

A partition of Tract A of Beeson's Subdivision of Lot 4 of Mullin's Subdivision, situated in the Southeast quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=100'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Mullin's Subdivision
Plat of Beeson's Subdivision

DEED REFERENCES

Volume 115 Page 354
Volume 155 Page 323
Microfilm Number 46619
Microfilm Number 159011
Microfilm Number 159471

Survey Report Number 47746
Prepared by Abstract and Title Company
dated June 24, 2010

LEGEND

- Found 2 1/2" brass cap monument as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Mullin's Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Beeson's Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing Utility Pole
- Ⓜ Existing Well
- Centerline
- - - Easement Line
- P - Existing Overhead Utility line
- - - - - Creek

NARRATIVE

This partition was done at the request of Les Mueller. I base the location of the exterior on the found monuments from the plat of Mullin's Subdivision and Beeson's Subdivision. I place the interior lines between Parcels 1 and 2 at the direction of Mr. Mueller. This partition also creates 2 new easements, one is a 20 ft. access and well maintenance easement that serves Parcel 1 and the other being a 30 ft. access easement across the flag portion of Parcel 2 to serve Parcel 1. That easement is centered along the existing driveway to the house situated on Parcel 1. The 10 ft. water line easements are taken from the field ties of Mullin's subdivision. The plat also calls for a deer fence and the stated title report calls for an easement as per the plat. That particular deer fence has been taken down and the wire removed from the site. There is a deer fence along the Northerly portion of Haefler Lane, but it falls within the County Road right of way. The 10 ft. Power line easement was placed along the existing overhead lines. Deed Volume 115 Page 354 calls for an 8 ft. width, while the plat of Mullin's Subdivision calls for a 10 ft. width. I defer to the width shown on the plat. The water line easements shown may be those described on Deed Volume 155 Page 323 and Microfilm Number 46619, but I cannot place those accurately by the way they are described. These documents call no specific width, but is called a 10 ft. width on the plat of Beeson's Subdivision. There are also two power line easements (MF# 159011 and #159471) which call a specific location followed by "or as constructed on the ground". The described location has no utilities near it. The location I show is on the existing utility lines. I find no other unusual conditions on this partition.

CURVE DATA

① Total West Curve North R/W Line Haefler Lane	② East Curve North R/W Line Haefler Lane	③ Total West Curve Centerline Haefler Lane
Δ=7°28'13" R=1850.00' L=241.20' T=120.78' L.C.=241.04' S82°11'50"W	Δ=7°37'54" R=484.34' L=64.51' T=32.30' L.C.=64.47' S82°16'42"W	Δ=7°28'13" R=1880.00' L=245.12' T=122.73' L.C.=244.94' N82°11'50"E
④ East Curve Centerline Haefler Lane	⑤ Westerly portion of the West Curve on North R/W Line Haefler Lane	⑥ Center portion of the West Curve on North R/W Line Haefler Lane
Δ=7°37'54" R=454.34' L=60.52' T=30.31' L.C.=60.48' S82°16'42"W	Δ=1°17'21" R=1850.00' L=41.63' T=20.82' L.C.=41.63' N85°17'19"E	Δ=5°02'32" R=1850.00' L=162.79' T=81.45' L.C.=162.74' N82°07'23"E
⑦ Easterly portion of the West Curve on North R/W Line Haefler Lane	⑧ Centerline 30 ft. access easement created by this plat	⑨ Centerline existing 20 ft. access easement
Δ=1°08'21" R=1850.00' L=36.78' T=18.39' L.C.=36.78' N79°01'57"E	Δ=5°41'04" R=400.00' L=39.68' T=19.86' L.C.=39.67' S77°41'15"E	Δ=12°46'38" R=900.00' L=200.70' T=100.77' L.C.=200.29' N86°48'12"E

LINE DATA

Ⓐ Existing 10 ft. Water Line Easement	Ⓒ Exist. 10 ft. Easement within Parcel 2
N87°07'37"E 304.11	S38°36'26"W 61.57
Ⓑ Existing 10 ft. Water Line Easement	Ⓓ Existing 10 ft. Water Line Easement
S73°25'09"W 61.07	S41°49'43"W 92.34
Ⓔ Total Course Existing 10 ft. Water Line Easement	Ⓔ Total Course Existing 10 ft. Water Line Easement
S38°36'26"W 141.53	N51°27'25"E 159.73
Ⓕ Exist. 10 ft. Easement to intersection of other Exist. 10 ft. Easement	Ⓖ Exist. 10 ft. Easement within Parcel 1
S38°36'26"W 40.00	N51°27'25"E 31.88
Ⓖ Exist. 10 ft. Easement within Parcel 1	Ⓗ Exist. 10 ft. Easement within Parcel 2
S38°36'26"W 79.96	N51°27'25"E 127.85

SURVEYOR'S EXACT COPY STATEMENT

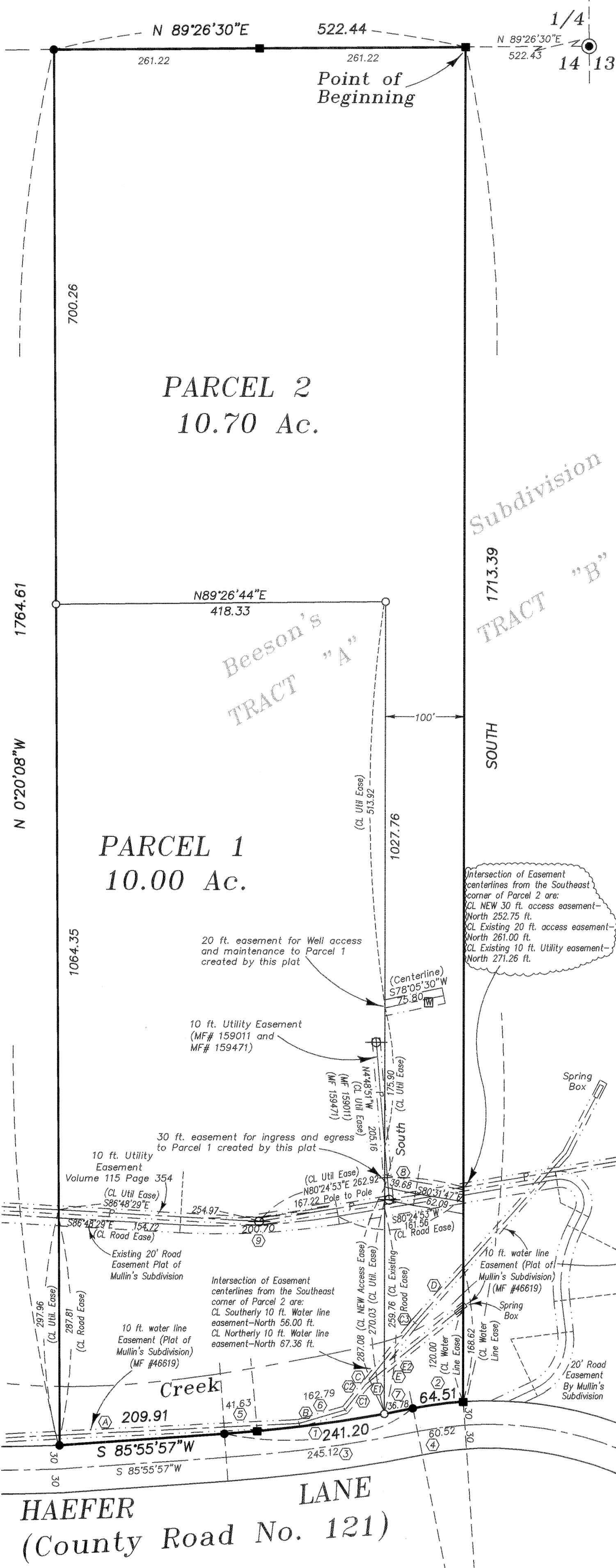
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2010 00117 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D115-D116 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson, OPLS 2219 Sheet 1 of 2



HAEFLER LANE
(County Road No. 121)

Minor Partition Plat Number 2010 0011 T
A partition of Tract A of Beeson's Subdivision of Lot 4 of Mullin's Subdivision, situated in the Southeast quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20102411 T
Plat Cabinet Number D115 - D116

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, being a partition of Tract A of Beeson's Subdivision of Lot 4 of Mullin's Subdivision, situated in the Southeast quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Northeast corner of said Tract A:

Thence: South, along the East line of said Tract A, a distance of 1713.39 feet, to the Southeast corner of said Tract A, said point being on the Northerly right of way line of Haefer Lane (Union County Road Number 121), said point also being the Point of Curvature of a 484.34 ft. radius curve to the left,

Thence: Southwesterly, along said North right of way line, and around said curve, a distance of 64.51 feet, through a central angle of 7°37'54" (Long Chord bears South 82°16'42" West, a distance of 64.47 feet), to the Point of Curvature of a 1850 ft. radius curve to the right,

Thence: Southwesterly, continuing along said North right of way line, and around said curve, a distance of 241.20 feet, through a central angle of 7°28'13", (Long Chord bears South 82°11'50" West, a distance of 241.04 feet),

Thence; South 85°55'57" West, continuing along said North right of way line, a distance of 209.91 feet, to the Southwest corner of said Tract A,

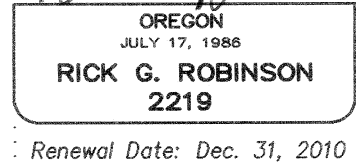
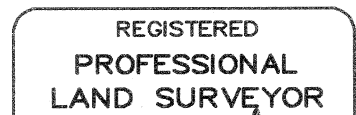
Thence: North 0°20'08" West, along the West line of said Tract A, a distance of 1764.61 feet, to the Northwest corner of said Tract A,

Thence: North 89°26'30" East, along the North line of said Tract A, a distance of 522.44 feet, to the Point of Beginning of this description.

Said tract containing 20.70 Acres.

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.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all People by these presents that LESLIE C. MUELLER and PHYLLIS J. MUELLER are the owners of the land within this partition, 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 plat, and do hereby create the 20 ft. well access and maintenance easement and the 30 ft. non-exclusive easement for ingress, egress and utilities across Parcel 2 of this partition, as shown on the annexed plat, and do hereby place the restriction listed below on the land within this partition, all in accordance with the provisions of O.R.S. Chapter 92.

Leslie C. Mueller
LESLIE C. MUELLER

Phyllis J. Mueller
PHYLLIS J. MUELLER

RESTRICTION

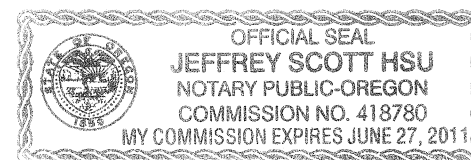
Prior to placement of a dwelling on Parcel 2 of this partition, the owners will obtain a DEQ site authorization on Parcel 2, and build or bond a roadway to Union County zoning, partition and subdivision ordinance private road standards to the building site on Parcel 2. These restrictions will apply to our heirs and assigns until such time as a residence is constructed and road has been built to Parcel 2.

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 1 day of July, 2010 before me a Notary Public in and for said State and County, personally appeared LESLIE C. MUELLER and PHYLLIS J. MUELLER 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 Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

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. 2010 0011 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D115 - D116 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

APPROVALS

Union County Surveyor

Approved this 3rd day of July, 2010.

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

Union County Planning Commission

Approved this 8th day of July, 2010.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

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 2010-2011 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: 7/8/10
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 this 8th day of July, 2010, at 3:15 o'clock P.M., and recorded in Plat Cabinet No. D115 - D116 Union County records. Microfilm Number 20102411 T

Robin A. Church
Union County Clerk

by Lisa Frick, Chief Deputy Clerk