

Minor Partition Plat Number 20090017T

Situating in the North half of the Southwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian
City of Union, Union County, Oregon

Microfilm Number 20093027T
Plat Cabinet Number D076-D077

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" = 60'

REFERENCE MATERIAL

- Union County Monumentation Records
Original Plat of Second Street Extension
- Survey Number 64-75
 - Survey Number 41-76
 - Survey Number 101-77
 - Survey Number 40-78
 - Survey Number 55-78
 - Survey Number 58-78
 - Survey Number 29-89
 - Survey Number 015-1995
 - Minor Partition Number 1991-012
 - Minor Partition Plat Number 1995-12
 - Minor Partition Plat Number 1997-02
 - Minor Partition Plat Number 20050001T
 - Minor Partition Plat Number 20060015T

Deed References

- Microfilm Number 54200
- Microfilm Number 88055
- Microfilm Number 88056
- Microfilm Number 112221
- Microfilm Number 138638
- Microfilm Number 144966
- Microfilm Number 152966
- Microfilm Number 20035631
- Microfilm Number 20063856
- Microfilm Number 20064188
- Microfilm Number 20071071
- Microfilm Number 20072921

Partition Plat Report Number 09-20339
prepared by Eastern Oregon Title, Inc. dated July 13, 2009

LEGEND

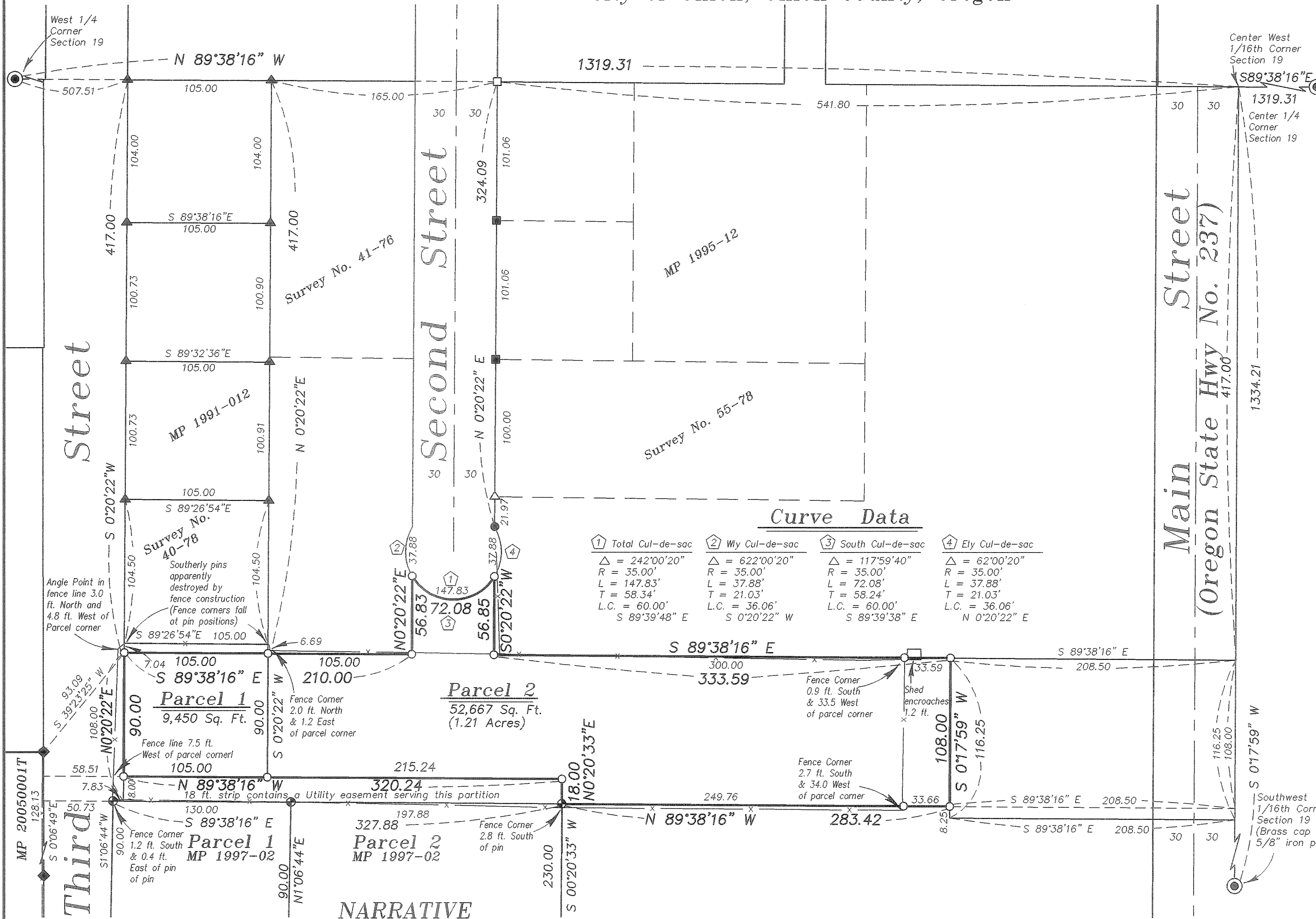
- Found monument as per Union County Monumentation Records (2 1/2" aluminum monument unless otherwise noted)
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 41-76
- △ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 101-77
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 40-78
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by minor partition plat number 1991-012
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 015-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition plat number 1995-12
- ⊕ Found 5/8" iron pin with plastic cap marked "LS 1952" set by minor partition plat number 1997-02
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition plat number 20050001T
- Set 5/8"x30" iron pin marked "BGB SURVEY MARKER"

- x — Existing fence line
- — — Centerline

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010



Curve Data

1) Total Cul-de-sac	2) Wly Cul-de-sac	3) South Cul-de-sac	4) Ely Cul-de-sac
Δ = 242'00"20"	Δ = 622'00"20"	Δ = 117'59"40"	Δ = 62'00"20"
R = 35.00'	R = 35.00'	R = 35.00'	R = 35.00'
L = 147.83'	L = 37.88'	L = 72.08'	L = 37.88'
T = 58.34'	T = 21.03'	T = 58.24'	T = 21.03'
L.C. = 60.00'	L.C. = 36.06'	L.C. = 60.00'	L.C. = 36.06'
S 89°39'48" E	S 0°20'22" W	S 89°39'38" E	N 0°20'22" E

NARRATIVE

This Partition was done at the request of Robie Vandiver, owner of the land within this partition. The tracts in this area are all described by metes and bounds starting at the Center West 1/16th corner of Section 19. It is apparent from the lines of occupancy that the assumption was that the 1/16th corner fell in the centerline of the highway. There have been a series of boundary line adjustments to the South of this tract to make the lines of occupancy fit the deeds. I place the North, East and South lines of this partition by deed calls from the 1/16th corner. Minor Partition Plat Number 1997-002 used the same method of location. This does not match the fence at the East line of the ownership as shown. I set additional pins for a future lot line adjustment once this partition is filed. The West line of this partition is placed on the projection of the East right of way line of Third Street as monumented by Minor Partition Plat Number 1991-02 and survey 40-78. This falls within 0.5 ft. of the record call of the Vandiver deed. The right of way of Third Street is a remnant, with the deeds for the tracts to the West coming from the West line of Section 17. The West line of Minor Partition 1997-02 was projected from the partitions to the South. Due to the harmony with the Vandiver deed, I accept the right of way monumented by the surveys to the North of this partition. There is also a discrepancy along the South line of survey number 40-78. The surveys prior to 1989 used a different location for the East-West centerline of Section 19. In 1989, the West 1/4 corner was monumented at a different position than the one the 1970's surveys used. This creates the difference from the two surveys, with the true line being the one monumented by this partition. This was also addressed on partition plat 1991-02. I place Second Street from the found monuments as shown. Mr. Vandiver formerly owned the 18 ft. strip of ground along the Southwesterly portion of this partition. He retained a transferable utility easement for the entire 18 ft. width of this tract. 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. 20090017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D076-D077 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

Minor Partition Plat Number 20090017T

Microfilm Number 20093027T
Plat Cabinet Number D074-D077

Situated in the North half of the Southwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian
City of Union, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Minor Partition Plat, situated in the North half of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

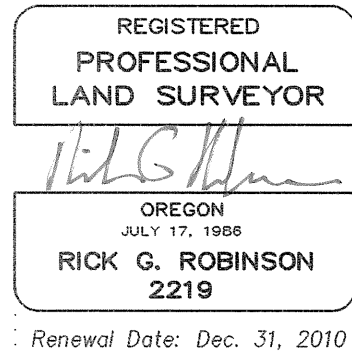
Beginning at the Northeast corner of Parcel 2 of Minor Partition Plat Number 1997-02, filed as microfilm number 970680 and stored in plat cabinet B, slide 450 of the plat records of Union County,

- Thence; North 0°20'33" East, a distance of 18.00 feet,
- Thence; North 89°38'16" West, a distance of 320.24 feet,
- Thence; North 0°20'22" East, a distance of 90.00 feet,
- Thence; South 89°38'16" East, a distance of 210.00 feet,
- Thence; North 0°20'22" East, a distance of 56.83 feet to the Southerly right of way line of 2nd Street, said point being the Point of Curvature of a 35.00 ft. radius curve left,
- Thence; Southeasterly along said right of way and along said curve, a distance of 72.08 (Long Chord bears South 89°39'38" East, a distance of 60.00 feet),
- Thence; South 0°20'22" West, a distance of 56.85 feet,
- Thence; South 89°38'16" East, a distance of 333.59 feet,
- Thence; South 0°17'59" West, a distance of 108.00 feet,
- Thence; North 89°38'16" West, a distance of 283.42 feet, to the Point of Beginning of this description.

Said parcel containing 1.43 Acres (62,117 Sq. Ft.)

I further certify 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 ROBIE DEAN VANDIVER, also known as ROBIE VANDIVER and NICKI ANN VANDIVER, also known as NICKI A. VANDIVER 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, in accordance with the provisions of O.R.S. Chapter 92.

Robie Dean Vandiver Nicki Ann Vandiver
ROBIE DEAN VANDIVER NICKI ANN VANDIVER
AKA ROBIE VANDIVER AKA NICKI A. VANDIVER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 03 day of August, 2009 before me a Notary Public in and for said State and County, personally appeared ROBIE DEAN VANDIVER, also known as ROBIE VANDIVER and NICKI ANN VANDIVER, also known as NICKI A. VANDIVER, 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.

Jeffrey J. Colgren
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 29th day of July, 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 2009-2010 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 Ellen Wilhelm, Chief Deputy Date: 8-6-09
for Linda A. Hill, Union County Assessor/Tax Collector

City of Union

Approved this 10th day of August, 2009

William Lindsley
William Lindsley, Mayor of Union

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 12th day of August, 2009, at 10:12 o'clock A.M., and recorded in Plat Cabinet No. D074-D077 Union County records. Microfilm Number 20093027T

Robin A. Church
Union County Clerk, by Shirlette Kenworthy, Deputy

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. 20090017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D074-D077 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