

Major Partition Plat Number 20070035T

A Partition of Parcel No. 3 of Partition No. 2001-18,
Sited in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South
Range 40 East of the Willamette Meridian, Union, Union County, Oregon.

Microfilm Number 20075576T
Plat Cabinet Number C934, 935, 936, 937

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 100'

LEGEND

- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 50-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 030-1996
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Minor Partition No. 2001-18
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 014-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Minor Partition No. 013-1995
- ⊕ Found 2 1/2" aluminum monument as per Union County Monumentation Records
- Centerline of road
- - - Irrigation Ditch
- · - · - Easement line
- · - - Existing Fenceline
- ▨ Area reserved for Future Road Dedication

NARRATIVE

This partition was done at the request of Kyle Robinson and Ed Husbands, joint owners of the land within this partition. This is a partition of Parcel 3 of Minor Partition Plat Number 2001-18. I recovered the controlling monuments of the parcel as shown. I placed the parcel lines at the direction of the owners. As a condition of approval, the City of Union required the dedication of Titus Drive. The physical conditions on the ground and the location of the existing easements are the same as when partitioned in 2001. I find no other unusual conditions on this partition.

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. 20070035T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C934-C937 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

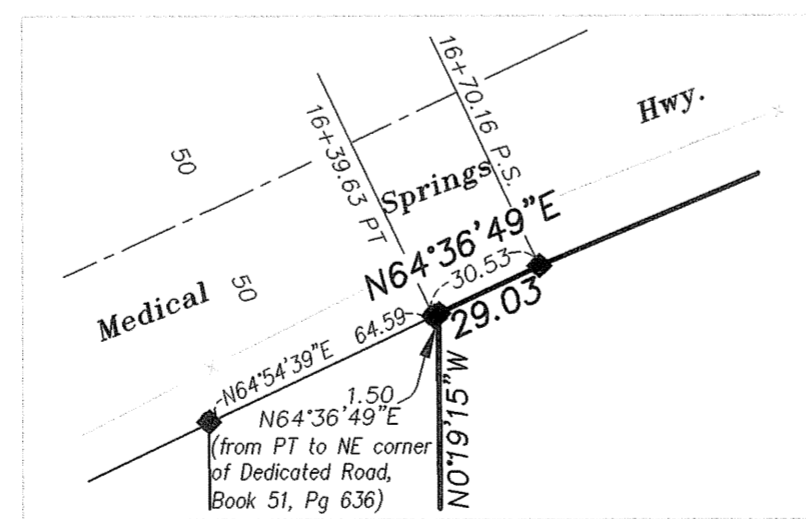
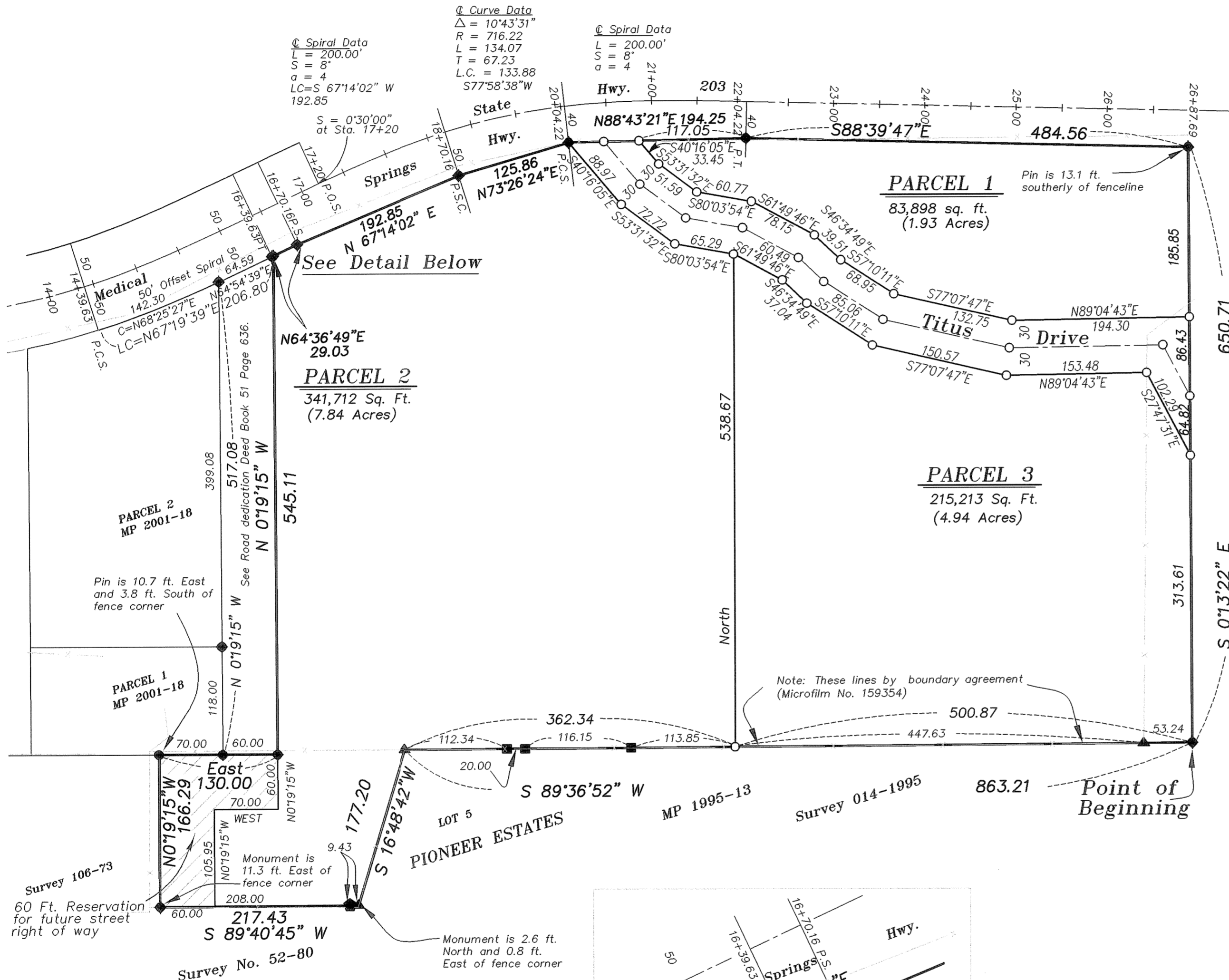
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

Sheet Index

- Page 1 - Parcel Dimensions, 60 ft. Dedication, Reservation for Future Dedication, and Highway Right-of-Way Information
- Page 2 - Easements and Reference Materials
- Page 3 - Easement Details and Centerline of Road Dedication
- Page 4 - Surveyor's Certificate, Declaration, Acknowledgments and Signatures



Detail Scale: 1" = 50'

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 Situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South
 Range 40 East of the Willamette Meridian, Union, Union County, Oregon.

Microfilm Number 80075576T
 Plat Cabinet Number C934, 935, 936 & 937

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

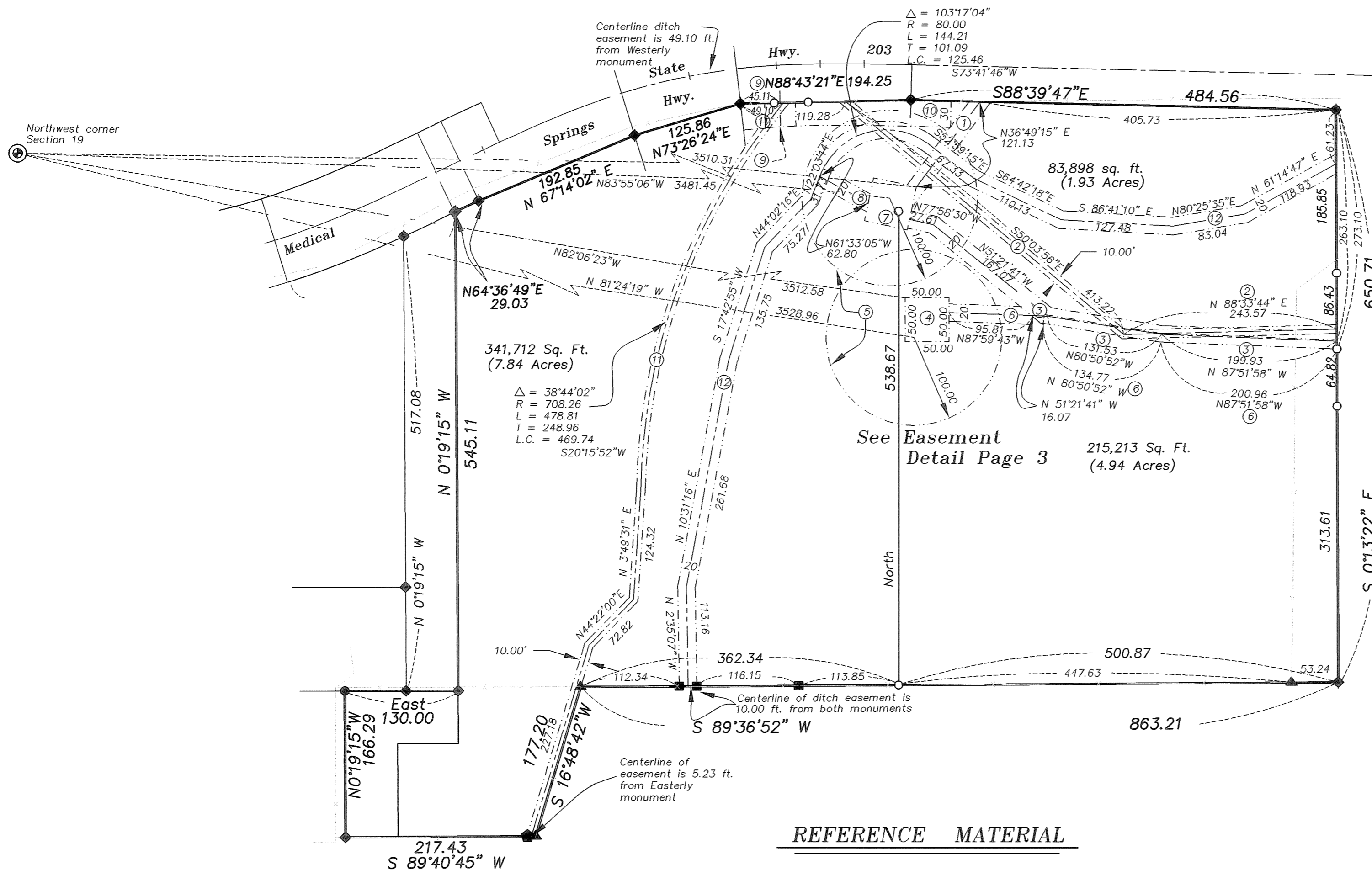
SCALE: 1"=100'

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EASEMENTS

- ① 20 ft. utility easement by record deed calls Microfilm No. 129268
- ② 10 ft. waterline easement by Book 158, Pg. 167, also for cattle access by Microfilm No. 52456, location by record deed calls
- ③ 20 ft. pipeline easement located by record deed calls of Microfilm No. 129268
- ④ Well easement located by record deed calls of Microfilm No. 130004
- ⑤ 100 ft. radius restrictive and maintenance easement located by record deed calls Microfilm No. 129268.
- ⑥ 20 ft. pipeline easement located by record deed calls of Microfilm No. 130004.
- ⑦ Well easement located by record measurements Microfilm No. 129268
- ⑧ 20 ft. drainage easement located by record deed calls Microfilm No. 129268
- ⑨ 35 ft. unrestricted access easement Book 150, Page 40
- ⑩ 30 ft. easement for irrigation facilities Book 150 Page 41
- ⑪ 10 ft. easement for irrigation ditch, created by Minor Partition No. 2001-18
- ⑫ 20 ft. easement for irrigation ditch, created by Minor Partition No. 2001-18



REFERENCE MATERIAL

- | | |
|---|--|
| <p><u>UNION COUNTY SURVEYS</u>
 Survey 34
 Survey No. 106-73
 Survey No. 42-77
 Survey No. 50-82
 Survey No. 011-1995
 Survey No. 014-1995
 Survey No. 030-1996
 Survey No. 004-1997
 Survey No. 007-2001
 ODOT drawing 8B-30-2
 Union County Monumentation Records</p> | <p><u>DEED REFERENCES</u>
 Deed Book W, Page 562
 Deed Book 51, Page 636
 Deed Book 136, Page 555
 Deed Book 150, Page 40 & 41
 Deed Book 158, Page 167
 Microfilm No. 46155
 Microfilm No. 52456
 Microfilm No. 129268
 Microfilm No. 130004
 Microfilm No. 159354
 Survey Report Number 45683
 prepared by Abstract and Title Company
 Dated July 17, 2006</p> |
|---|--|

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
 Rick G. Robinson, OPLS 2219

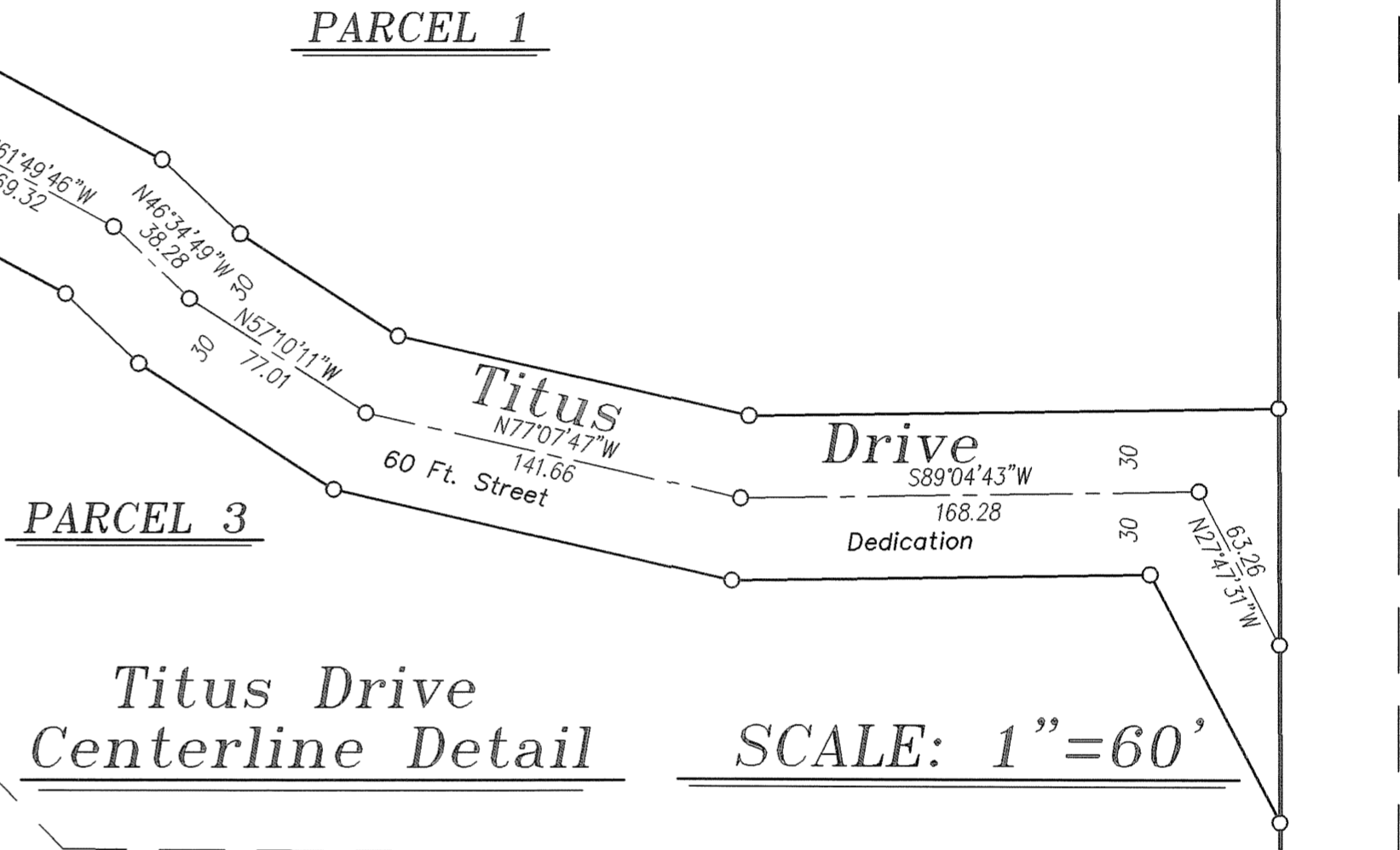
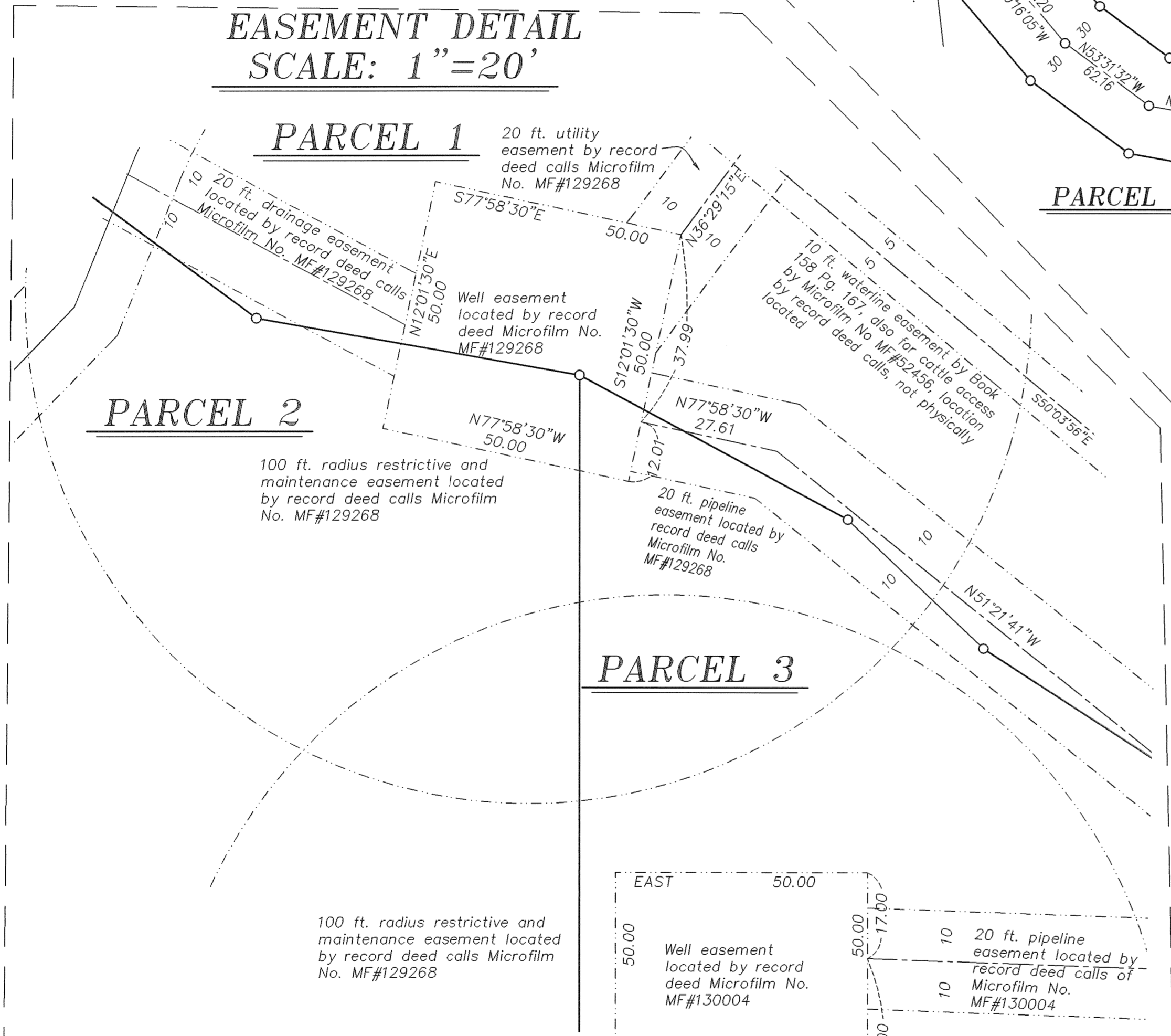
REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Rick G. Robinson
 OREGON
 JULY 17, 1988
RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2008

A Partition of Parcel No. 3 of Partition No. 2001-18,
Situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South
Range 40 East of the Willamette Meridian, Union, Union County, Oregon.

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

**EASEMENT DETAIL
SCALE: 1"=20'**



LEGEND

- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

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. 20070035T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C934-C937 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Major Partition Plat Number 20070035T
A Partition of Parcel No. 3 of Partition No. 2001-18,
Situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South
Range 40 East of the Willamette Meridian, Union, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Major Partition Plat, being a partition of Parcel 3 of Minor Partition Plat No. 2001-18, situated in the Northwest quarter of the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southeast corner of said Parcel 3,

Thence; South 89°36'52" West, along the exterior of said Parcel 3, a distance of 863.21 feet, to an angle point of said line,

Thence; South 16°48'42" West, along the exterior of said Parcel 3, a distance of 177.20 feet, to an angle point of said line,

Thence; South 89°40'45" West, along the exterior of said Parcel 3, a distance of 217.43 feet, to an angle point of said line,

Thence; North 0°19'15" West, along the exterior of said Parcel 3, a distance of 166.29 feet, to an angle point of said line,

Thence; East, along the exterior of said Parcel 3, a distance of 130.00 feet, to an angle point of said line,

Thence; North 0°19'15" West, along the exterior of said Parcel 3, a distance of 545.11 feet, to an angle point of said line, said point being on the South right of way line of Oregon State Highway Number 203,

Thence; North 64°36'49" East, along the exterior of said Parcel 3, and along said right of way line, a distance of 29.03 feet, to an angle point of said lines,

Thence; North 67°14'02" East, along the exterior of said Parcel 3, and along said right of way line, a distance of 192.85 feet, to an angle point of said lines,

Thence; North 73°26'24" East, along the exterior of said Parcel 3, and along said right of way line, a distance of 125.86 feet, to an angle point of said lines,

Thence; North 88°43'21" East, along the exterior of said Parcel 3, and along said right of way line, a distance of 194.25 feet, to an angle point of said lines,

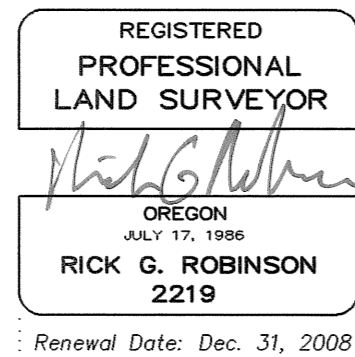
Thence; South 88°39'47" East, along the exterior of said Parcel 3, and along said right of way line, a distance of 484.56 feet, to the Northeast corner of said Parcel 3,

Thence; South 0°13'22" East, along the East line of said Parcel 3, a distance of 650.71 feet, to the Point of Beginning of this description.

Said parcel containing 15.74 Acres (685,594 square feet)

I further depose and say that I made the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



DECLARATION

Know all people by these presents that KYLE D. ROBINSON and EDWARD A. HUSBANDS are the owners of the land represented on the annexed map, said land being more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that land within Titus Drive, and do hereby reserve the 60 ft. strip near the Southwest corner of Parcel 2 of this partition, for a future road right of way, as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Kyle D. Robinson
KYLE D. ROBINSON

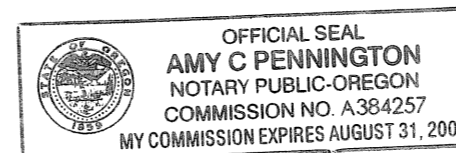
Edward A. Husbands
EDWARD A. HUSBANDS

ACKNOWLEDGMENTS

State of Oregon
County of Union SS

Know all people by these presents, on this 8th day of August, 2007, before me a Notary Public in and for said State and County, personally appeared KYLE D. ROBINSON and EDWARD A. HUSBANDS, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Amy C. Pennington
Notary Public for
the State of Oregon



Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 6 day of August, 2007

by Wallowa County Surveyor Richard A. Shaver
Richard A. Shaver

City of Union

Approved this 10th day of SEPTEMBER, 2007

Kyle Corbin
Kyle Corbin, Mayor

UNION COUNTY COMMISSION

Approved this 3rd day of October, 2007.

Steve McClure
Steve McClure

R. Nellie Bogue-Hibbert
R. Nellie Bogue-Hibbert

Colleen MacLeod
Colleen MacLeod

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 2007-2008 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 Hill Date: 8/10/07
Linda Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 3rd day of October, 2007, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. C934-C937 Union County records. Microfilm Number 20075576T

Robin A. Church, by R. Church
Union County Clerk, by