

# Major Partition Plat Number 20070004

Microfilm Number 200709207  
Plat Cabinet Number C868, C869

Situated in the Southeast quarter of the Northwest quarter of Section 15,  
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

## BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

**SCALE: 1"=60'**

## NARRATIVE

This partition was done at the request of John Collins, agent for Mike Becker, the owner of the land within this partition. The exterior of this partition was originally monumented by survey number 008-1996. I accept the location of that survey. This partition also dedicates a portion of Antles Lane, expanding the right of way on the South side of centerline to 30 feet. This partition also creates the 30 ft. access and utility easement along the West side, the 5 ft. irrigation easement along the East side, and the hammerhead turn around easement as shown. I find the fences along the East side to be as documented on survey number 008-1996. I find no other unusual conditions on this partition.

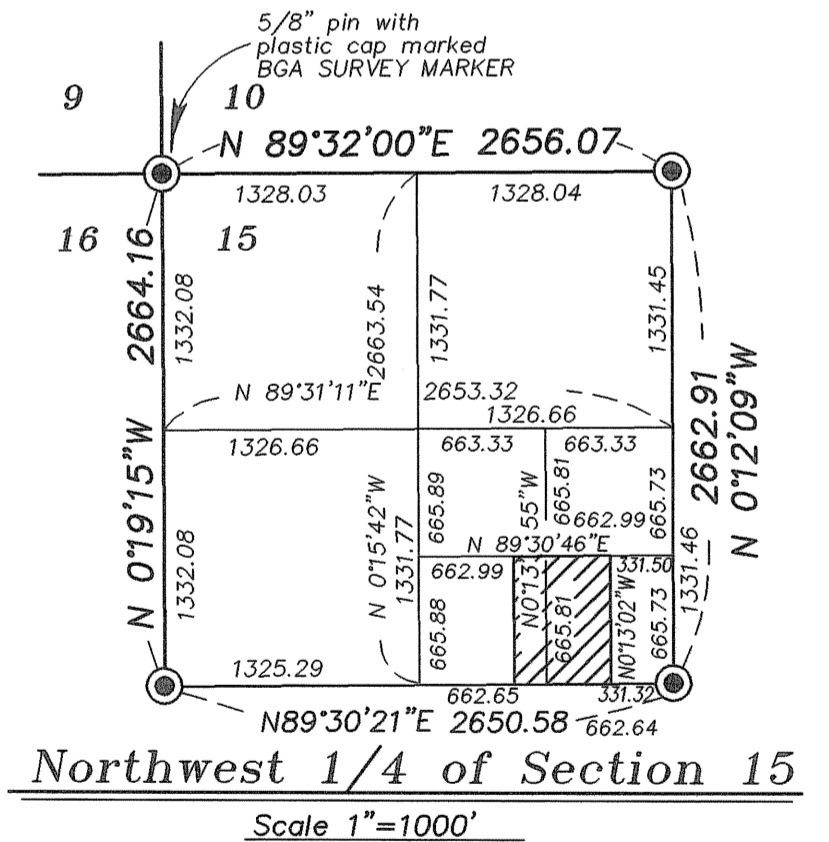
## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 31-84  
Survey Number 044-1995  
Survey Number 008-1996  
Survey Number 015-2004  
Survey Number 010-2005  
Minor Partition Plat Number 1992-16  
Major Partition Plat Number 1997-27

Preliminary Title Report Number 06-17428 prepared by Eastern Oregon Title Company dated May 3, 2006

## LEGEND

- Found monument as per Union County monumentation records (2 1/2" aluminum monument unless otherwise noted)
- △ Found 5/8" iron pin with plastic cap marked "APA" set by survey number 31-84
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 044-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-1996
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1992-016
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - Proposed Easement line
- - - - Ditch
- x x x Existing fence line
- ▨ Area to be dedicated by this plat



## SURVEYOR'S EXACT COPY STATEMENT

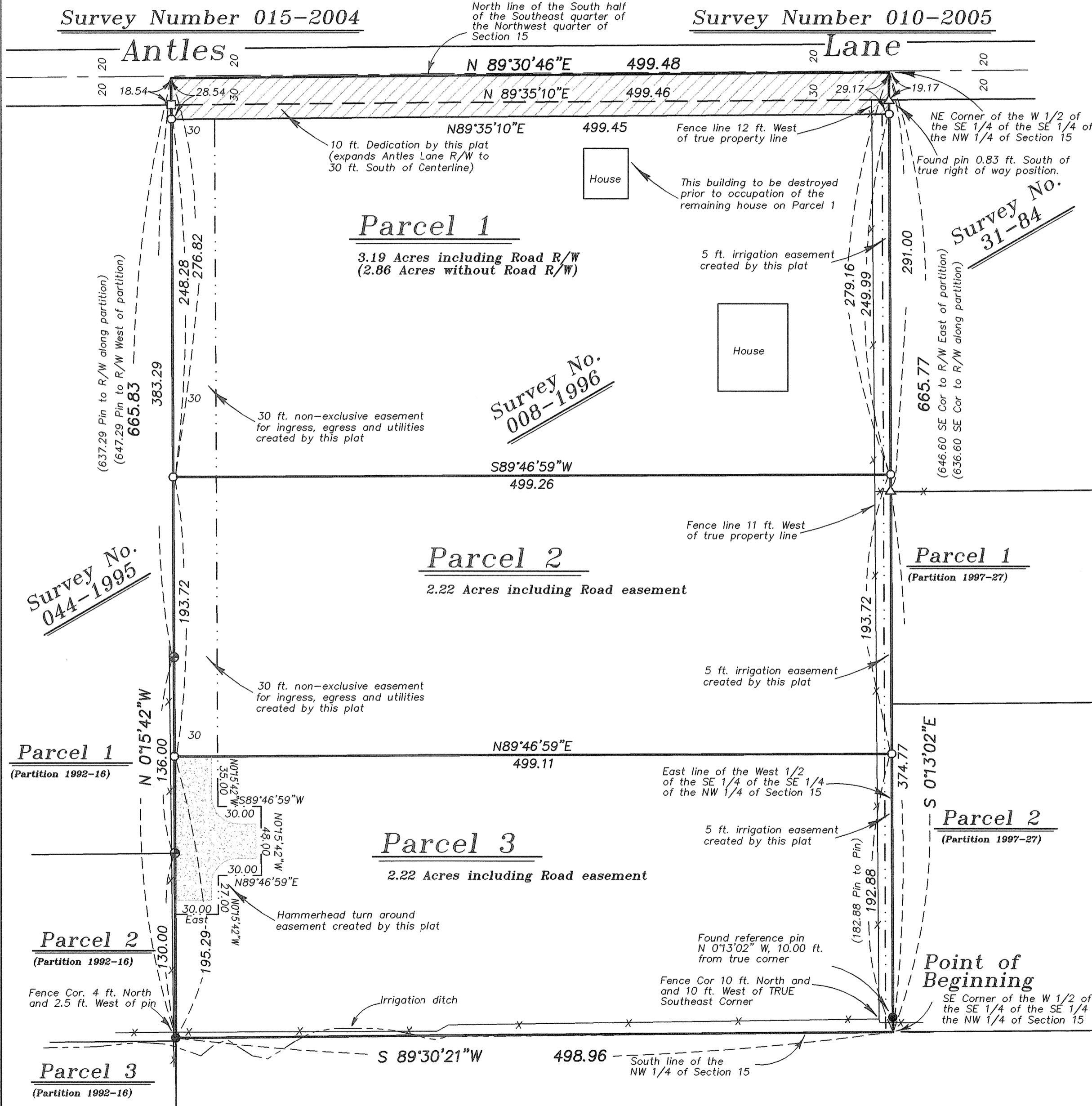
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C868, C869 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson, OPLS 2219

REGISTERED PROFESSIONAL LAND SURVEYOR

ORIGON JULY 17, 1988 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2006



# Major Partition Plat Number 20070004T

Situated in the Southeast 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 correctly surveyed the land within the annexed partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being situated in the Southeast 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 Southwest corner of Parcel 2 of Major Partition Plat Number 1997-27, said point being the Southeast corner of the West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of said Section 15,

Thence: South 89°30'21" West, along the South line of the Northwest quarter of said Section 15, a distance of 498.96 feet, to the East line of Minor Partition Plat Number 1992-16,

Thence: North 0°15'42" West, along said East line, and it's Northerly prolongation, a distance of 665.83 feet, to the North line of the South half of the Southeast quarter of the Northwest quarter of said Section 15,

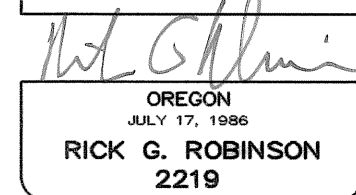
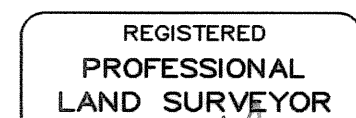
Thence: North 89°30'46" East, along said North line, a distance of 499.48 feet, to the Northeast corner of the said West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 15,

Thence: South 0°13'02" East, along the East line of the said West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 15, a distance of 665.77 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 123 (Antles Lane) over and across the North side.

Said tract containing 7.63 Acres (332,376 Sq. Ft.) including County Road right of way, and 7.41 Acres (322,959 Sq. Ft.) excluding County Road right of way.

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



Renewal Date: Dec. 31, 2006

## 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. 20070004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C868, C869 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

## DEDICATION

Know all people by these presents that MICHAEL A. BECKER is the sole owner of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into the parcels shown on the annexed map, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to the public use forever, that portion of Antles Lane, as designated on the annexed map, and do also hereby create the 30 ft. access easement, the hammerhead turnaround easement, and the 5 ft. irrigation easement all as shown on the annexed map, and in accordance with the provisions of O.R.S. Chapter 92.

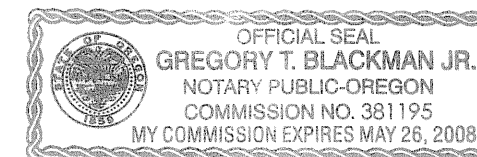
Michael A. Becker  
MICHAEL A. BECKER

## ACKNOWLEDGMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 16<sup>th</sup> day of October, 2006, before me, a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, who is known to me to be the identical person named in the foregoing instrument, and has acknowledged that said instrument was executed freely and voluntarily.

Gregory T. Blackman Jr.  
Notary Public for  
the State of Oregon



Notarial Seal

## 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 21<sup>st</sup> day of Feb, 2006, at 9:15 o'clock A.M., and filed in Plat Cabinet No. C868, C869 Union County records.  
Microfilm No. \_\_\_\_\_

R. Nellie Bogue Hibbert  
Union County Clerk  
by AS Nelson, Deputy

## 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: 10/25/06  
Linda L. Hill, Union County Assessor/Tax Collector

### UNION COUNTY PLANNING COMMISSION

Approved this 8 day of February, 2006.

Scott Hantell For,  
Hanley Jenkins, II  
Union County Planning Director

### UNION COUNTY SURVEYOR

Approved this 17<sup>th</sup> day of Oct., 2006.

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

### UNION COUNTY COMMISSION

Approved this 21<sup>st</sup> day of FEBRUARY, 2006.

Steve McClure  
Steve McClure  
John E. Lamoreaux  
John E. Lamoreaux  
R. Nellie Bogue Hibbert  
R. Nellie Bogue Hibbert  
Colleen MacLeod  
Colleen MacLeod