

MINOR PARTITION NUMBER 20080011T

A REPLAT OF A PORTION OF BLOCK 7 OF SOMMER'S ADDITION TO ELGIN, OREGON

BASIS OF BEARING

S01°06'04"E ALONG THE CENTERLINE OF S. 19TH BETWEEN THE FOUND IRON PIN MARKING THE INTERSECTION OF 19TH & BIRCH AND THE IRON PIN MARKING THE SOUTH END OF S. 19TH AS SHOWN ON CS 33-2000.

MICROFILM NUMBER 20082112T
PLAT CABINET NUMBER D003-D004



LEGEND

- PARCEL BOUNDARY
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- - - SECTION OF SECTION SUBDIVISION LINE
- - - EASEMENT LINE
- - - BOUNDARY OF SOMMER'S ADDITION PER CS 33-2003
- - - BUILDING
- - - LOT OR ADJOINING PARCEL LINE (APPROXIMATE LOCATION ONLY)
- - - GRAPHICAL REPRESENTATION OF DEED LINES WITHIN BLOCK 7 BASED ON THE LITERAL INTERPRETATION OF SOMMER'S ADDITION HOLDING THE NW 1/4 OF THE SW 1/4 OF SECTION 15 AS THE SUBDIVISION BOUNDARY.
- - - EXISTING FENCE LINE
- ⊕ FOUND 5/8" IRON PIN PER CS 33-2000
- SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH 02820LS"
- ⊕ COMPUTED POSITION AS NOTED NOT VISITED AT THE TIME OF THIS SURVEY.
- (XOX) RECORD DIMENSION AS NOTED.
- (R&M) RECORD AND MEASURED DIMENSION AS NOTED
- ⊗ EASEMENT AS NOTED
- ⊗ POWER POLE

REFERENCE MATERIAL

ORIGINAL PLAT OF SOMMER'S ADDITION
SURVEY NUMBER 007-1999
SURVEY NUMBER 033-2000
SURVEY NUMBER 003-2001
SURVEY NUMBER 011-2008

DEED REFERENCES

MICROFILM NUMBER 20037057	MICROFILM NUMBER 20081223 (AGREEMENT)
MICROFILM NUMBER 994734	MICROFILM NUMBER 20081319 (Q.C. DEED)
MICROFILM NUMBER 20003417	MICROFILM NUMBER 20081320 (Q.C. DEED)
MICROFILM NUMBER 20031230	MICROFILM NUMBER 20081321 (Q.C. DEED)
MICROFILM NUMBER 20001280	MICROFILM NUMBER 20081322 (Q.C. DEED)
CITY OF ELGIN ORDINANCE NUMBER 142 (2001) FILED AS MICROFILM NUMBER 20010263	MICROFILM NUMBER 20081323 (Q.C. DEED)
	MICROFILM NUMBER 20081324 (Q.C. DEED)
	MICROFILM NUMBER 20081325 (Q.C. DEED)
	MICROFILM NUMBER 20081326 (Q.C. DEED)
	MICROFILM NUMBER 20081327 (Q.C. DEED)
	MICROFILM NUMBER 20081328 (Q.C. DEED)

NARRATIVE

THIS SURVEY WAS DONE TO MONUMENT A BOUNDARY LINE ESTABLISHED BY MUTUAL AGREEMENT WITHIN BLOCK 7 OF SOMMER'S ADDITION. THE NORTH AND WEST BOUNDARIES OF BLOCK 7 WERE REDEFINED BY CITY ORDINANCE NUMBER 142 RECORDED AS MICROFILM NUMBER 20010263 AND MONUMENTED AS SHOWN ON COUNTY SURVEY NUMBER 033-2000. FOR THE PURPOSE OF THIS BOUNDARY LINE AGREEMENT I HAVE HELD THE EAST AND SOUTH BOUNDARIES OF BLOCK 7 TO BE CONTROLLED BY THE FOUND 3/4" PIPE IDENTIFIED BY W. FICKEN AS BEING THE SW CORNER OF HIS PROPERTY (THE SE CORNER OF BLOCK 7) AS SHOWN ON SURVEY NUMBER 033-2000. I HAVE EXTENDED THE EAST AND WEST LINES OF THE SURVEYED PARCEL SOUTHERLY TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15 WHICH IS ALSO THE NORTH LINE OF THE ADJOINING PROPERTY ON THE SOUTH SIDE.

EXCEPTION NUMBER 1 OF EASTERN OREGON TITLE, INC. PARTITION PLAT REPORT NO. 08-19142 DATED FEBRUARY 12, 2008 STATES "SUBJECT TO AN EASEMENT FOR PROPERTY LYING NORTH OF AND ADJOINING A 12-FOOT STRIP OF LAND ACROSS THE SOUTH 12 FEET OF BLOCK 7 OF SOMMER'S ADDITION, AS SET FORTH IN DEED TO FORMER OWNERS, DATED FEBRUARY 3, 1971, RECORDED MARCH 5, 1971, AS MICROFILM DOCUMENT NO. 32114, RECORDS OF UNION COUNTY, OREGON". HOWEVER SAID DEED CLEARLY STATES "EASEMENT FOR PROPERTY LYING NORTH OF AND ADJOINING A 12 FOOT STRIP OF LAND ACROSS THE SOUTH 12 FEET OF LOT 1 IN BLOCK 7 OF SOMMER'S ADDITION".

THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRVERSE USING A TOPCON AUTOMATIC TOTAL STATION HAVING STANDARD ERROR OF 5" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE.

ALL MONUMENTS SHOWN WERE VISITED IN FEBRUARY OF 2008.

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/09

Date Stamped: 4/11/08



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Planning • Materials Testing

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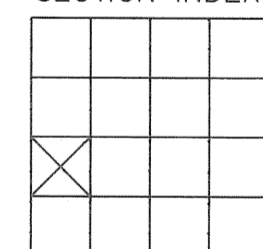
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5 North Colville St.
Walla Walla, WA 99362
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Fax: (509) 522-1902

Project:
A MINOR PARTITION LOCATED IN BLOCK 7 OF SOMMER'S ADDITION TO THE CITY OF ELGIN. BEING A PORTION OF THE NW 1/4 OF SECTION 15, T. 1 N., R. 39 E., W.M., UNION COUNTY, OREGON.

Client
PATRICK OWEN
P.O. BOX 1183
ELGIN, OR 97827

SECTION INDEX



Project Mgr. GREG FLOWERS

Drawn GEF

Checked PWPT

Date APRIL 2008

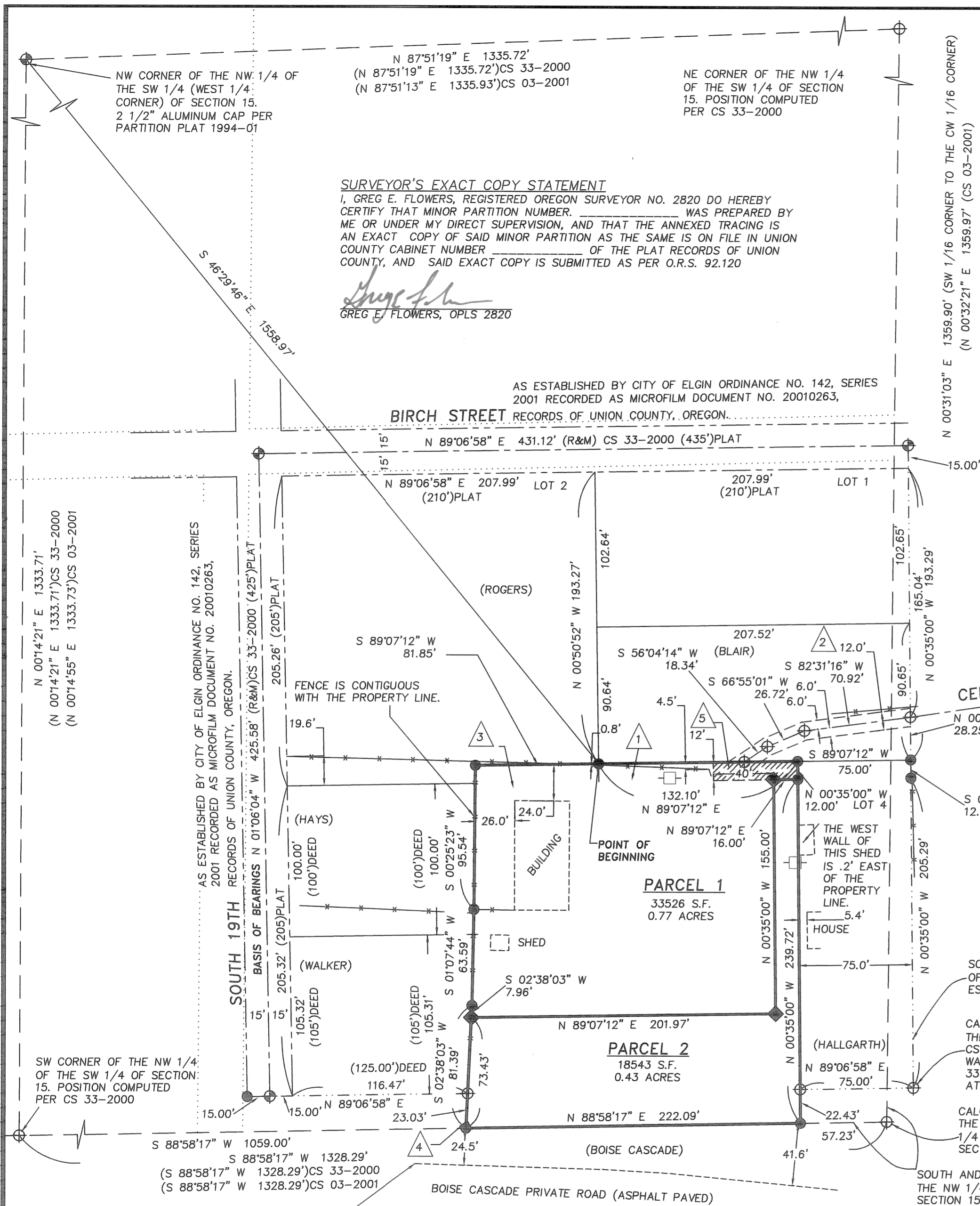
Scale 1" = 60'

CAD File: 1073400_OWENROS.DWG

Sheet Contents: MINOR PARTITION

Sheet No.: 1 OF 2

U.S.K.H. W.O. 1073400



- EASEMENT NOTES**
1. EASEMENT FOR PROPERTY LYING NORTH OF AND ADJOINING A 12 FOOT STRIP OF LAND ACROSS THE SOUTH 12 FEET OF LOT 1 IN BLOCK 7 OF SOMMER'S ADDITION, AS SET FORTH IN DEED TO FORMER OWNERS DATED FEBRUARY 3, 1971, RECORDED MARCH 5, 1971, AS MICROFILM DOCUMENT NUMBER 32114, RECORDS OF UNION COUNTY, OREGON. THIS EASEMENT WAS RELINQUISHED BY DEED RECORDED ON APRIL 3, 2008, AS MICROFILM DOCUMENT NUMBER 20081319. NOT GRAPHICALLY SHOWN.
 2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 25, 1984, AS MICROFILM DOCUMENT NUMBER 112631, RECORDS OF UNION COUNTY, OREGON, AND RECORDED MARCH 13, 1988, AS MICROFILM DOCUMENT NUMBER 125532, RECORDS OF UNION COUNTY, OREGON, FOR A ROAD AND UTILITY EASEMENT 12 FEET IN WIDTH.
 3. SUBJECT TO RIGHTS OF FOR A DITCH ACROSS ANY PORTION OF THE SOUTH 10 FEET OF THE NORTH 12 FEET OF THE WEST 81.85 FEET THEREOF THAT LIES WITHIN LOT 2 OF BLOCK 7 OF SOMMER'S ADDITION TO ELGIN AS SPECIFIED IN THE DEED RECORDED IN BOOK 151 AT PAGE 311 OF THE OFFICIAL DEED RECORDS OF UNION COUNTY, OREGON.
 4. RIGHT OF WAY AGREEMENT BETWEEN OWEN AND WALKER TO BENEFIT WALKER OVER A PORTION OF THE SOUTHWEST CORNER OF OWEN'S PROPERTY ENCOMPASSING THE EXISTING DRIVEWAY. BEGINNING AT THE SOUTHWEST CORNER OF OWEN'S PROPERTY AND RUNNING EAST ALONG THE SOUTH LINE APPROXIMATELY 3.5 FEET; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF OWEN'S PROPERTY WHICH IS APPROXIMATELY 6 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING. AS MORE PARTICULARLY DESCRIBED IN THE RIGHT OF WAY AGREEMENT RECORDED MARCH 27, 2008, AS MICROFILM DOCUMENT NUMBER 20081224.
 5. AN ACCESS EASEMENT 12 FEET IN WIDTH AND 56 FEET IN LENGTH TO BENEFIT PARCEL 2 AND THE PROPERTY ADJACENT TO THE EAST LINE OF THIS MINOR PARTITION, TO BE ESTABLISHED BY ACTION OF THIS MINOR PARTITION.

MINOR PARTITION NUMBER 200800117

A REPLAT OF A PORTION OF BLOCK 7 OF SOMMER'S ADDITION TO ELGIN, OREGON

MICROFILM NUMBER 20082112T
PLAT CABINET NUMBER D003-D004

SURVEYORS CERTIFICATE

I, GREG E. FLOWERS, OPLS 02820LS, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED MINOR PARTITION MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92, SAID PARTITION BEING A REPLAT OF A PORTION OF BLOCK 7 OF SOMMER'S ADDITION TO ELGIN, OREGON, THE EXTERIOR BOUNDARY OF THE TOTAL PARTITION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BIRCH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTH 19TH STREET AS BOTH WERE ESTABLISHED BY THE CITY OF ELGIN ORDINANCE NUMBER 142 (2001) FILED AS MICROFILM NUMBER 20010263 IN THE RECORDS OF UNION COUNTY, OREGON AND RUNNING THENCE N89°06'58"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BIRCH STREET, A DISTANCE OF 207.99 FEET; THENCE S00°50'52"E A DISTANCE OF 193.27 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING IS A POINT WHICH BEARS S46°29'46"E A DISTANCE OF 1,558.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN, BEING A POINT ON THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT FILED AS MICROFILM NUMBER 200812123 IN THE DEED RECORDS OF UNION COUNTY, OREGON; THENCE S89°07'12"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 81.85 FEET; THENCE S00°25'23"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 95.54 FEET; THENCE S01°07'44"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 63.59 FEET; THENCE S02°38'08"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 81.39 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN AND THE SOUTH LINE OF SOMMER'S ADDITION TO THE CITY OF ELGIN ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDS OF UNION COUNTY, OREGON; THENCE, ALONG SAID SOUTH LINE, N88°58'17"E A DISTANCE OF 222.09 FEET; THENCE N00°35'00"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 239.72 FEET; THENCE S89°07'12"W, ALONG SAID BOUNDARY LINE AGREEMENT LINE, A DISTANCE OF 132.10 FEET; TO THE POINT OF BEGINNING.

SUBJECT TO RIGHTS OF FOR A DITCH ACROSS ANY PORTION OF THE SOUTH 10 FEET OF THE NORTH 12 FEET OF THE WEST 81.85 FEET THEREOF THAT LIES WITHIN LOT 2 OF BLOCK 7 OF SOMMER'S ADDITION TO ELGIN AS SPECIFIED IN THE DEED RECORDED IN BOOK 151 AT PAGE 311 OF THE OFFICIAL DEED RECORDS OF UNION COUNTY, OREGON.

TOGETHER WITH, A 12-FOOT ROAD AND UTILITY EASEMENT OVER AND ACROSS A STRIP OF LAND IN THE SOUTHEAST CORNER OF LOT ONE (1) OF BLOCK SEVEN (7) OF SAID SOMMER'S ADDITION; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING 6 FEET ON EITHER SIDE OF A CENTERLINE RUNNING FROM THE WEST END OF CEDAR STREET TO A POINT ON THE NORTHERLY LINE OF THE PREVIOUSLY HERETO DESCRIBED PARCEL, SAID CENTERLINE BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BIRCH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF SOUTH 19TH STREET AS BOTH WERE ESTABLISHED BY THE CITY OF ELGIN ORDINANCE NUMBER 142 (2001) FILED AS MICROFILM NUMBER 20010263 IN THE RECORDS OF UNION COUNTY, OREGON AND RUNNING THENCE N89°06'58"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BIRCH STREET, A DISTANCE OF 415.98 FEET; THENCE S00°35'00"E A DISTANCE OF 165.04 FEET TO THE TRUE POINT OF BEGINNING FOR THIS CENTERLINE DESCRIPTION; THENCE S82°31'16"W A DISTANCE OF 70.92 FEET; THENCE S66°55'01"W A DISTANCE OF 26.72 FEET; THENCE S56°04'14"W A DISTANCE OF 18.34 FEET TO A POINT ON SAID NORTHERLY LINE.

HAVING AN AREA OF 1.20 ACRES.

Greg E. Flowers
GREG E. FLOWERS OPLS 02820LS
USKH INC.
5 N. COLVILLE
WALLA WALLA, WA 99362

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK L. OWEN IS THE OWNER OF THE LANDS DEPICTED HEREIN, AS SHOWN ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THESE LANDS TO BE SURVEYED AND PARTITIONED INTO THE PARCELS AND ESTABLISH THE 12-FOOT WIDE BY 56-FOOT LONG ACCESS EASEMENT TO BENEFIT PARCEL 2 AND THE PROPERTY ADJACENT TO THE EAST LINE OF THIS PARTITION AS SHOWN ON SAID ANNEXED MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92.

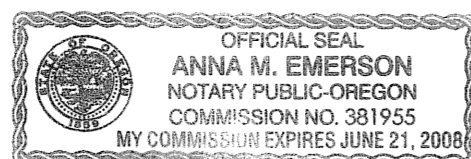
Patrick L. Owen 4/15/08
PATRICK L. OWEN DATE

ACKNOWLEDGMENT

STATE OF OREGON
SS
COUNTY OF UNION

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF April, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED PATRICK L. OWEN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Anna M. Emerson
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 BECOMES 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: 5/15/08
LINDA L. HILL, UNION COUNTY ASSESSOR/TAX COLLECTOR

UNION COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 23rd DAY OF April, 2008.

Henry T. Olay
UNION COUNTY SURVEYOR

CITY OF ELGIN

EXAMINED AND APPROVED THIS 23rd DAY OF April, 2008.

Joe Garlitz
JOE GARLITZ, CITY RECORDER

SURVEYOR'S EXACT COPY STATEMENT

I, GREG E. FLOWERS, REGISTERED OREGON SURVEYOR NO. 2820 DO HEREBY CERTIFY THAT MINOR PARTITION NUMBER _____ WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID MINOR PARTITION AS THE SAME IS ON FILE IN UNION COUNTY CABINET NUMBER _____ OF THE PLAT RECORDS OF UNION COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120

Greg E. Flowers
GREG E. FLOWERS, OPLS 2820

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 15th DAY OF May, 2008, AT 4:15 O'CLOCK P.M. AND IN PLAT CABINET NO. D003-D004, UNION COUNTY RECORDS. MICROFILM NO. 20082112T

Robin A. Church
R. Nicole Bogue Hibbert
UNION COUNTY CLERK BY *Shulette Kimway*

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/09

Date Stamped: 4/11/08



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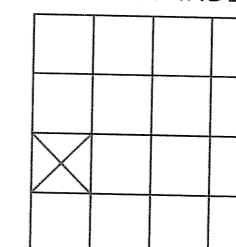
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Project Mgr. GREG FLOWERS

Drawn GEF

Checked PWPT

Date APRIL 2008

Scale 1" = 60'

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MINOR PARTITION

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2 OF 2

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