

# Minor Partition Plat Number 20090014T

A partition of a portion of Parcel 2 of Minor Partition Plat Number 2002-06  
 Situated in the Northeast and Southeast quarters of Section 35,  
 Township 2 South, Range 38 East of the Willamette Meridian.

## BASIS OF BEARING

Forward bearing as published by the U.S.C.  
 and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
 Dated 1946.

SCALE: 1" = 100'

## LEGEND

- Found monument as per Union County Monumentation Records
- Found 5/8" iron pin with aluminum cap set by Survey Number 030-2007
- △ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 1997-020
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 013-2002
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 1997-024
- ⊕ Found 5/8" iron pin set by Survey Number 021-1993
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- - - Easement Line
- - - Centerline
- ( ) Record measurement as per Survey Number 030-2007

## REFERENCE MATERIAL

- Union County Monumentation Records  
 Minor Partition 2002-006  
 Minor Partition 2000-016  
 Minor Partition 1997-024  
 Minor Partition 1997-020  
 Survey Number 021-1993  
 Survey Number 030-2007  
 Survey Number 013-2002

## DEED REFERENCES

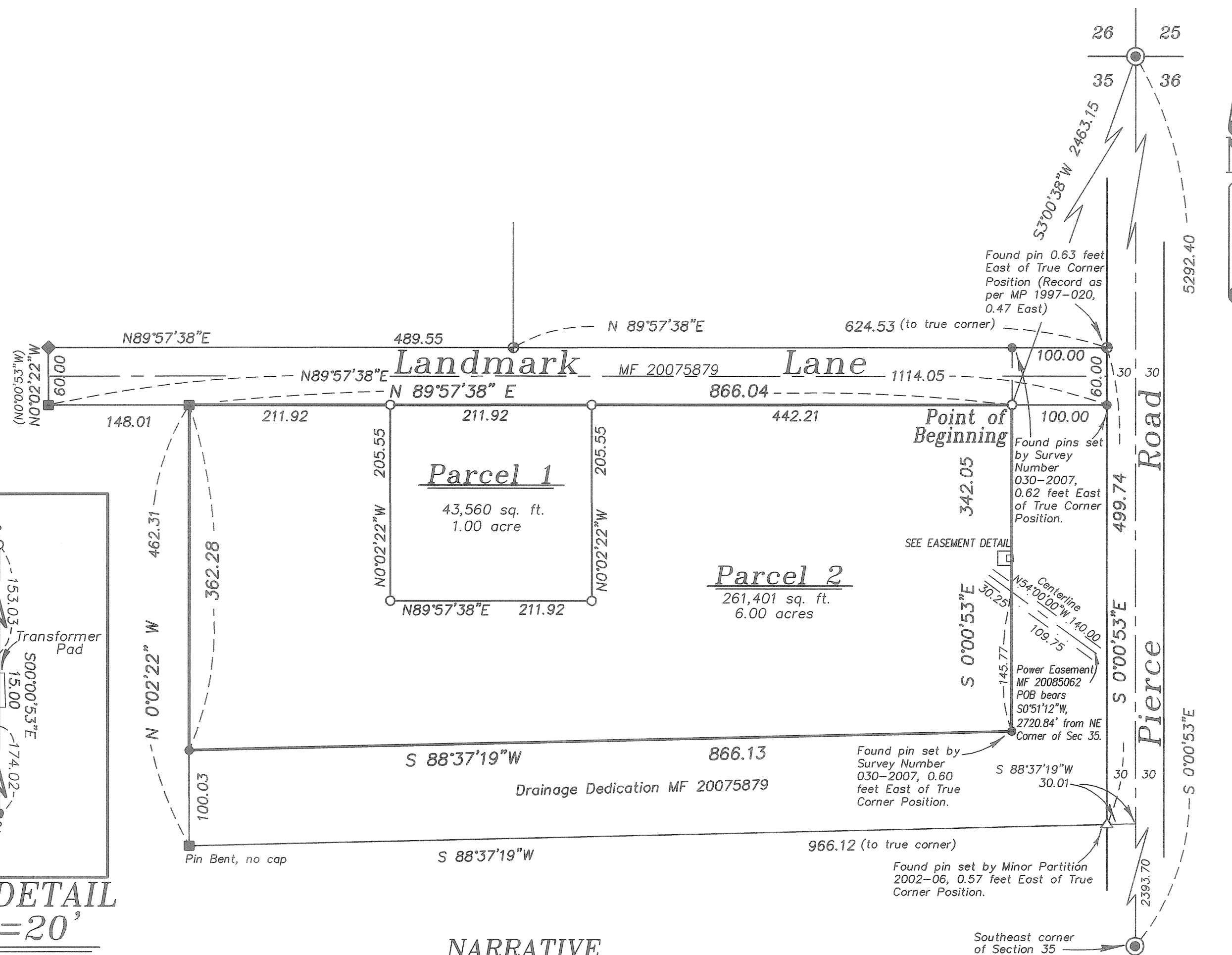
- Microfilm Document Number 20076525  
 Microfilm Document Number 20075879  
 Microfilm Document Number 20085062

Partition Plat Report Number 09-20188,  
 dated May 5, 2009, prepared by Eastern  
 Oregon Title, Inc.

## 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. 20090014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D070-D071 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



## NARRATIVE

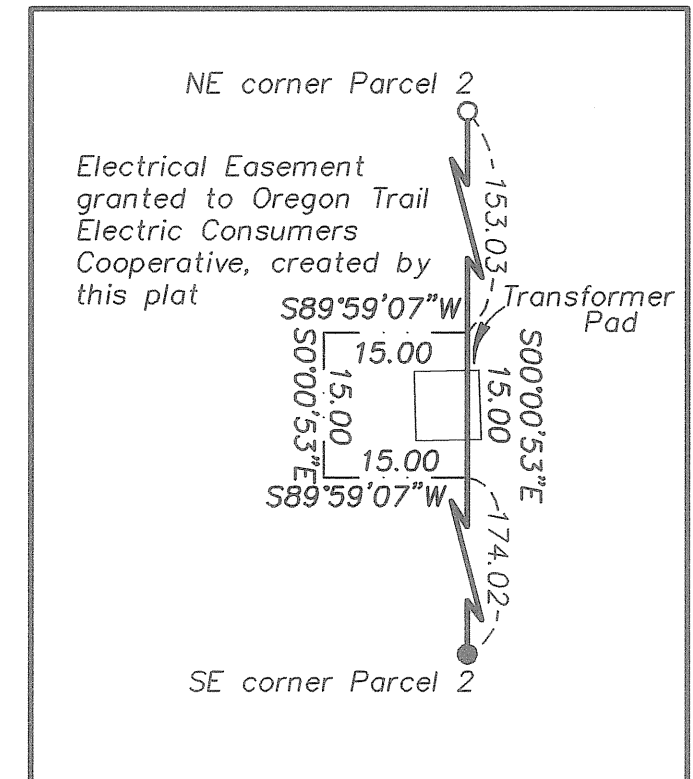
This partition was done at the request of Dwayne Martin, on behalf of Landmark Industries, LLC, owner of the land within. The exteriors are based on Minor Partition Number 2002-06, the North line then was adjusted, as is documented in Survey Number 013-2002. Drainage and public road dedications were then conveyed by Microfilm Document Number 20075879 and shown in Survey Number 030-2007.

There appears to be an error in the pins lying along Pierce Road, as described in the narrative for Minor Partition 1997-20. These pins do not fall the 30 feet from the Section line, as noted on the map. This error appears to be perpetuated in the monument set for said partition and again in Survey Number 030-2007, which monumented the drainage easement and road. As the legal description for the drainage dedication shows the intent to be 100 foot wide, I call the pins out of position as noted on the map. The bearing of the West end of the public road dedication does not match the bearing of the West line of Parcel 2, although it appears the intent is to do so. It is shown as such on this map, and it does not affect the position appreciably.

The power easement begins at the East quarter corner, which has not been located or monumented. A midpoint on the Section line was used to place the commencing point of the easement. The electrical transformer does not fall within this easement, so one was created by this plat.

I find no other unusual conditions with this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Rick G. Robinson*  
 OREGON  
 JULY 17, 1985  
 RICK G. ROBINSON  
 2219  
 Renewal Date: Dec. 31, 2010



EASEMENT DETAIL  
 SCALE: 1" = 20'

## NOTES AND EASEMENTS

1. Electric transmission easement, granted to Oregon Trail Electric Consumers Cooperative, recorded Nov. 14, 2008 as Microfilm Document No. 20085062. The description commences at the East 1/4 corner of Section 35, which has not been found since the original GLO set it. No monument of record has since been set. Easement as shown on the map uses the proportioned position of the 1/4 corner.

# Minor Partition Plat Number 20090014T

A partition of a portion of Parcel 2 of Minor Partition Plat Number 2002-06  
Sited in the Northeast and Southeast quarters of Section 35,  
Township 2 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20092064T  
Plat Cabinet Number D070-D071

### SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this partition, being a partition of Parcel 2 of Minor Partition Plat Number 2002-006, recorded as Microfilm Number 20021566 and stored in Plat Cabinet C, in slides 647 and 648 of the Plat records of Union County, situated in the East half of Section 35, Township 2 South, Range 38 East of the Willamette Meridian, Union County, the exterior of which being more particularly described as follows, with reference to map of survey number 013-2002, as filed in the office of the Union County Surveyor;

Beginning at a point on the South right of way line of Landmark Lane, said point being South 3°00'38" West, a distance of 2463.15 feet from the North ~~west~~ <sup>EAST</sup> corner of said Section 35,

Thence; South 0°00'53" East, along the West line of stormwater drainage dedication conveyed to the public by Microfilm Document Number 20075879, of the deed records of Union County, a distance of 342.05 feet,

Thence; South 88°37'19" West, along the North line of said easement, a distance of 866.13 feet, to the West line of Parcel 2 of Minor Partition 2002-006,

Thence; North 0°02'22" West, along said West line, a distance of 362.28 feet, to the South right of way line of Landmark Lane, as dedicated by Microfilm Document Number 20075879, of the deed records of Union County,

Thence; North 89°57'38" East, along said South right of way, a distance of 866.04 to the Point of Beginning of this description.

Said tract containing 7.00 Acres (304,961 Sq. Ft.)

I further certify that I made this 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 plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
La Grande OR 97850

### DECLARATION

Know all People by these presents that LANDMARK INDUSTRIES, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act ( ORS Chapter 70 ), is the owner of the land within this partition, 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 15 foot utility easement as shown on the annexed map, in accordance with the provisions of ORS Chapter 92. In witness where of, LANDMARK INDUSTRIES, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by DWAYNE MARTIN.

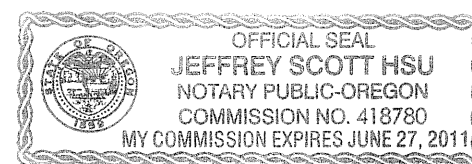
*Dwayne Martin*  
DWAYNE MARTIN, Member  
LANDMARK INDUSTRIES, LLC.

### ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 28 day of MAY, 2009 before me a Notary Public in and for said State and County, personally appeared DWAYNE MARTIN who are known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

*Jeffrey Scott Hsu*  
Notary Public for  
the State of Oregon



Notarial seal

### APPROVALS

#### Union County Planning Department

Approved this 8<sup>th</sup> day of June, 2009.

*Hanley Jenkins*  
Hanley Jenkins II  
Union County Planning Director

#### Union County Surveyor

Approved this 28<sup>th</sup> day of May, 2009.

by Union County Surveyor *Gregory T. Blackman*  
Gregory T. Blackman

#### 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 *Linda L. Hill* Date: 6/1/09  
Linda L. Hill, Union County Assessor/Tax Collector

### 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 8<sup>th</sup> day of June, 2009, at 1:20 o'clock P.M., and recorded in Plat Cabinet No. D070-D071 Union County records. Microfilm Number 20092064T

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

### SURVEYOR'S EXACT COPY STATEMENT

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*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219