Sheet 1 of 2 Microfilm Number <u>200705447</u> Major Partition Plat Number 2007000007
Situated in the South half of Section 10, Plat Cabinet Number <u>C862-C863</u> BASIS OF BEARING Township 3 South, Range 40 East of the Willamette Meridian The West line 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 Point of 1315.17 N 89°47'58" E Beginning--2017.77-S89°47'58"W SCALE: 1"=100' Fence 12.6 ft. South_ 651.24 Fence 14.8 ft. South_ 663.93 of true corner East quarter N 0°18'15" W of true corner North line of the South corner of -Section 10 half of Section 10 Existing Deer Fence. Easement for REFERENCE MATERIAL right to construct and maintain a N 89°39'22" E 'lawful fence" recorded in Deed Volume Parcel 3 133 Page 248 unspecified width or location 11.99 Union County Monumentation Records Survey Number 44-88 440,445 Sq. Ft.--10.11 Acres Survey Number 024-2001 DEED REFERENCES Volume 133 Page 248 Volume 150 Page 353 Parcel 2 Microfilm Number 101851 Microfilm Number 20014767 440,445 Sq. Ft.--10.11 Acres Microfilm Number 20023696 Microfilm Number 20026087 Microfilm Number 20026088 0"11"39" Survey Report Number 45118 prepared by Abstract and Title Co. dated December 7, 2006. NOTE: 30 ft. easement for ingress, egress and utilities with hammerhead for emergency As a condition of approval of the Union County Planning Commission, upon development of Parcel 2, a hammerhead or cul—de—sac vehicle turnaround created by this plat emergency vehicle turnaround will be constructed to county standards at the end of the driveway servicing the new residence. Found 2 1/2" aluminum monument set by survey number 024-2001 Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by <u>Centerline</u> $\triangle = 66^{\circ}51'22''$ survey number 44-88 $R = 110.00^{\circ}$ T = 72.61'Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set L.C. = 121.20'N 54°55'54"E by survey number 024-2001 for ingress, egress and utilities created by this plat Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER" 662.57 \geq N 89°44'36" E 661.53 Existing fence line S 89°44'36" 37 Centerline Existing 30 ft. easement for ingress, egress and utilities by deed microfilm number Easement line Parcel 1 Z 101851 and corrected by deed 439,093 Sq. Ft.--10.08 Acres Creek or pond microfilm number 20026087 Including County Road Right of Way (428,808 Sq. Ft.--9.84 Acres (Excluding County Road Right of Way) This partition was done at the request of Robert and Denise Sheasly. I base the location of the Sheasly ownership on Survey Number 024-2001, which monumented a series of Boundary Line Agreements with the Sheasly tract, and the adjoining tracts to the East and West. The Northeast portion of the S 0°5 (649) ownership (designated as Parcel 3) was recently REGISTERED acquired by the Sheasly's by lot line adjustment. **PROFESSIONAL** place the lines between the parcels at their direction. LAND SURVEYOR The 30 ft. easement for ingress, egress and utilities, N88°21'35"E as well as the emergency vehicle turn around was SIN 384.12 placed along the centerline of the existing road. I Easement for irrigation head gate within 10 feet of the common fence and access thereto OREGON find the existing deer fence along the North line of Parcels 2 and 3 to be South of the true property (dimensions of easement not specified) by RICK G. ROBINSON deed microfilm number 20023696 and 20023697 line as shown. I find no other unusual conditions on N88°21'35"E 2219 this partition. Renewal Date: Dec. 31, 2008 SURVEYOR'S EXACT COPY STATEMENT 15 Found reference pin on North right of way line of Lantz Lane, N0°18'42"W, 14.79 feet from true property corner (20.00 ft. North of Centerline of Road) I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify Found reference pin on North right of way line of Lantz Lane, N0°27'37"W, 16.25 feet from true property corner (20.00 ft. North of Centerline of Road) that I am the Surveyor who prepared the Partition Plat No. 20070002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in 15.00 15.00 UNION COUNTY Cabinet Number <u>C862</u> of the Plat Records of UNION COUNTY, N86°40′10″W 30.00 N 89°48'49" E 659.84 and said exact copy is submitted as per O.R.S. 92.120. <u>____S 89°41'13"</u> W 659.80 === Hammerhead, Detail

Scale 1" = 30" N 89°48'49" E (Centerline) County Road No. 120) Lantz Lane Rick G. Robinson, OPLS 2219 Sheet 1 of 2

Major Partition Plat Number <u>20070002T</u>

Situated in the South half of Section 10, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Major Partition plat in accordance with O.R.S. Chapter 92, said partition being situated in the South half of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the North line of the South half of said Section 10, said point being South 89°47′58" West, a distance of 2017.77 feet from the East quarter corner of said Section 10,

Thence; South 0°11'39" East, a distance of 663.74 feet, to the South line of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 10,

Thence; South 89°44'36" West, along said South line, and along the South line of the Northeast quarter of the Northeast quarter of the Southwest quarter of said Section 10, a distance of 662.57 feet,

Thence; South 0°18'42" East, a distance of 664.39 feet, to the South line of the Northeast quarter of the Southwest quarter of said Section 10,

Thence; South 89°41'13" West, along said South line, a distance of 659.80 feet,

Thence: North 0°27'37" West, a distance of 1320.63 feet,

Thence; North 89°39'22" East, a distance of 11.99 feet,

Thence; North 018'15" West, a distance of 9.44 feet, to the North line of the South half of said Section 10,

Thence; North 89°47'58" East, along said North line, a distance of 1315.17 feet, to the Point of Beginning of this description.

Said tract containing 30.30 Acres (1,319,732 Sq. Ft.) including County Road right of way, and 30.06 Acres (1,309,446 Sq. Ft.) excluding County Road right of way

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel 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.

Rick G. Robinson, OPLS 2219 Bagett-Griffith & Blackman 2006 Adams Avenue

LaGrande, Oregon 97850 2219 Renewal Date: Dec. 31, 2008

REGISTERED **PROFESSIONAL**

LAND SURVEYOR

OREGON

RICK G. ROBINSON

DECLARATION

Know all people by these presents that ROBERT W. SHEASLY, also shown of record as ROBERT SHEASLY, and DENISE E. SHEASLY, also shown of record as DENISE SHEASLY, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, and do hereby create the 30 ft. easement for ingress, egress and utilities and the hammerhead turn around easement, as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

ROBERT W. SHEASLY, also shown of record as ROBERT SHEASLY

of record as DENISE SHEASLY

ACKNOWLEDGMENTS

said instrument was executed freely and voluntarily.

State of Oregon _{SS} County of Union Know all these people by these presents, on this 3 day of JANUARY, 2006 before me a Notary Public in and for said State and County, personally appeared ROBERT W. SHEASLY, also shown of record as ROBERT SHEASLY, and DENISE E. SHEASLY, also shown of record as DENISE SHEASLY who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that

OFFICIAL SEAL **DENNIS L WATTERSON** NOTARY PUBLIC-OREGON COMMISSION NO. 395527 MY COMMISSION EXPIRES JULY 31, 2009

Notarial Seal

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 11 day of DECEMBER , 2006.

Richard A. Shaver, Wallowa County Surveyor for the Union County Surveyor

Union County Planning Department

Approved this 31 day of January

Hanley Jenkins, II Union County Planning Director

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.

Linda L. Hill, Union County Assessor/Tax Collector

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 315+ day of Januara, 2006, at 3:05 o'clock PM, and filed in Plat Cabinet No. 282-283, Union County records. Microfilm No. 200705441

Interin Union County Clerk

Sheet 2 of 2

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. 20070002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 282-083 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per 0.R.S. 92.120.

Rick G. Robinson, OPLS 2219