

Minor Partition Plat Number 2010 0013 T

Microfilm Number 20103939 T
Plat Cabinet Number D119-0120

A Partition of a portion of Parcels 1, 2 and 3
of Minor Partition Plat Number 1994-13,
situated in the South half of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian

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'

REFERENCE MATERIAL

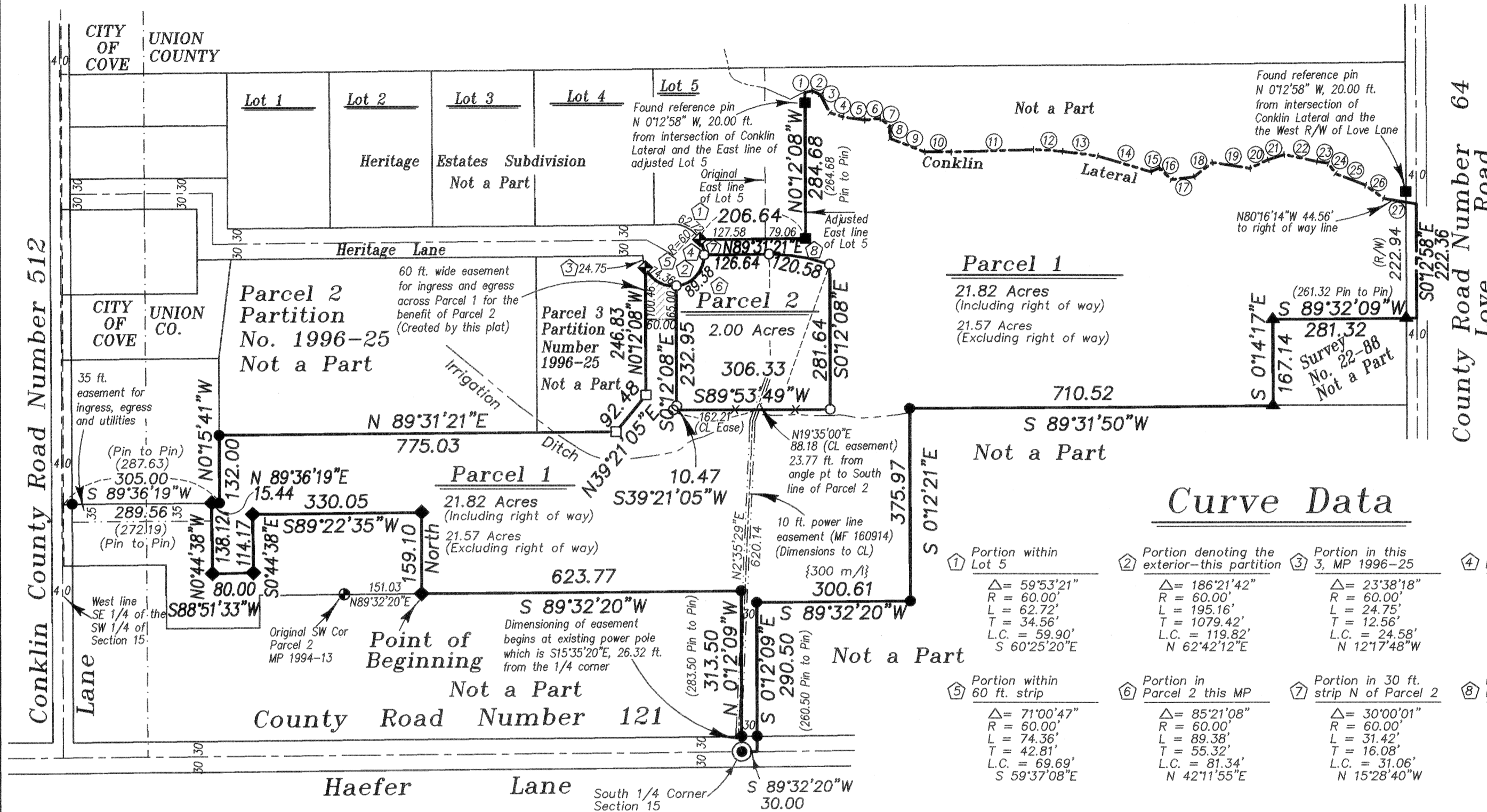
Plat of Heritage Estates Subdivision
Survey Number 22-88
Survey Number 047-1993
Survey Number 026-1995
Survey Number 007-2000
Survey Number 020-2004
Survey Number 028-2006
Minor Partition Plat Number 1994-13
Minor Partition Plat number 1996-25

DEED REFERENCES

Microfilm Number 160914
Partition Plat Report Number 10-21335 prepared by
Eastern Oregon Title Company, dated October 20, 2010

LEGEND

- Found 2 1/2" Aluminum Monument in water valve box as per Union County Monumentation records
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 22-88
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 047-1993
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by minor partition number 1994-13
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 020-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 026-1995
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Heritage Estates Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 028-2006
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — Centerline
- - - Ditch
- - - Easement Line
- * - * - Existing Fence Line



Curve Data

Curve	Portion within Lot 5	Portion denoting the exterior—this partition	Portion in this 3, MP 1996-25	Total Curve East Cul-De-Sac
1	Δ = 59°53'21" R = 60.00' L = 62.72' T = 34.56' L.C. = 59.90' S 60°25'20"E	Δ = 186°21'42" R = 60.00' L = 195.16' T = 1079.42' L.C. = 119.82' N 62°42'12"E	Δ = 23°38'18" R = 60.00' L = 24.75' T = 12.56' L.C. = 24.58' N 12°17'48"W	Δ = 269°53'21" R = 60.00' L = 282.63' T = 60.12' L.C. = 84.93' N 44°34'40"E
2	Δ = 71°00'47" R = 60.00' L = 74.36' T = 42.81' L.C. = 69.69' S 59°37'08"E	Δ = 85°21'08" R = 60.00' L = 89.38' T = 55.32' L.C. = 81.34' N 42°11'55"E	Δ = 30°00'01" R = 60.00' L = 31.42' T = 16.08' L.C. = 31.06' N 15°28'40"W	Δ = 21°19'14" R = 340.00' L = 120.58' T = 60.93' L.C. = 119.95' S 80°19'03"E

NARRATIVE

This partition was done at the request of Howard and Donna Metsker. The purpose of this partition is to create a 2 acre parcel separate from the remainder of the ownership. I place the parcel at the direction of the Metsker's. The West line of the parcel is 60 feet East and parallel with the East line of Parcel 3 of Minor Partition Plat Number 1996-25, to accommodate a future roadway. The North line was also placed to accommodate the future extension of Heritage Lane. The South line of the parcel was placed along an existing fence line, with the East line being placed to capture 2 acres within the tract. There are easements listed in the partition plat report for the Conklin Lateral and the Hulick Creek Ditch, with no specific width listed. I show the location of the existing ditches on the property, assuming the Southerly irrigation ditch to be the Hulick Creek Ditch. There is also an easement recorded in Book 76 Page 351 dated 1922 for the right to use two springs and maintain a pipeline from the springs. There is no specific location given and I find no evidence of the springs or transmission line. The utility easement shown is placed at the physical location of the overhead power lines as called for in deed microfilm number 160914. 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. 2010 0013 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 D119-D120 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

Conklin Lateral Line Table

1 N75°25'39"E 13.97'	15 N65°59'15"E 18.01'
2 S65°39'20"E 17.83'	16 S45°37'04"E 32.99'
3 S27°22'30"E 40.39'	17 N82°47'19"E 44.67'
4 S72°35'18"E 27.04'	18 N52°20'52"E 45.08'
5 S81°49'38"E 42.88'	19 S81°04'37"E 74.49'
6 N84°27'30"E 30.17'	20 N64°11'42"E 38.84'
7 S52°30'56"E 24.23'	21 N72°13'53"E 32.86'
8 S1°29'54"E 24.37'	22 S78°11'32"E 65.85'
9 S68°39'20"E 71.93'	23 S80°02'20"E 22.29'
10 S89°20'19"E 51.45'	24 S35°16'34"E 24.09'
11 N88°05'28"E 161.02'	25 S68°39'53"E 62.77'
12 S86°28'47"E 57.00'	26 S54°17'29"E 43.61'
13 S82°37'17"E 68.58'	27 S80°16'14"E 64.87'
14 S73°46'57"E 109.55'	

Minor Partition Plat Number 2010 0013 T

Microfilm Number 201039397
Plat Cabinet Number D119-0120

A Partition of a portion of Parcels 1, 2 and 3
of Minor Partition Plat Number 1994-13,
situated in the South half of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of a portion of Parcels 1, 2 and 3 of Minor Partition Number 1994-13, situated in the South half of Section 15, Township 3 South, Range 40 East of the Willamette Meridian in Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at a point on the South line of said Parcel 2, said point being North 89°32'20" East, a distance of 151.03 feet from the original Southwest corner of Parcel 2 of Minor Partition Plat Number 1994-13, as originally platted,

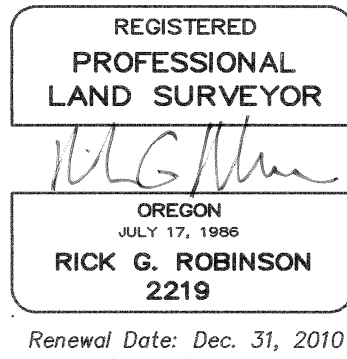
- Thence; North, a distance of 159.10 feet,
- Thence; South 89°22'35" West, a distance of 330.05 feet,
- Thence; South 0°44'38" East, a distance of 114.17 feet,
- Thence; South 88°51'33" West, a distance of 80.00 feet,
- Thence; North 0°44'38" West, a distance of 138.12 feet, to the exterior of said Parcel 1,
- Thence; North 89°36'19" East, along said exterior line, a distance of 15.44 feet, to an angle point in said exterior line,
- Thence; North 0°15'41" West, along said exterior line, a distance of 132.00 feet, to an angle point in said exterior line,
- Thence; North 89°31'21" East, along the North lines of said Parcels 1 and 2, a distance of 775.03 feet, to the Southeast corner of Parcel 3 of Minor Partition Plat Number 1996-25,
- Thence; North 39°21'05" East, along the Easterly line of said Parcel 3, a distance of 92.48 feet, to an angle point in said Easterly line,
- Thence; North 0°12'08" West, along said Easterly line, a distance of 246.83 feet, to the South right of way line of Heritage Lane, said point being the Point of Curvature of a 60.00 ft. radius curve left,
- Thence; Easterly, along said right of way line, and around said curve, a distance of 195.16 feet (Long Chord bears North 62°42'12" East, a distance of 119.82 feet), to the South line of Lot 5 of Heritage Estates Subdivision,
- Thence; North 89°31'21" East, along said South line, and the Easterly prolongation thereof, a distance of 206.64 feet,
- Thence; North 0°12'08" West, parallel with the East line of said Lot 5, a distance of 284.68 feet, to the centerline of an existing ditch, known as the Conklin Lateral,
- Thence; Along the centerline of said Conklin Lateral, the following courses:

- North 75°25'39" East, a distance of 13.97 feet,
- South 65°39'20" East, a distance of 17.83 feet,
- South 27°22'30" East, a distance of 40.39 feet,
- South 72°35'18" East, a distance of 27.04 feet,
- South 81°49'38" East, a distance of 42.88 feet,
- North 84°27'30" East, a distance of 30.17 feet,
- South 52°30'56" East, a distance of 24.23 feet,
- South 1°29'54" East, a distance of 24.37 feet,
- South 68°39'20" East, a distance of 71.93 feet,
- South 89°20'19" East, a distance of 51.45 feet,
- North 88°05'28" East, a distance of 161.02 feet,
- South 86°28'47" East, a distance of 57.00 feet,
- South 82°37'17" East, a distance of 68.58 feet,
- South 73°46'57" East, a distance of 109.55 feet,
- North 65°59'15" East, a distance of 18.01 feet,
- South 45°37'04" East, a distance of 32.99 feet,
- North 82°47'19" East, a distance of 44.67 feet,
- North 52°20'52" East, a distance of 45.08 feet,
- South 81°04'37" East, a distance of 74.49 feet,
- North 64°11'42" East, a distance of 38.84 feet,
- North 72°13'53" East, a distance of 32.86 feet,
- South 78°11'32" East, a distance of 65.85 feet,
- South 80°02'20" East, a distance of 22.29 feet,
- South 35°16'34" East, a distance of 24.09 feet,
- South 68°39'53" East, a distance of 62.77 feet,
- South 54°17'29" East, a distance of 43.61 feet,
- South 80°16'14" East, a distance of 64.87 feet, to the East line of said Parcel 2,

- Thence; South 0°12'58" East, along the East line of said Parcel 2, a distance of 222.36 feet, to the Southeast corner of said Parcel 2,
- Thence; South 89°32'09" West, along the exterior line of said Parcel 2, a distance of 281.32 feet, to an angle point in said exterior line,
- Thence; South 0°14'17" East, along said exterior line, a distance of 167.14 feet, to an angle point in said line,
- Thence; South 89°31'50" West, along said exterior line, a distance of 710.52 feet, to an angle point in said line,

SURVEYOR'S CERTIFICATE (Cont.)

- Thence; South 0°12'21" East, along said exterior line, a distance of 375.97 feet, to an angle point in said line,
 - Thence; South 89°32'20" West, along said exterior line, a distance of 300.61 feet, to an angle point in said line,
 - Thence; South 0°12'09" East, along said exterior line, a distance of 290.50 feet, to an angle point in said line, said point being on the South line of said Section 15,
 - Thence; South 89°32'20" West, along said South line, a distance of 30.00 feet, to an angle point in said line, said point being the South 1/4 corner of said Section 15,
 - Thence; North 0°12'09" West, along said exterior line, a distance of 313.50 feet, to an angle point in said line,
 - Thence; South 89°32'20" West, along said exterior line, a distance of 623.77 feet, to the Point of Beginning of this description.
- TOGETHER WITH an easement for ingress, egress and utilities over and across the North 35 feet of the West 289.56 feet of Parcel 1 of said Minor Partition Plat Number 1994-13.
- Said tract subject to the right of way of Love Road (County Road Number 64) over and across the Easterly portion of said tract, and Haefler Lane (County Road Number 121) over and across the Southerly portion of said tract,
- Said tract containing 23.82 Acres including Right of Way (23.57 Acres excluding Right of Way)
- I further certify that I made this survey and plat by the 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

DECLARATION

Know all people by these presents that HOWARD E. METSKER and DONNA M. METSKER, Trustees of the METSKER FAMILY TRUST, under a Trust Agreement dated August 30, 1995, are the owners of the land represented on the annexed map and more particularly described in the Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, and does hereby create the 60 ft. easement for ingress and egress, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Howard E. Metsker
HOWARD E. METSKER, Trustee
METSKER FAMILY TRUST

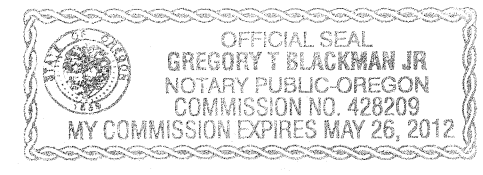
Donna M. Metsker
DONNA M. METSKER, Trustee
METSKER FAMILY TRUST

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 29th day of October, 2010, before me a Notary Public in and for said State and County, personally appeared Howard E. Metsker and Donna M. Metsker, Trustees for the Metsker Family Trust, under a trust agreement dated August 30, 1995, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Gregory T. Blackman Jr.
Notary Public for
the State of Oregon



APPROVALS

UNION COUNTY SURVEYOR

Approved this 27th day of October, 2010.
by Gregory T. Blackman
Gregory T. Blackman, Union County Surveyor

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: 11/15/10
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY PLANNING DEPARTMENT

Approved this 15th day of November, 2010.
Hanley Jenkins
Hanley Jenkins, Union County Planner

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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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
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 15th day of November, 2010, at 9:00 o'clock A.M., and filed in Plat Cabinet No. D119-0120, Union County records.
Microfilm No. 201039397

Robin A. Church
Union County Clerk
by Lisa Link, Chief Deputy Clerk