

# Minor Partition Plat Number 200700397

A partition of a portion of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 200763047  
Plat Cabinet Number C950, C951

## 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" = 100'

## REFERENCE MATERIAL

Union County Monumentation Records  
Plat of Metlen Subdivision  
Survey Number 21-83  
Survey Number 10-84  
Partition Plat Number 1990-008  
Partition Plat Number 1997-011  
Partition Plat Number 1997-015

## DEED REFERENCES

Microfilm Number 79506  
Microfilm Number 158069  
Microfilm Number 20066570  
Survey Report Number 45887  
prepared by Abstract and Title Company  
Dated October 30, 2007

## LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1997-15
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 21-83
- ⊙ Found 2 1/2" aluminum cap (unless otherwise noted) as per Union County monumentation records.
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 10-84
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1990-008
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1990-011
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER".
- Centerline of right of way
- - - Ditch
- · - · - Easement line
- x - Existing Fenceline
- ⊕ Existing Utility Pole

## 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. 200700397 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C950, C951 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

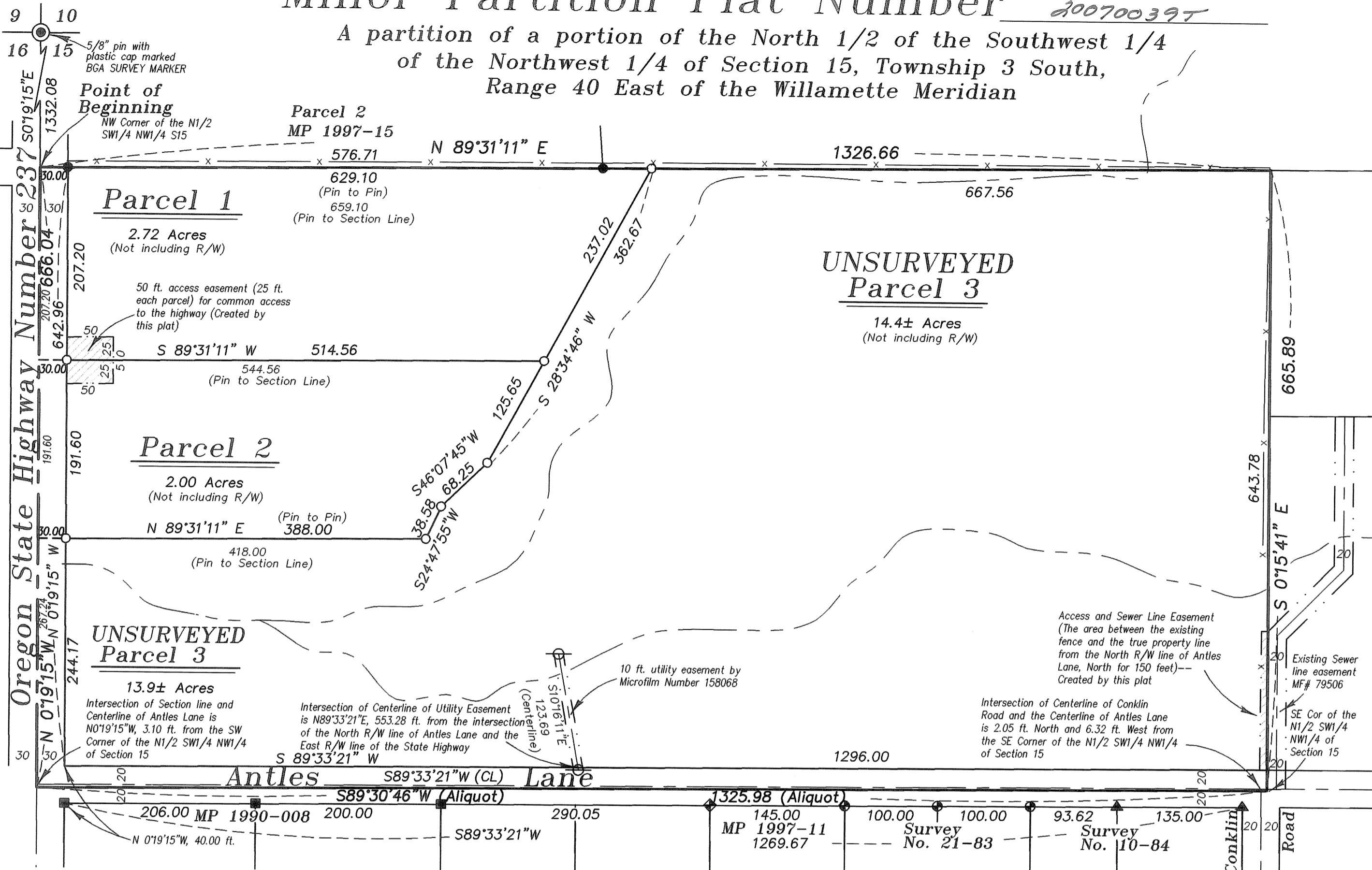
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2008

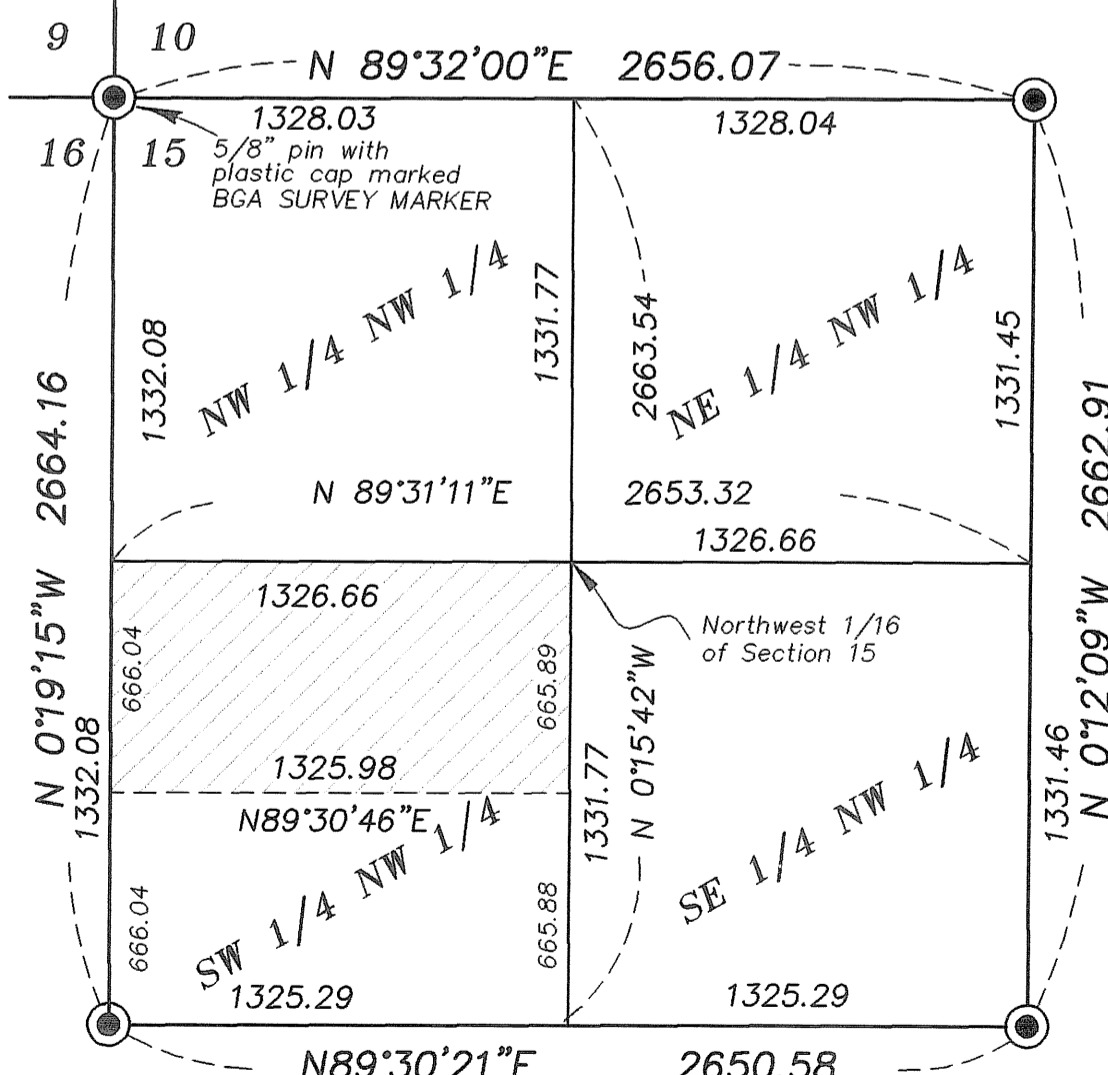
Rick G. Robinson, OPLS 2219

Metlen Subdivision



## NARRATIVE

This partition was done at the request of Catherine Parks. The partitioned tract is described as the North half of the Southwest quarter of the Northwest quarter of the Section as detailed below. I base the location of the Northwest quarter of the Section as detailed below. I place the State Highway as centered on the section line, as did Metlen Subdivision and Minor Partition Plat Number 1997-15. I place the right of way of Antles Lane from the monumentation of the surveys and partitions along the South right of way line. The centerline of Antles Lane and the South line of the North half of the Southwest quarter of the Northwest quarter are not one in the same. This was discussed on the surveys and partitions South of Antles Lane. While Parcel 3 of this partition is not surveyed, it is apparent that the fence along the East line of the parcel is not on the true deed line. There is the potential that the existing sewer line easement near the Southeast corner may encroach onto the parcel. With that in mind, this partition created a sewer line easement and access easement on the portion of the parcel between the fence and the true deed line, for a length of 150 feet North of the right of way line. The access easement is to remove the encroachment of the existing driveway along the fence. This partition also creates an access easement between Parcels 1 and 2 for a common access to the State Highway. I place the location of Parcels 1 and 2 at the direction of the owner. The existing utility easement is Written for a specific area followed by the verbiage "or as constructed on the ground". As is usual, the written description is not the location of the physical improvement. I show the location of the easement at the as constructed position. I find the fences away from the true property lines as shown. I find no other unusual conditions on this partition.



Northwest 1/4 of Section 15 SCALE: 1" = 600'

# Minor Partition Plat Number 20070039T

Microfilm Number 20076304T  
Plat Cabinet Number C950, C951

A partition of a portion of the North 1/2 of the Southwest 1/4  
of the Northwest 1/4 of Section 15, Township 3 South,  
Range 40 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 1 and 2 and platted Parcel 3 of this partition, being the North half of the Southwest quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at the Northwest corner of said subdivision, said point being South 0°19'15" East, a distance of 1332.08 feet from the Northwest corner of said Section 15;

Thence; North 89°31'11" East, along the North line of the North half of the Southwest quarter of the Northwest quarter of said Section 15, a distance of 1326.66 feet, to the Northeast corner thereof,

Thence; South 0°15'41" East, along the East line of the North half of the Southwest quarter of the Northwest quarter of said Section 15, a distance of 665.89 feet, to the Southeast corner thereof,

Thence; South 89°30'46" West, along the South line of the North half of the Southwest quarter of the Northwest quarter of said Section 15, a distance of 1325.98 feet, to the Southeast <sup>east</sup> corner thereof,

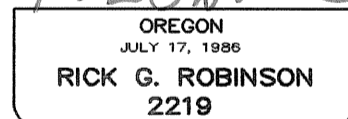
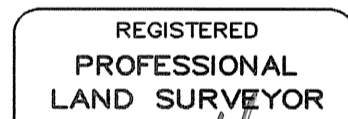
Thence; North 0°19'15" West, along the West line of the North half of the Southwest quarter of the Northwest quarter of said Section 15, a distance of 666.04 feet, to the Point of Beginning of this description,

Subject to the rights of the public in and to any portion lying within the boundaries of Antles Lane and State Highway Number 237

Said tract containing 883,273 Sq. Ft. (20.28 Acres) Including Rights of Way and 834,018 Sq. Ft. (19.15 Acres) Not Including Rights of Way.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the corners of Parcels 1 and 2 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2008

## DECLARATION

Know all people by these presents that CATHERINE A. PARKS is the sole owner the land within this partition, said land 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, and does hereby create the 50 ft. access easement across Parcels 1 and 2, and the sewer line and access easement across the Southeasterly portion of Parcel 3, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

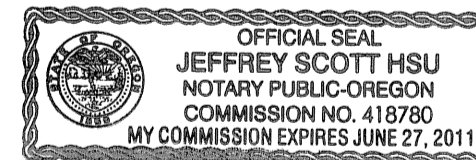
Catherine A. Parks  
CATHERINE A. PARKS

## ACKNOWLEDGMENTS

State of Oregon <sup>SS</sup>  
County of Union

Know all people by these presents, on this 6 day of NOVEMBER, 2007, before me a Notary Public in and for said State and County, personally appeared CATHERINE A. PARKS who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, say that she executed the same freely and voluntarily.

Jeffrey Scott Hsu  
Notary Public for  
the State of Oregon



Notarial seal

## 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 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 L. Hill Date: 11/7/07  
Linda L. Hill, Union County Assessor/Tax Collector

### Union County Planning Commission

Approved this 7<sup>th</sup> day of November, 2007.

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

### Union County Surveyor

Approved this 6 day of NOVEMBER, 2007.

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

## SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## FILING STATEMENT

### Union County Clerk

State of Oregon <sup>SS</sup>  
County of Union

I do hereby certify that the attached partition plat was received for record on this 7<sup>th</sup> day of Nov, 2007, at 3:20 o'clock P.M., and recorded in Plat Cabinet No. C950, C951 Union County records. Microfilm Number 20076304T

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