

# Minor Partition No. 20100012T

A Partition of a portion of Parcel 1 of Minor Partition Plat Number 1997-15  
 Situated in the North half of the Northwest quarter of Section 15, Township 3 South,  
 Range 40 East of the Willamette Meridian, Cove, Oregon

Microfilm Number 20102933T

Plat Cabinet Number D117-D118

## BASIS OF BEARING

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

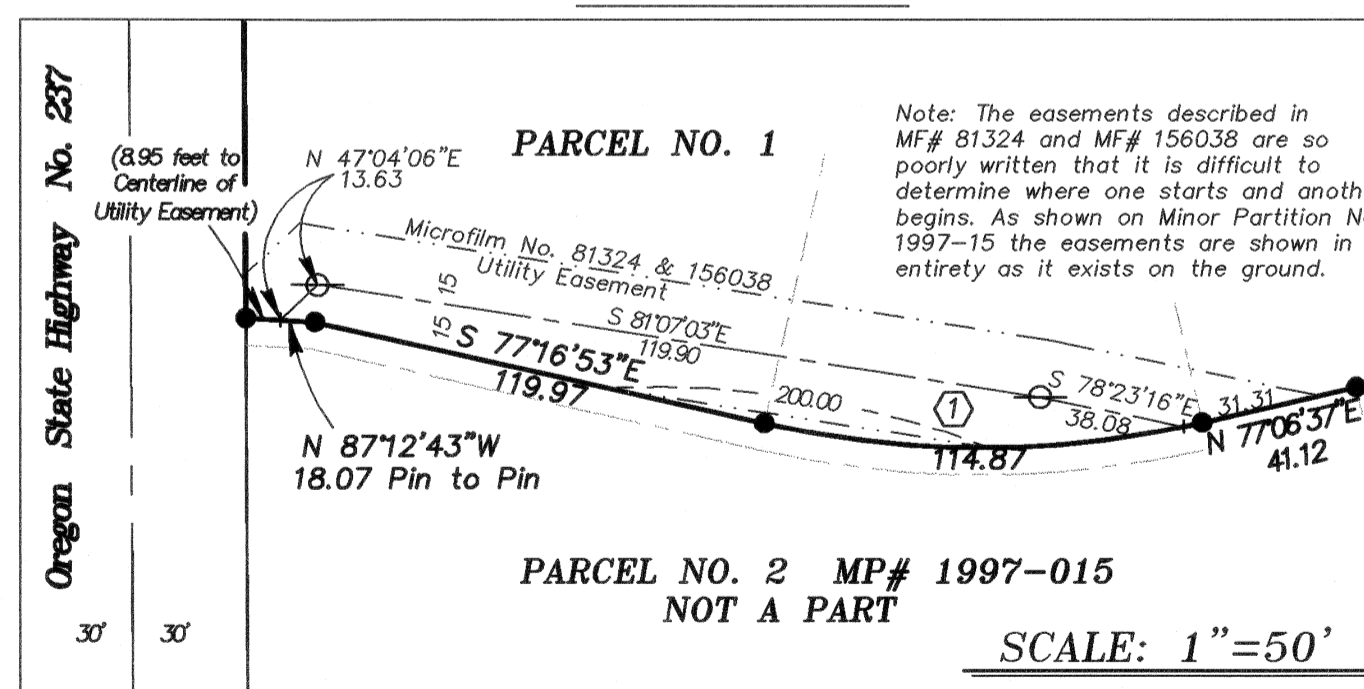
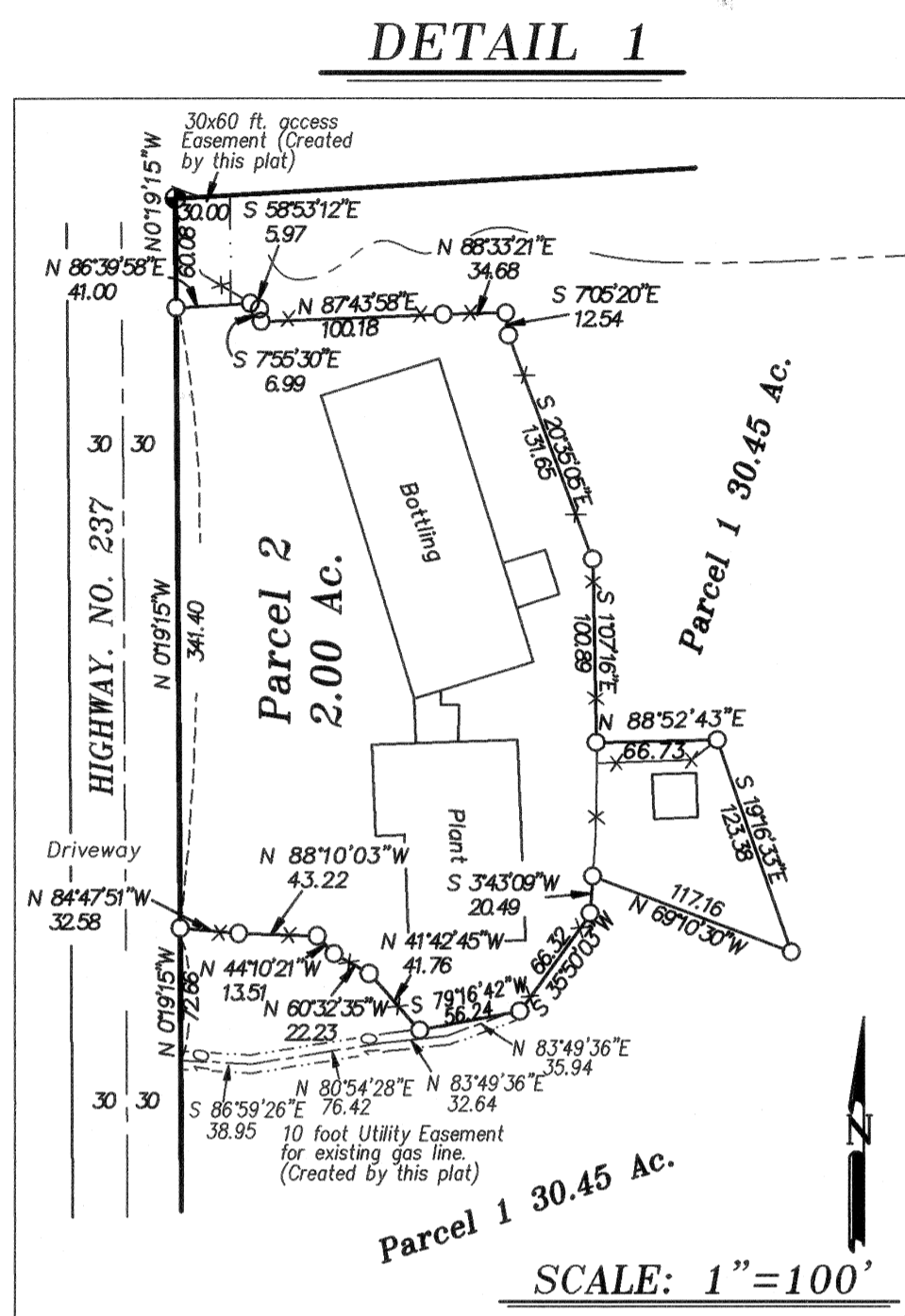
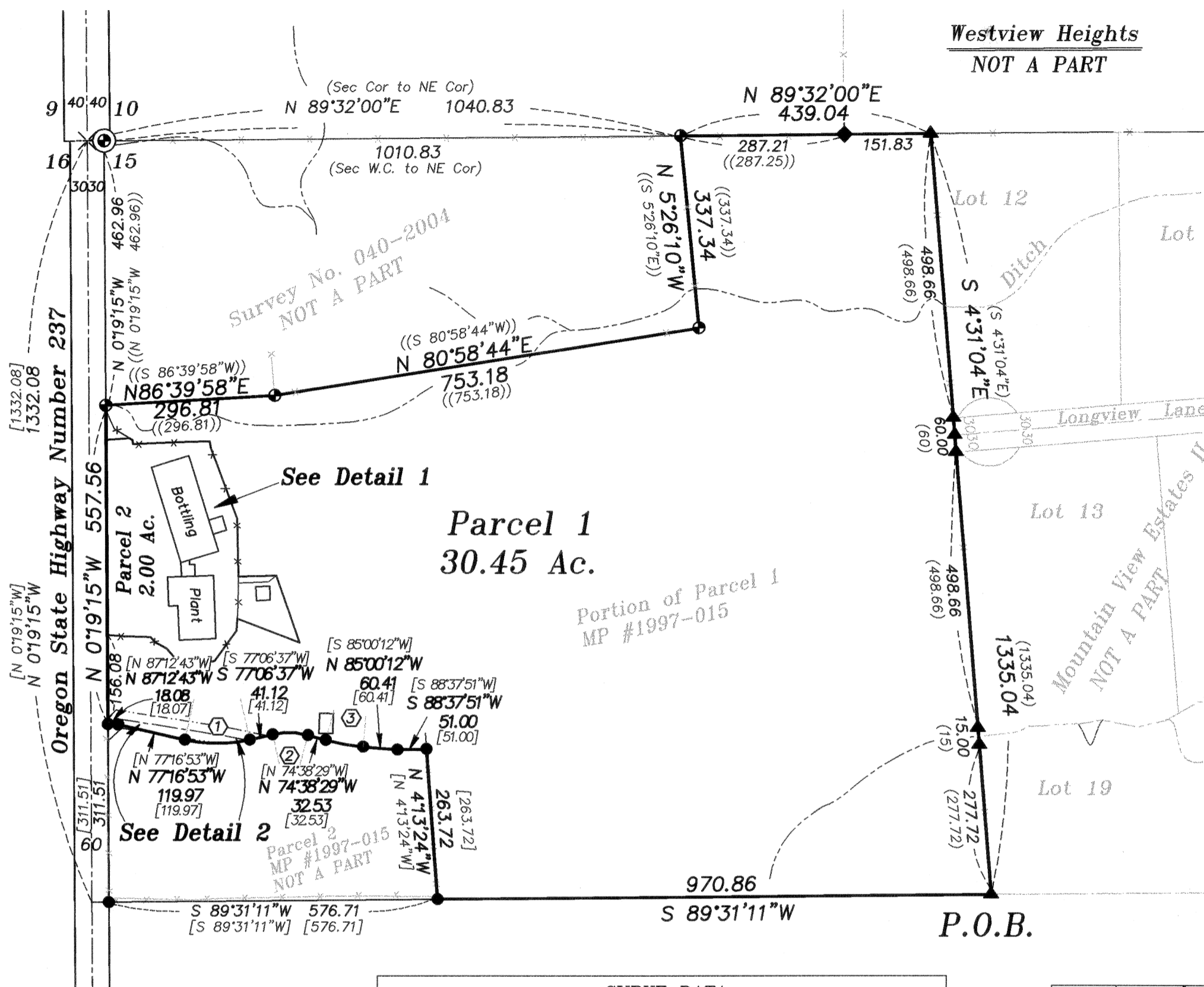
SCALE: 1"=200'

## LEGEND

- ✕ Found 5/8" iron rebar with plastic cap marked "BGA SURVEY MARKER" as per Union County monumentation records.
- ⊙ Found 2 1/2" aluminum monument for Witness corner as per Union County monumentation records.
- ◆ Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition No. 1992-15.
- ▲ Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by MOUNTAIN VIEW ESTATES II.
- Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey Number 040-2004.
- Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Number 1997-15.
- ( ) Record information as per Mountain View Estates II.
- [ ] Record information as per Minor Partition No. 1997-015.
- (( )) Record information as per Survey No. 040-2004.
- — — — — Centerline of existing road or easement.
- - - - - Easement line
- - - - - Existing creek
- X-X- Existing fence line
- ⊕ Power Pole

## REFERENCE MATERIAL

Minor Partition No. 1997-015  
 Survey No. 040-2004  
 Original Plat of MOUNTAIN VIEW ESTATES II  
 Microfilm No. 981881  
 Microfilm No. 981805  
 Microfilm No. 81324  
 Microfilm No. 156038  
 Abstract & Title Report No. 47778  
 Dated July 16, 2010



CURVE DATA		
①	②	③
Δ 25°36'31"	Δ 28°14'54"	Δ 10°23'40"
R=257.00	R=127.00	R=367.00
L=114.86	L=62.61	L=66.58
LC=113.92	LC=61.98	LC=66.49
S89°54'52"W	N88°45'56"W	N79°48'22"W

## NARRATIVE

This partition was done at the request of Tina Hurst. The purpose of this partition is to separate the Water Bottling Plant situated on Parcel 2 of this plat from the remainder of the Hurst ownership. I recovered the existing monuments from Minor Partition Number 1997-015, Survey Number 040-2004 and the plat of MOUNTAIN VIEW ESTATES II to control the exterior of this partition. I placed the monuments denoting the exterior of Parcel 2 at the direction of Tina Hurst. This plat also creates the 30 foot by 60 foot access easement to Parcel 2 along with a 10 foot wide utility easement for the existing underground gas line as shown. 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. 20100012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D117-D118 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

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

Renewal Date: Dec. 31, 2010

Minor Partition No. 20100012T

Microfilm Number 20102933T  
Plat Cabinet Number D117-D118

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Situating in the North half of the Northwest quarter of Section 15, Township 3 South,  
Range 40 East of the Willamette Meridian, Cove, Oregon

SURVEYOR'S CERTIFICATE

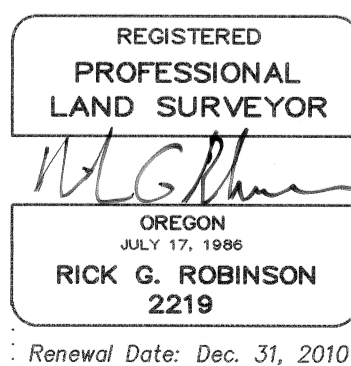
I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition Plat, being a portion of Parcel 1 of Minor Partition Plat number 1997-15, filed as microfilm number 973561 in the office of the Union County Clerk, being situated in the North half of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

- Beginning at the Southwest corner of MOUNTAIN VIEW ESTATES II,
- Thence; South 89°31'11" West to the East line of Parcel 2 of Partition number 1997-015, a distance of 970.86 feet,
- Thence; North 4°13'24" West, along said East line, a distance of 263.72 feet to the Northeast corner of said parcel,
- Thence; South 88°37'51" West along the North line of said parcel a distance of 51.00 feet,
- Thence; North 85°00'12" West along said North line a distance of 60.41 feet to a point of Curvature of a 367.00 ft. radius curve to the right,
- Thence; Northwesterly, along said North line, and around said curve, a distance of 66.58 feet, through a central angle of 10°23'40" (Long Chord bears North 79°48'22" West, a distance of 66.49 feet).
- Thence; North 74°38'29" West along said North line a distance of 32.53 feet to a point of Curvature of a 127.00 ft. radius curve to the left,
- Thence; Northwesterly, along said North line, and around said curve, a distance of 62.61 feet, through a central angle of 28°14'54" (Long Chord bears North 88°45'56" West, a distance of 61.98 feet).
- Thence; South 77°06'37" West along said North line a distance of 41.12 feet to a point of Curvature of a 257.00 ft. radius curve to the right,
- Thence; Southwesterly, along said North line, and around said curve, a distance of 114.86 feet, through a central angle of 25°36'31" (Long Chord bears South 89°54'52" West, a distance of 113.92 feet).
- Thence; North 77°16'53" West, along said North line, a distance of 119.97 feet,
- Thence; North 87°12'43" West, along said North line, a distance of 18.08 feet to the East right of way line of State Highway 237,
- Thence; North 0°19'15" West, along said right of way line, a distance of 557.56 feet,
- Thence; North 86°39'58" East, a distance of 296.81 feet,
- Thence; North 80°58'44" East, a distance of 753.18 feet,
- Thence; North 5°26'10" West, a distance of 337.34 feet to the North line of said Section 15,
- Thence; North 89°32'00" East along said North line, a distance of 439.04 feet, to the Northwest corner of said MOUNTAIN VIEW ESTATES II.
- Thence; South 4°31'04" East along the West line of said MOUNTAIN VIEW ESTATES II, a distance of 1335.04 to the Point of Beginning of this description.

Said tract containing 32.45 Acres (1,413,675 Sq. Ft.)

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the parcel corners and the boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of 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 TINA R. HURST is the sole owner of the land within this Partition, said land 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 do hereby create the 30 foot by 60 foot access easement for Parcel 2 and the 10 foot Utility easement as depicted on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

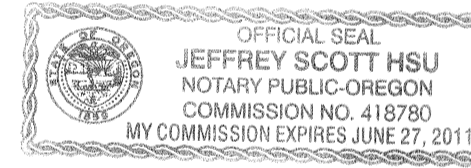
Tina R. Hurst  
TINA R. HURST

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 12 day of AUGUST, 2010, before me a Notary Public in and for said State and County, personally appeared TINA R. HURST, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she 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. 20100012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D117-D118 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 Planning Commission

Approved this 23<sup>rd</sup> day of August, 2010.

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

Union County Surveyor

Approved this 11<sup>th</sup> day of August, 2010.

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 2010-2011 tax roll which became a lien on the land within this subdivision, 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: 8/19/10  
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 the 23<sup>rd</sup> day of AUGUST, 2010, at 3:14 o'clock P.M., and recorded in Plat Cabinet No. D117-D118 Union County records. Microfilm Number 20102933T

Union County Clerk by Shirlette Kenworthy, Deputy