007

Fnd. 2 1/2" Aluminum cap.

W 1/4  
 S 7

975±  
 N 89°27'19"E 2531.85

Fnd. 2 1/2" Brass cap.

146.87  
 P.O.B.  
 S 7

# Minor Partition No. 20060007T

Located in the East 1/2 of the Northwest 1/4 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20062528T  
Plat Cabinet Number C 814-815

## 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 East Half of the Northwest Quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the South line of the Northwest Quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, said point being S 89°27'19" W, a distance of 211.85 feet from the Southeast corner of said Northwest Quarter, ( center Quarter of Section 7 ) said point being the intersection of the South line of said Northwest Quarter and the Centerline of an Easement to Pacific Telephone and Telegraph Co. Deed Book 103, page 558;

Thence; S 89°27'19" W, along the South line of said Northwest Quarter, a distance of 975 feet more or less to the South-west corner of the Southeast Quarter of the Northwest Quarter;

Thence; North, along the West line of said Southeast Quarter of the Northwest Quarter, a distance of 1877 feet, to the intersection of the centerline of the existing Deal Canyon Road;

Thence; Southeasterly along said Centerline of Deal Canyon Road the following courses:

Thence; N 80°47'20" E, 67.55 feet;

Thence; N 89°28'38" E, 59.48 feet;

Thence; S 85°58'54" E, 205.16 feet;

Thence; S 79°21'08" E, 119.01 feet to the PC of a curve left with a radius of 131.64 feet;

Thence; around said curve ( long chord bears N 84°02'29" E, 75.24 ft.) a distance of 76.31 feet to the PT of said curve;

Thence; N 67°26'06" E, 132.95 feet, to the PC of a curve right with a radius of 105.87 feet;

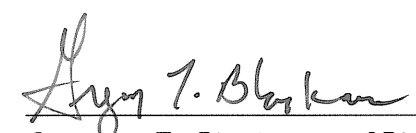
Thence; around said curve ( long chord bears S 77°15'06" E, 122.40 feet) a distance of 130.51 feet to the PT of said curve;

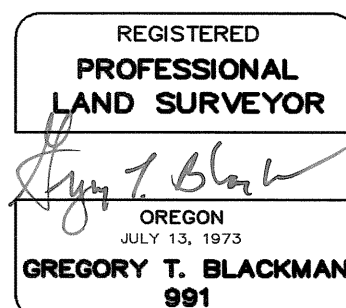
Thence; S 41°56'18" E, a distance of 82.35 feet to the intersection of the centerline of Deal Canyon Road as legalized by Court Order 2006-14, as per County Survey Number 005-2006, and the centerline of the aforementioned easement to Pacific Telephone and Telegraph Company;

Thence; S 9°15'40" E, ( record bearing S 9°13'00"E ), and leaving said road centerline, along the centerline of aforementioned easement, a distance of 1836.04 feet to the South line of said Northwest Quarter of Section 7, and being the point of beginning of this description.

Said parcel containing 41.5 Acres more or less.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that only Parcel Number one was surveyed and are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

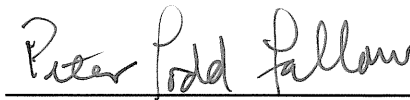
  
Gregory T. Blackman, OPLS 991  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 2007

## DECLARATION

Know all people by these presents that PETER TODD FALLOW and MARILYN JEAN FALLOW, are the owners of the land within this partition, 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, all in accordance with the provisions of O.R.S. Chapter 92.



PETER TODD FALLOW

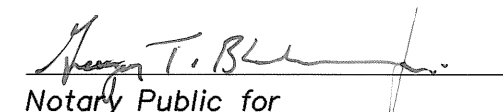


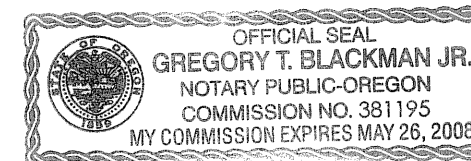
MARILYN JEAN FALLOW

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 30<sup>th</sup> day of May, 2006, before me a Notary Public in and for said County and State, personally appeared PETER TODD FALLOW and MARILYN JEAN FALLOW husband and wife, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

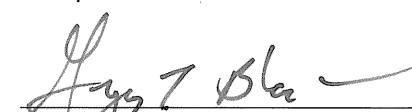
  
Notary Public for  
the State of Oregon



Notarial Seal

## SURVEYOR'S EXACT COPY STATEMENT

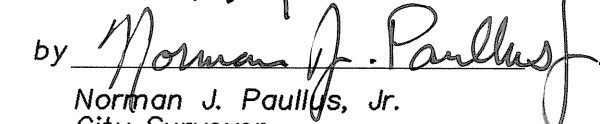
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C814-815 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Gregory T. Blackman, OPLS 991

## APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 26<sup>th</sup> day of May, 2006

by   
Norman J. Paull, Jr.  
City Surveyor

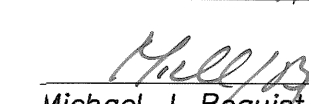
Union County Planning Commission

Approved this 25<sup>th</sup> day of May, 2006

  
Hanley Jenkins  
Union County Planning Director


City of LaGrande Planner

Approved this 26<sup>th</sup> day of MAY, 2006.

  
Michael J. Boquist  
City 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 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, 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 30<sup>th</sup> day of May, 2006, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. C814-815 Union County records. Microfilm Number 20062528T

R. Nellie Bogue Hibbert,  
Union County Clerk

by   
R. Church, deputy