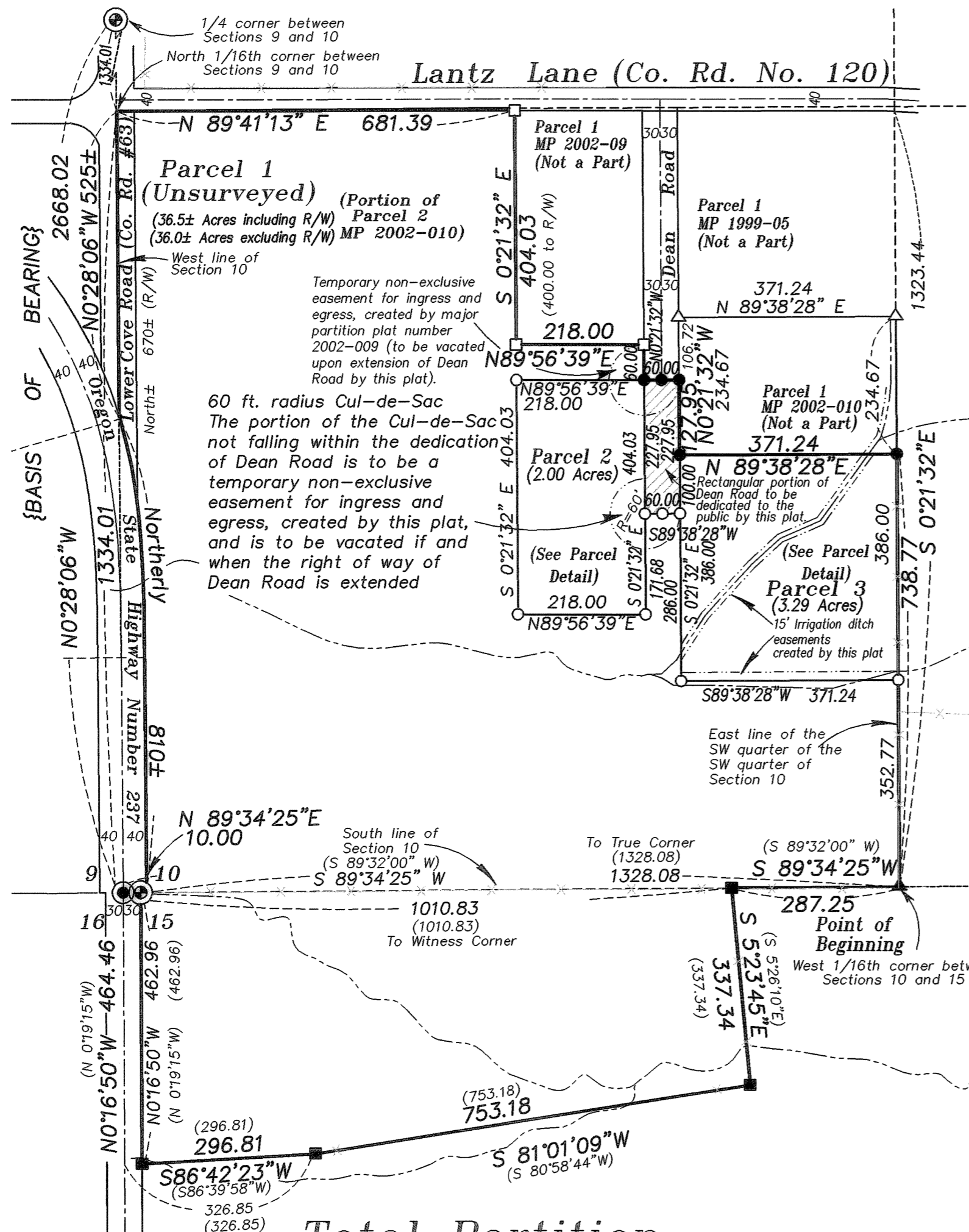


# Major Partition Plat Number 20060014T

A Partition of Parcel 2 of Minor Partition Plat Number 2002-010, and additional land situated in the Southwest quarter of the Southwest quarter of Section 10, and the Northwest quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.



**Total Partition** SCALE: 1"=200'

### NARRATIVE

This partition was done at the request of Dennis Murchison. The purpose of this partition is to separate two buildable parcels from the existing ownership and extend the access to the parcels (Dean Road), as well as create a temporary cul-de-sac at the terminus of the new dedication. At the point in time that Dean Road is extended, the cul-de-sac will be no longer valid. I use the surveys and partitions listed in the reference material to control the location of this tract. I use Minor Partition Number 1992-15 as the basis for the subdivision of Section 10. Two irrigation ditch easements for the existing ditch across Parcel 3 of this partition are also created by this plat. Since the time of the 2002 partition, the Murchisons acquired the additional tract in Section 15. The survey that defined the parcel was performed with a different basis of bearing, resulting in the angular differences along the lines of this tract. I find no unusual conditions on this partition.

### EASEMENT NOTE:

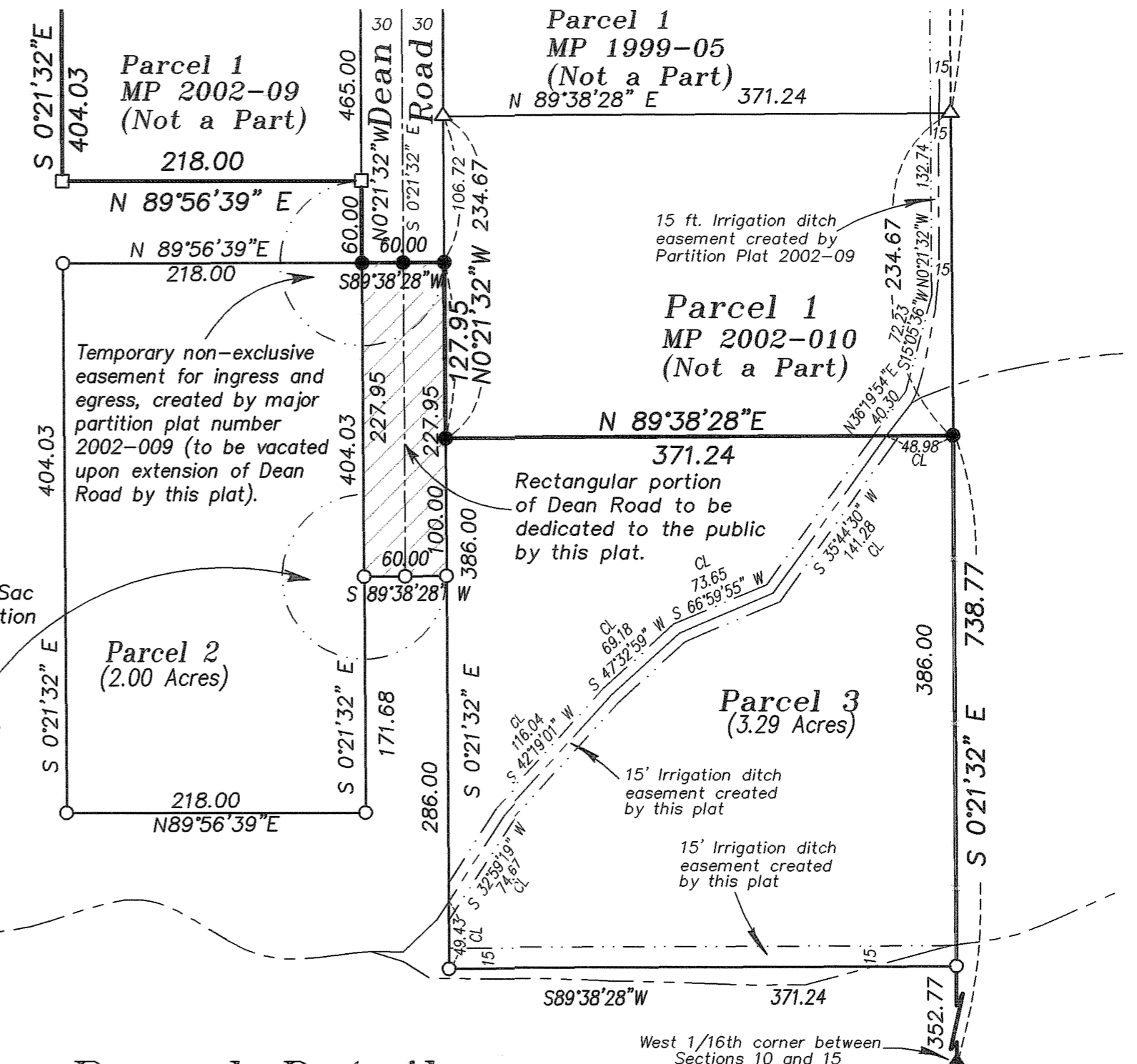
Parcel 1 of this partition is subject to an easement for right of access to and removal and use of all waters from that certain spring adjacent to and approximately 75 feet East of the East line of the tract of land conveyed to Mt. Fanny Grange No. 388. Easement granted by deed volume 115, page 41 and falls on the unsurveyed portion of this partition. Unable to locate this easement without benefit of survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2006



### LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" as per Union County monumentation records
- ⊕ 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 Minor Partition Plat Number 1992-15
- △ Found 5/8" iron pin with plastic cap marked "APA" set by Minor Partition Plat Number 1999-05
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 2002-009
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Major Partition Plat Number 2002-010
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 040-2004
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- ( ) Record information of survey number 040-2004
- Centerline of right of way
- - - Easement line
- x-x-x- Existing fence line
- - - Existing Ditch



**Parcel Detail** SCALE: 1"=100'

### BASIS OF BEARING

The West line of the Southwest quarter of Section 10, Township 3 South, Range 40 East of the Willamette Meridian being North 0°28'06" West as per Union County Survey Number 44-88 (Determined between the monuments at the Southwest corner and the West 1/4 corner as shown).

### REFERENCE MATERIAL

- Union County Monumentation Records
    - Survey Number 13-86
    - Survey Number 44-88
    - Survey Number 003-1995
    - Survey Number 040-2004
  - Minor Partition Plat Number 1992-15
  - Minor Partition Plat Number 1999-05
  - Minor Partition Plat Number 2002-009
  - Minor Partition Plat Number 2002-010
- Deed Volume 115 Page 41  
Partition Plat Report Number 06-17607 dated June 30, 2006  
prepared by Eastern Oregon Title, Inc.

### 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. 20060014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C833, C834 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

# Major Partition Plat Number 20060014T

A Partition of Parcel 2 of Minor Partition Plat Number 2002-010, and additional land situated in the Southwest quarter of the Southwest quarter of Section 10, and the Northwest quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 2 and 3 and platted Parcel 1 of the land within the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being a partition of Parcel 2 of Minor Partition Plat Number 2002-010, situated in the Southwest quarter of the Southwest quarter of Section 10, and an additional tract of land situated in the Northwest quarter of the Northwest quarter of Section 15, 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 Parcel 2 of Minor Partition Plat Number 2002-10, said point being the West 1/16th corner between said Sections 10 and 15,

Thence: South 89°34'25" West, along the South line of said Parcel 2, said line also being the South line of said Section 10, a distance of 287.25 feet,

Thence: South 5°23'45" East, a distance of 337.34 feet,

Thence: South 81°01'09" West, a distance of 753.18 feet,

Thence: South 86°42'23" West, a distance of 296.81 feet, to the East right of way line of Oregon State Highway Number 237,

Thence: North 0°16'50" West, along said right of way line, and parallel with the West line of said Section 15, a distance of 462.96 feet, to the South line of said Section 10,

Thence: North 89°34'25" East, along said South line, a distance of 10.00 feet, to a jog in said right of way line,

Thence: Northerly, continuing along said right of way line, a distance of 810 feet, more or less, to the West line of said Section 10,

Thence: North 0°28'06" West, along said West line, a distance of 525 feet, more or less, to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 10, said point being the Northwest corner of Parcel 2 of Minor Partition Plat Number 2002-010,

Thence: North 89°41'13" East, along the North line of said Southwest quarter of the Southwest quarter, and along the North line of said Parcel 2, a distance of 681.39 feet, to the Northwest corner of Parcel 1 of Minor Partition Plat Number 2002-009,

Thence: South 0°21'32" East, along the West line of said Parcel 1, a distance of 404.03 feet, to the Southwest corner of said Parcel 1,

Thence: North 89°56'39" East, along the South line of said Parcel 1, a distance of 218.00 feet, to the Southeast corner of said Parcel 1,

Thence: South 0°21'32" West, along the West right of way line of Dean Road, a distance of 60.00 feet, to the South right of way line of Dean Road,

Thence: North 89°38'28" East, along said South line, a distance of 60.00 feet, to a point on the West line of Parcel 1 of Major Partition Plat Number 2002-010,

Thence: South 0°21'32" East, along the West line of said Parcel 1, a distance of 127.95 feet, to the Southwest corner of said Parcel 1,

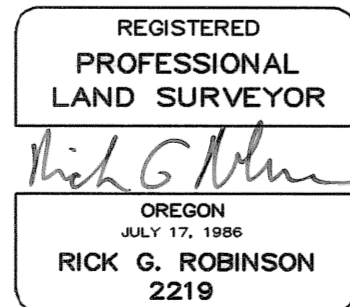
Thence: North 89°38'28" East, along the South line of said Parcel 1, a distance of 371.24 feet, to the Southeast corner of said Parcel 1, said point being on the East line of the Southwest quarter of the Southwest quarter of said Section 10,

Thence: South 0°21'32" East, along said East line, and along the East line of Parcel 2 of Minor Partition Plat Number 2002-010, a distance of 738.77 feet, to the Point of Beginning of this description.

Parcels subject to the rights of the public to that portion of land lying within the rights of way for County Road Number 120 (Lantz Lane) over and across the North side, and County Road Number 63 (Lower Cove Road) over and across the West side.

Said tract containing approximately 42 Acres including County Road rights of way, and approximately 41.5 Acres excluding County Road rights of way.

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



Renewal Date: Dec. 31, 2006

## DEDICATION

Know all people by these presents that DENNIS J. MURCHISON and LISA K. MURCHISON are the owners of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the area designated on the annexed map, and further create the 60 ft. radius temporary easement for ingress and egress at the Southerly terminus of said dedication, as well as the Irrigation ditch easements over and across Parcel 3 of this partition, all as shown on the annexed map, and in accordance with the provisions of O.R.S. Chapter 92.

Dennis J. Murchison  
DENNIS J. MURCHISON

Lisa K. Murchison  
LISA K. MURCHISON

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 19th day of August, 2006, before me a Notary Public in and for said State and County, personally appeared DENNIS J. MURCHISON and LISA K. MURCHISON, who are known to me to be the identical persons named in the foregoing instrument, and has acknowledged that said instrument was executed freely and voluntarily.

Lonnie Lester  
Notary Public for  
the State of Oregon



Notarial Seal

## 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. 20060014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C833, C834 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

## 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 2006-2007 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: 8/24/06  
Linda L. Hill, Union County Assessor/Tax Collector

### UNION COUNTY PLANNING COMMISSION

Approved this 28th day of August, 2006.

Harley Jenkins, II  
Harley Jenkins, II  
Union County Planning Director

### UNION COUNTY SURVEYOR

Approved this 26th day of July, 2006.

by Thomas J. Hanley  
Thomas J. Hanley, Baker County Surveyor  
for the Union County Surveyor

### UNION COUNTY COMMISSION

Approved this 6th day of SEPTEMBER, 2006.

Steve McClure John E. Lamoreau  
Steve McClure John E. Lamoreau

Colleen MacLeod  
Colleen MacLeod

## 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 6th day of SEPT, 2006, at 9:06 o'clock P.M., and filed in Plat Cabinet No. C833, C834, Union County records. Microfilm No. 20064633T.

R. Nellie Bogue Hibbert,  
Union County Clerk  
by Sheila