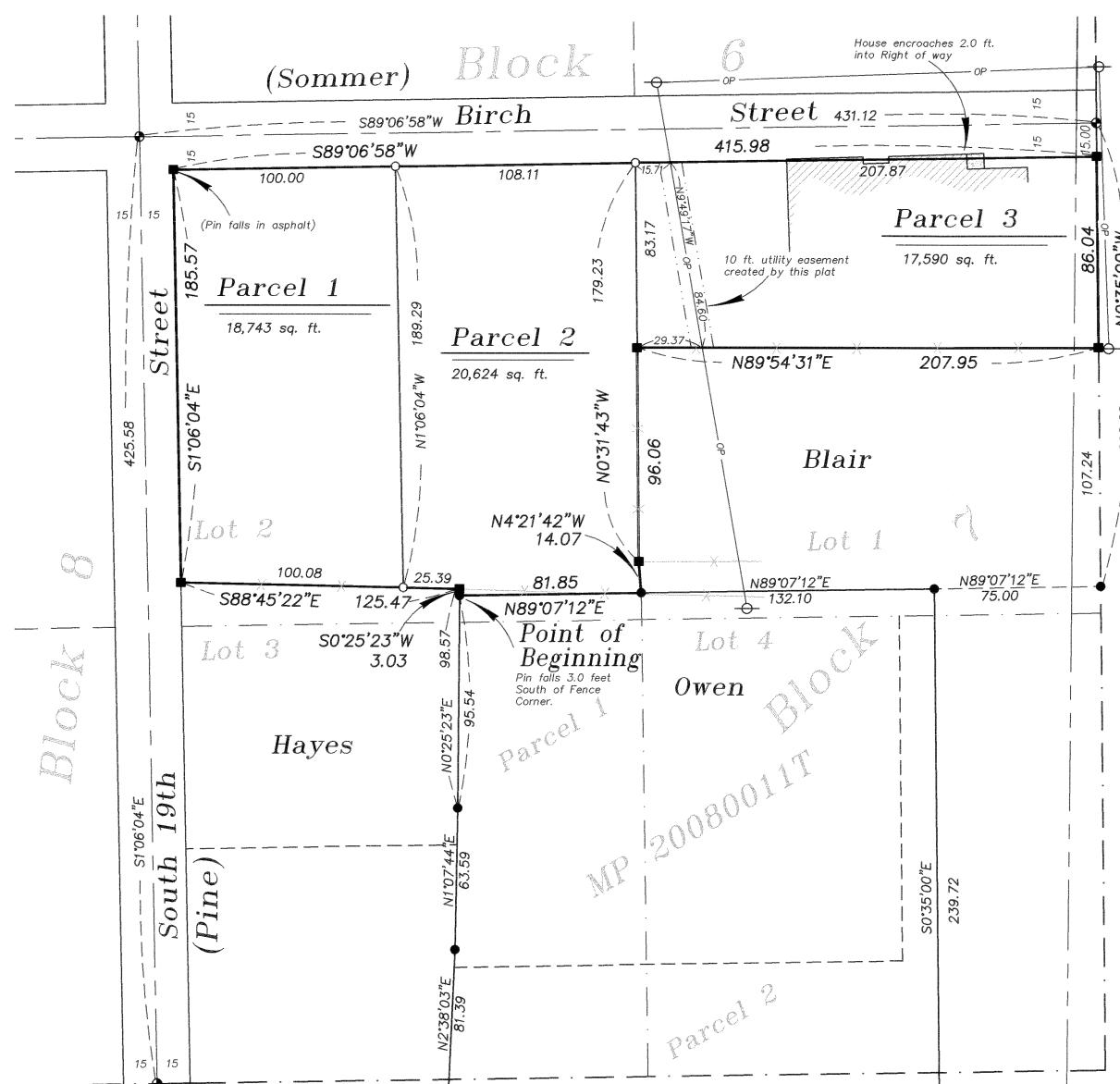
Minor Partition Plat Number 201000001

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



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.

Microfilm Number 2010/866T

Plat Cabinet Number D102-1103

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

Volume 120 Page 114 Volume 151 Page 311 Microfilm Number 20081322 Microfilm Number 124039 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

EASEMENT NOTES

Rogers

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

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

O Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"

Existing utility pole

Centerline

Easement Line

Existing Fenceline

Existing Overhead Power line

Exterior of Sommer's Addition as per

survey number 033-2000

Interior lot line of Sommer's Addition

Aliquot (1/16th) lines of Section 15

as per survey number 033-2000

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. 20100000 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 102-103 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

Sheet 1 of 2

PROFESSIONAL LAND SURVEYOR

OREGÓN JULY 17, 1986 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2010

Minor Partition Plat Number 20100004

Microfilm Number Plat Cabinet Number 2/02-2/03

201018660T

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

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition map, the exterior boundary of the total partition being described as follows;

A tract of land situated in Block 7 of SOMMER'S ADDITION to Elgin, Oregon, said tract being more particularly described as follows, with reference to map of survey number 008–2010, as filed in the office of the Union County

Beginning at the Northwest corner of Parcel 1 of Minor Partition Plat Number 20080011T, filed as Microfilm Number 20082112T and stored in Plat Cabinet D, in slides 003 and 004 in the Plat records of Union County,

Thence; North 89°07'12" East, along the North line of said Parcel 1, a distance of 81.85 feet,

Thence; North 4°21'42" West, a distance of 14.07 feet, to an existing fence corner with fences running East and North,

Thence; North 0°31'43" West, along said fence line running North, a distance of 96.06 feet, to an existing fence corner with fences running East and South,

Thence; North 89°54'31" East, along said fence line running East , a distance of 207.95 feet, to the apparent East line of Block Seven (7) of SOMMER'S ADDITION to the City of Elgin, as shown on Union County Survey Number 033—2000,

Thence; North 0°35'00" West, along said apparent East line, a distance of 86.04 feet, to the South right of way line of Birch Street, as established by City of Elgin Ordinance Number 142, Series 2001, recorded as Microfilm Document Number 20010263 in the deed records of Union County,

Thence; South 89°06'58" West, along said South line, a distance of 415.98 feet, to the intersection of the East right of way line of South 19th Street, as established by said ordinance,

Thence; South 1.06'04" East, along said East line, a distance of 185.57 feet, to an existing East-West fence line,

Thence; South 88°45'22" East, along said fence line, a distance of

Thence; South 0°25'23" West, a distance of 3.03 feet, to the Point of Beginning of this description.

Said Tract containing 56,957 Sq. Ft. (1.31 Acres).

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.

REGISTERED **PROFESSIONAL** LAND SURVEYOR

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson, OPLS 991 Bagett-Griffith & Blackman

2006 Adams Avenue LaGrande, Oregon 97850

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.20/0000/1 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, OPLS 2219

DECLARATION

Know all people by these presents that BILLIE JEAN ROGERS is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and partitioned into the parcels as shown on the annexed map, and does hereby create the 10 ft. utility easement over and across the Westerly portion of Parcel 3 of this partition, in accordance with O.R.S. Chapter 92.

ACKNOWLEDGMENTS

State of Oregon

County of Union

Know all these people by these presents, on this 24 day of MAY, 2010, before me a Notary Public in and for said State and County, personally appeared BILLIE JEAN ROGERS, who is known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon

 $\bigcap M \cap M \cap M$

JEFFREY SCOTT HSU NOTARY PUBLIC-OREGON COMMISSION NO. 418780 MY COMMISSION EXPIRES JUNE 27, 201 Notarial Seal

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.

Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Examined and approved this 18th day of 14th, 2010.

regery T. Blackman, Union County Surveyor

CITY OF ELGIN

Examined and approved this 24th day of May, 2010.

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon County of Union

I do hereby certify that the attached partition plat was received for record on the 25 day of MAY, 2010, at 11:49 o'clock A M, and recorded in Plat Cabinet No. 102-1103, Union County records. Microfilm No. 20101846T

Robin A. Church Union County Clerk