

# Minor Partition Plat Number 20100006T

A Partition of a portion of Lots 1 and 2, Block 7,  
Sommer's Addition to Elgin, Union County, Oregon

Microfilm Number 20101866T  
Plat Cabinet Number D102-D103

## BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=40'

## REFERENCE MATERIAL

Plat of Sommer's Addition to Elgin  
Survey Number 007-1999  
Survey Number 033-2000  
Survey Number 011-2008  
Survey Number 008-2010  
Minor Partition Plat Number 20080011T  
City of Elgin Ordinance Number 142 Series 2001

### DEEDS

Volume 120 Page 114	Volume 151 Page 311
Microfilm Number 124039	Microfilm Number 20081322
Microfilm Number 156234	Microfilm Number 20081323
Microfilm Number 161318	Microfilm Number 20081324
Microfilm Number 990832	Microfilm Number 20081325
Microfilm Number 994732	Microfilm Number 20081326
Microfilm Number 20003417	Microfilm Number 20081327
Microfilm Number 20081321	Microfilm Number 20082241
	Microfilm Number

Preliminary Title Report Number 10-20883  
Prepared by Eastern Oregon Title Company, dated March 31, 2010

## LEGEND

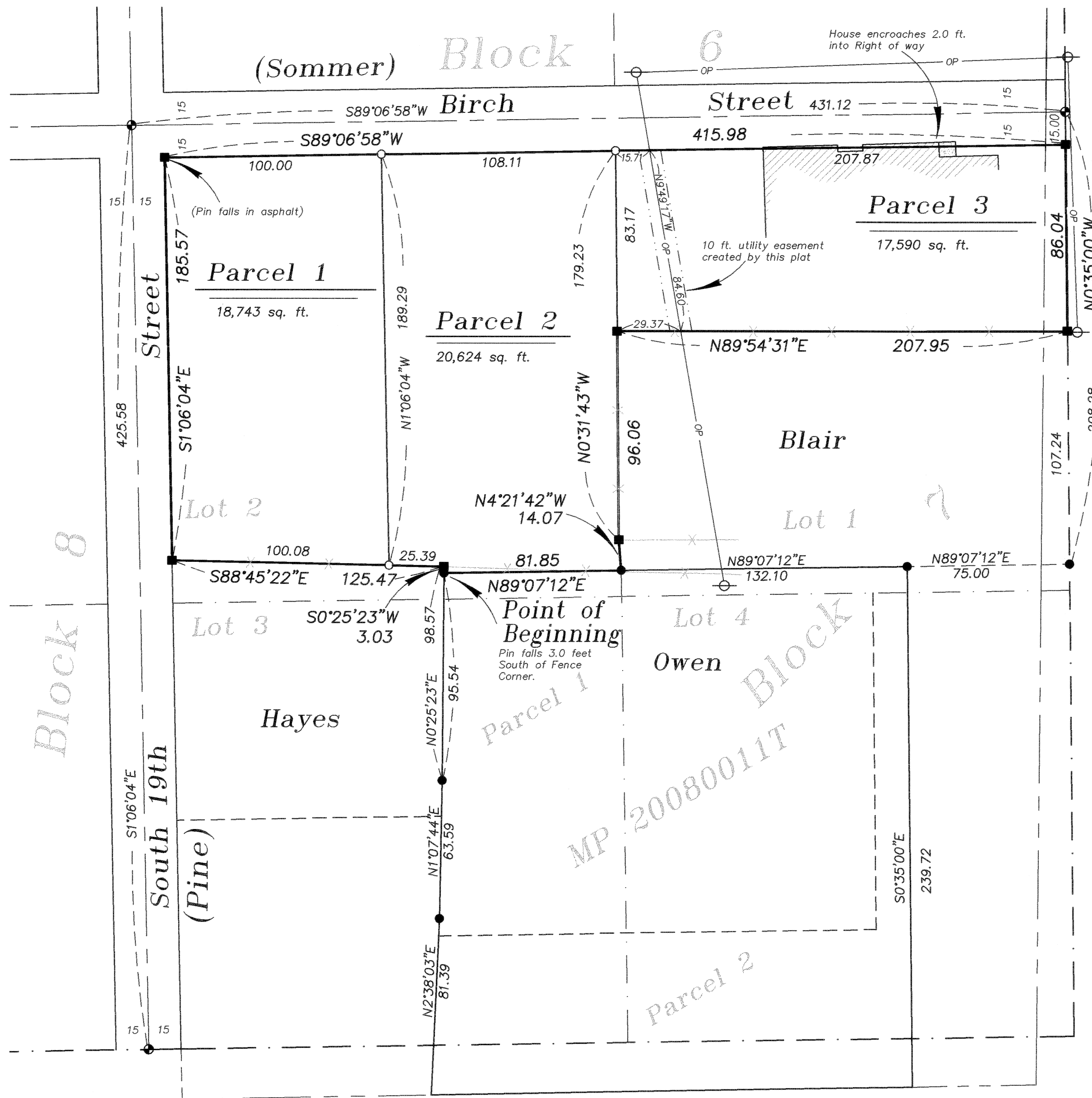
- Found 5/8" iron pin set by Survey Number 033-2000
- Found 5/8" iron pin with plastic cap marked "USKH 02820LS set by Survey Number 011-2008
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 008-2010
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing utility pole
- Centerline
- - - - - Easement Line
- - - - - Existing Fenceline
- OP Existing Overhead Power line
- - - - - Exterior of Sommer's Addition as per survey number 033-2000
- - - - - Interior lot line of Sommer's Addition as per survey number 033-2000
- - - - - Aliquot (1/16th) lines of Section 15

## EASEMENT NOTES

The Easement cited in Book 120 Page 114 is a ditch easement across the South 10 feet of Lot 2. This area is no longer within the Rogers ownership and no visible ditch is in that area.

The utility easement cited in Microfilm Number 20010263 covers utilities along the roadways as legalized by City of Elgin Ordinance Number 142 Series 2001, which vacated some rights of way and placed the streets within Sommer's Addition as shown. The power line shown North of Birch Street would fall in that category, but no utilities exist adjacent to the South line of Birch Street as legalized.

There is a fence encroachment cited in said title report along the Hayes ownership. The report was prepared prior to the Lot Line adjustment with the Hayes and Blair ownerships, which now conform to the existing fence lines.



## NARRATIVE

This partition was done at the request of Susan McMurdo on behalf of Billie Jean Rogers. Survey Number 033-2000 defined the street rights of way and was the basis for Ordinance 142, Series 2001. This places the North and West lines of the Block. This placement is such that the Rogers home encroaches onto the right of way of Birch Street as shown. The remainder of the exterior of this partition was placed through boundary line agreement with the adjacent owners. Survey Number 008-2010 documents the lines of the agreement. I place the Easterly line of partition at the Easterly boundary of Sommer's Addition as per survey number 033-2000. The land to the East of this line is also in Rogers ownership, so there is no conflict. I do find an existing overhead power line across the Rogers tract that has no easement. This plat creates a utility easement for the line. The stated title report calls for a ditch easement across the South 10 feet of Lot 2. That area now falls outside of the limits of this partition. I see no evidence of a ditch in this area. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

## 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. 20100006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D102-D103 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

