

# Major Partition Plat Number 20090003T

Situated in the South Half of the Southwest Quarter of Section 7  
Township 4 South, Range 40 East of the Willamette Meridian,  
Union County, Oregon

Microfilm Number 20090599T  
Plat Cabinet Number D048-D049

## 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

### REFERENCE MATERIAL

Commissioner Journal Book "O" Page 403  
County Road Petition for Road 688, (Weaver Road)  
Survey Old Book Page 64  
Survey Number 002-2009  
Union County Remonumentation Records  
Deed Book 155 Page 176  
Microfilm Number 122322  
Microfilm Number 135722  
Partition Plat Report No. 09-19929 by  
Eastern Oregon Title, Inc.

- Found 2 1/2" aluminum pipe with aluminum cap as per Union County Monumentation records.
- ⊙ Found 2 1/2" copper clad monument in Water valve box as per Union County Monumentation records.
- Found 5/8" iron pin with plastic cap marked "BGB" SURVEY MARKER set by Survey Number 002-2009
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x-x- Existing fence line
- - - - - Centerline of Street
- [ ] Record distance as per Weaver Road Petition number 688
- ( ) Record distance and Bearing by Kimbrel on Survey filed in Old Book Page 64.

### NARRATIVE

This partition was ordered by Alice Stitzel for the purpose of creating a total of three parcels. Parcel number 3 was to consist of her house and outbuildings and have a total of 5 acres not including the road. Parcel 1 was to be 2 acres not including the road, and Parcel 2 was to have the remainder of the existing land excepting the road. Weaver Road was petitioned as a 40 foot wide road. Union County Planning Department required a 10 foot dedication on the East side of Weaver Road for the entire length of the Stitzel property. The road petition for Weaver Road documents a 60 foot radius curve with a 90° central angle. I find that the road centerline follows the North line of the Southwest Quarter of the Southwest Quarter, and the Centerline of the road South of the curve follows the West line of the Stitzel property, which will change the central angle to 89°55'23". I hold the radius distance and change the central angle and place the curve accordingly. The exterior of the Stitzel property was monumented by Union County Survey Number 002-2009 in preparation of this partition. I find the exterior monuments in place and accept the positions. I then set the monuments as required for the parcel division lines. I dedicate the East side of Weaver Road from the original West line of Stitzel, to a point 30.00 feet East of said original line. I find no other unusual conditions with this partition.

### SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D048-D049 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 15, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2009

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991

### Curve Data

#### Centerline Curve

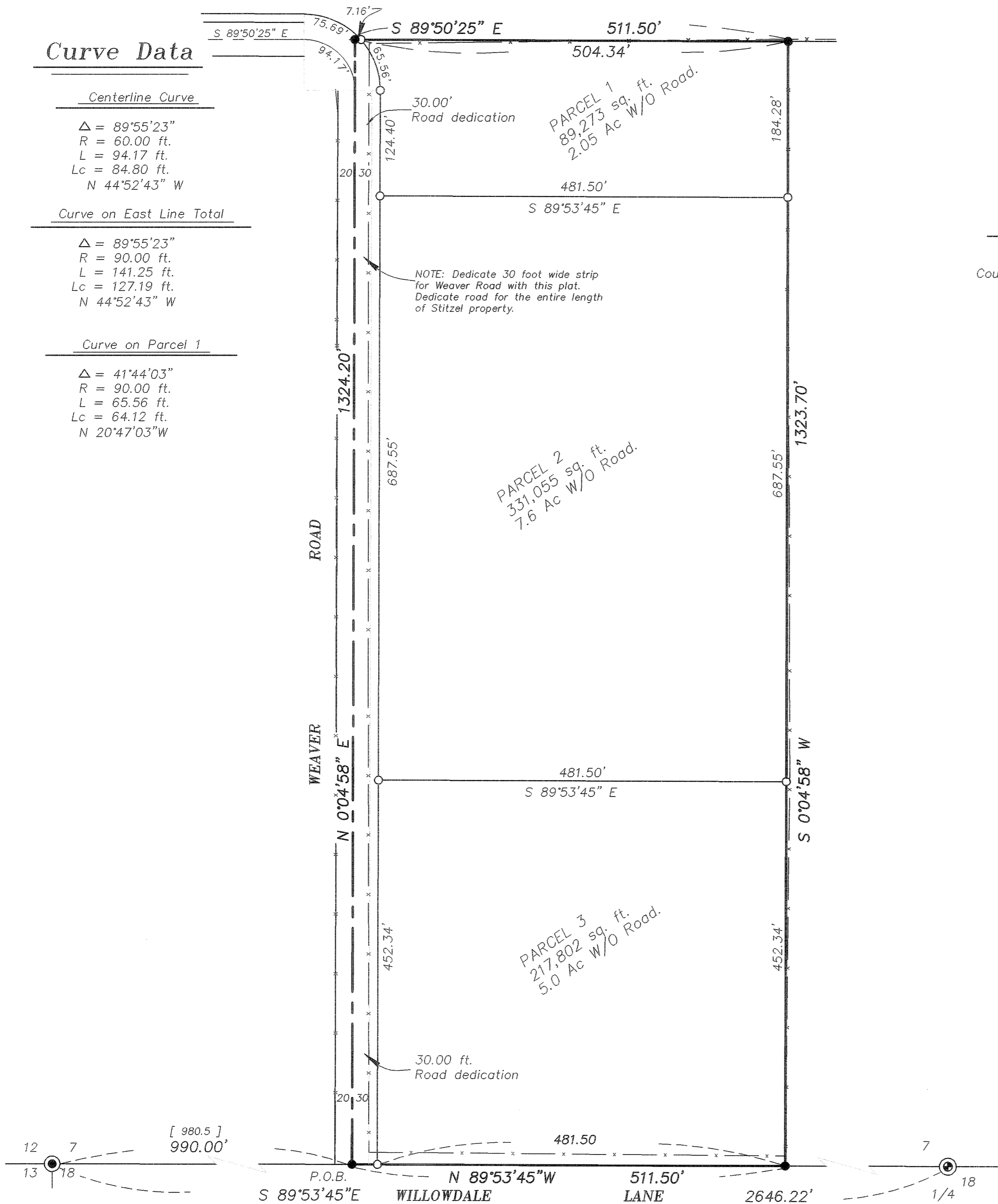
Δ = 89°55'23"  
R = 60.00 ft.  
L = 94.17 ft.  
Lc = 84.80 ft.  
N 44°52'43" W

#### Curve on East Line Total

Δ = 89°55'23"  
R = 90.00 ft.  
L = 141.25 ft.  
Lc = 127.19 ft.  
N 44°52'43" W

#### Curve on Parcel 1

Δ = 41°44'03"  
R = 90.00 ft.  
L = 65.56 ft.  
Lc = 64.12 ft.  
N 20°47'03" W



NOTE: Dedicate 30 foot wide strip for Weaver Road with this plat. Dedicate road for the entire length of Stitzel property.

PARCEL 2  
331,055 sq. ft.  
7.6 Ac w/o Road.

PARCEL 3  
217,802 sq. ft.  
5.0 Ac w/o Road.

[ 980.5 ]  
990.00'

P.O.B.  
S 89°53'45" E

N 89°53'45" W  
WILLOWDALE

511.50'  
LANE

18  
1/4

# Major Partition Plat Number 20090003T

Microfilm Number 20090599T  
Plat Cabinet Number D048-D049

Situated in the South Half of the Southwest Quarter of Section 7  
Township 4 South, Range 40 East of the Willamette Meridian,  
Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the South Half of the Southwest Quarter of Section 7, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at a point on the South line of Section 7, said point being S 89°53'45" E, a distance of 990.00 feet from the Southwest Corner of said Section 7, being the center of Weaver Road;

Thence; N 0°04'58" E, along said centerline, a distance of 1324.20 feet, to the North line of the South Half of the Southwest Quarter of said Section 7;


Thence; S 89°50'25" E, along said North line of said South half of the Southwest Quarter, a distance of 511.50 feet;

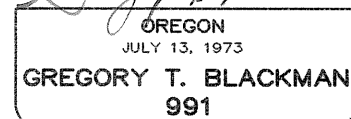
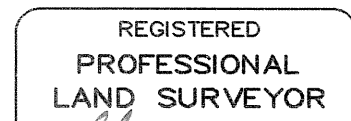
Thence; S 0°04'58" W, a distance of 1323.70 feet, to the South line of said Section 7;

Thence; N 89°53'45" W, along said South Section line, a distance of 511.50 feet, to the point of beginning of this description.

Said tract containing 677,199 Sq. Ft. (15.55 Acres including road).

I further certify that I made this survey and plat by order of and under the direction of the owner 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.

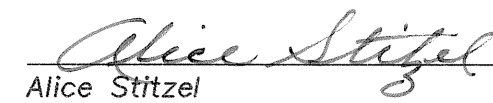
  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 2009

## DECLARATION

Know all people by these presents that Alice Stitzel is the owner of 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 do for my self, my heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of Weaver Road as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

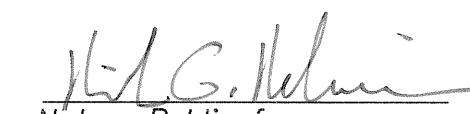
  
Alice Stitzel

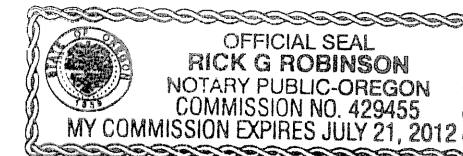
Know all people by these presents that WELLS FARGO BANK, N.A., Beneficiary, is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20071053 in the deed records of Union County, and does hereby consent to the partition, and road dedication as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92 as witnessed by the affidavit filed in conjunction with this plat.

## ACKNOWLEDGMENTS

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

Know all people by these presents, on this 12<sup>th</sup> day of FEBRUARY, 2009, before me a Notary Public in and for said State and County, personally appeared ALICE STITZEL who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon




Notarial seal

## APPROVALS


### Union County Planning Commission

Approved this 12 day of February, 2009.

  
Hanley Jenkins II  
Union County Planning Director



### Union County Surveyor

Approved this 12 day of FEBRUARY, 2009.

by Wallowa County Surveyor   
Richard A. Shaver

## UNION COUNTY COMMISSION

Approved this 23<sup>rd</sup> day of Feb, 2009.

  
Steve McClure   
Nellie Bogue Hibbert

  
Mark D. Davidson

## 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 23<sup>rd</sup> day of February, 2009, at 9:13 o'clock A.M., and recorded in Plat Cabinet No. D048-D049 Union County records. Microfilm Number 20090599T

Robin A. Church  
Union County Clerk by , Deputy

## SURVEYOR'S EXACT COPY STATEMENT


I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D048-D049 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Gregory T. Blackman, OPLS 991

## 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 2008-2009 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  Date: 2/12/09  
Linda L. Hill, Union County Assessor/Tax Collector

**AFFIDAVIT OF CONSENT  
TO LAND PARTITION**

WELLS FARGO BANK, N.A. has an interest in property described in that certain Deed of Trust dated February 17, 2007, recorded February 26, 2007 as Microfilm Document Number 20071053 in the Deed records of Union County, Oregon, and does hereby consent to the partitioning of said property and associated road dedication.

Dated this 5th day of February, 2009

*Lorna L. Slaughter*

Authorized Representative of  
WELLS FARGO BANK, N.A.  
Lorna L. Slaughter, Vice President

STATE OF Maryland        )  
  ) ss:  
COUNTY OF Frederick    )

Know all people by these presents, on this 5th day of February, 2009, before me a Notary Public in and for said State and County, personally appeared Lorna L. Slaughter, who is known to me to be an authorized representative of WELLS FARGO BANK, N.A., and who being duly sworn, did say that they executed the same freely and voluntarily.

*Heather Roseberry*  
Notary Public for  
The State of Maryland



STATE OF OREGON        )  
  ) ss:  
County of Union        )

\_\_\_\_\_  
Notarial Seal

I certify that this instrument was received and recorded in the book of records of said county.

ROBIN A. CHURCH  
Union County Clerk

by: *Shellette Kincaid* Deputy.

DOC#: 20090599T  
RCPT: 138560           46.00  
2/23/2009 9:13 AM  
REFUND:               .00