

Minor Partition Number 2000017T

A Partition for a non-farm use parcel from land situated in Section 15 and the East half of Section 16, Township 6 South, Range 39 East of the Willamette Meridian, Also being a partition of Parcel 2 of Minor Partition number 20070029T, Union County, Oregon

Microfilm Number 20104353T  
Plat Cabinet Number D129-D130

**BASIS OF BEARING**

The Bearing between the Southwest corner and the South quarter corner of Section 15, Township 6 South, Range 39 East of the Willamette Meridian.

SCALE: 1"=400'

**LEGEND**

- Found 2 1/2" aluminum monument as per Survey number 023-1995.
- ⊙ Found 2 1/2" copper clad monument in valve box, as per Survey number 012-2001.
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- Driveway
- Building
- ~ Creek
- x-x- Existing Fence line

**REFERENCE MATERIAL**

- DEED REFERENCES**
- Book 121 Page 163
  - Book 121 Page 525
  - Microfilm Document No. 44679
- Minor Land Partition Number 20070029T  
Survey No. 023-1995  
Survey No. 012-2001  
Union County Monumentation Records  
Title Report Number 1007302  
prepared by STEWART TITLE company  
dated November 20, 2010

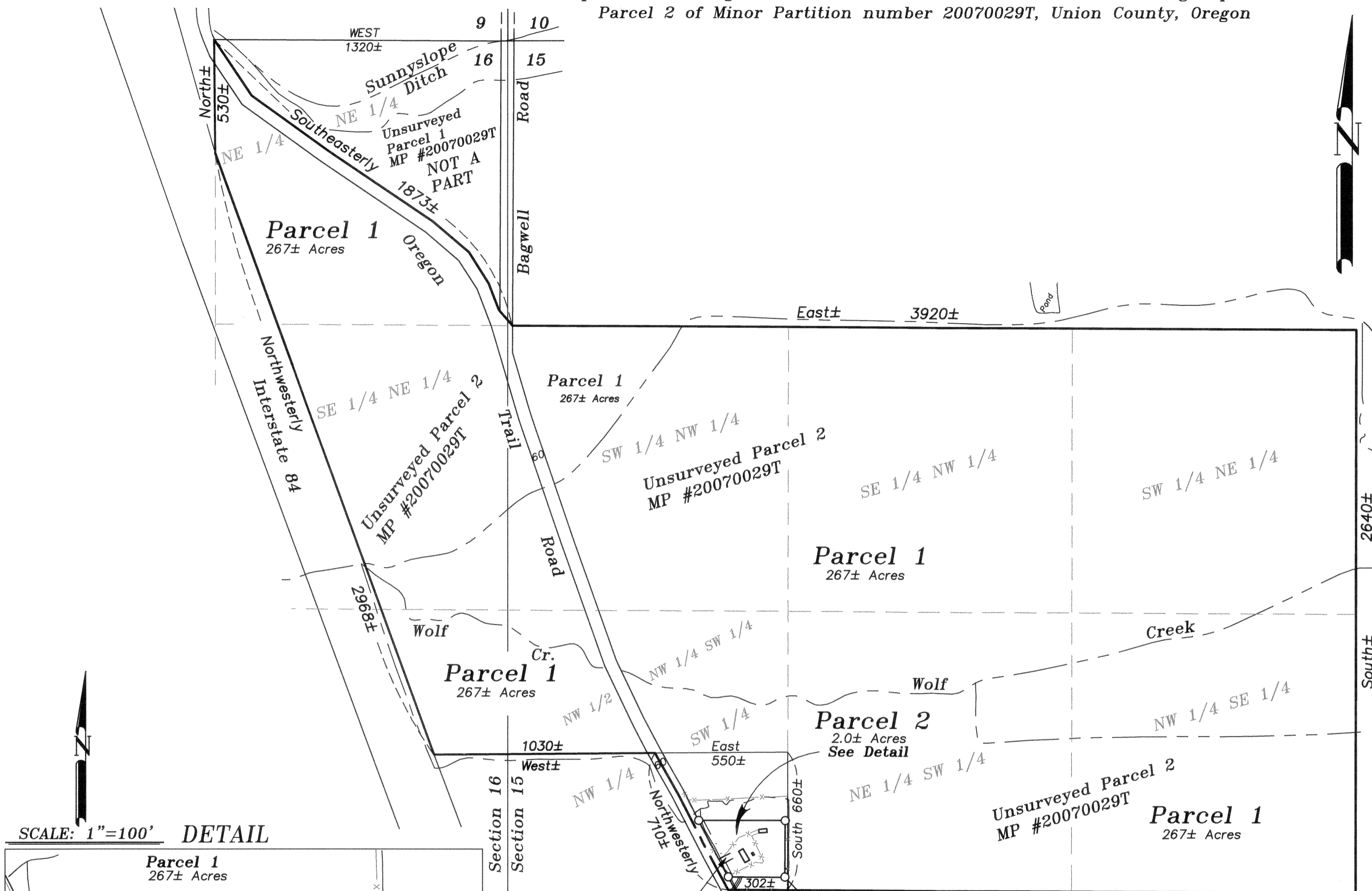
**EASEMENTS AND NOTES**

- The following are easements and restrictions listed in the above stated title report, but are unable to accurately locate without benefit of survey.
1. Rights of the public in and to any portion lying within the boundaries of Oregon Trail Road or Bagwell Road.
  2. Access Restrictions, recorded February 21, 1950, in Book 121 of Deeds, Page 163.
  3. Access Restrictions, recorded April 28, 1950 in Book 121 of Deeds, Page 525.
  4. Easement for Irrigation, granted to the State of Oregon, recorded May 16, 1973 in Document No. 44679.
  5. Rights of the public and governmental bodies in and to any portion of the premises herein described now or at any time lying below high water mark of the Wolf Creek and tributaries thereto, including any ownership rights which may be claimed by the State of Oregon, below high water mark as it now exists or at any time has existed.
  6. Land covered herein is within the Powder Valley Water Control District and Pilcher Creek Sub district thereof. Title is therefore subject to provisions, conditions, assessments and liens of said districts; subject also to loan contracts with United States of America, pipeline and ditch easements, assessment orders, assessment liens, irrigation contracts, financing, maintenance of and repayment for irrigation projects.

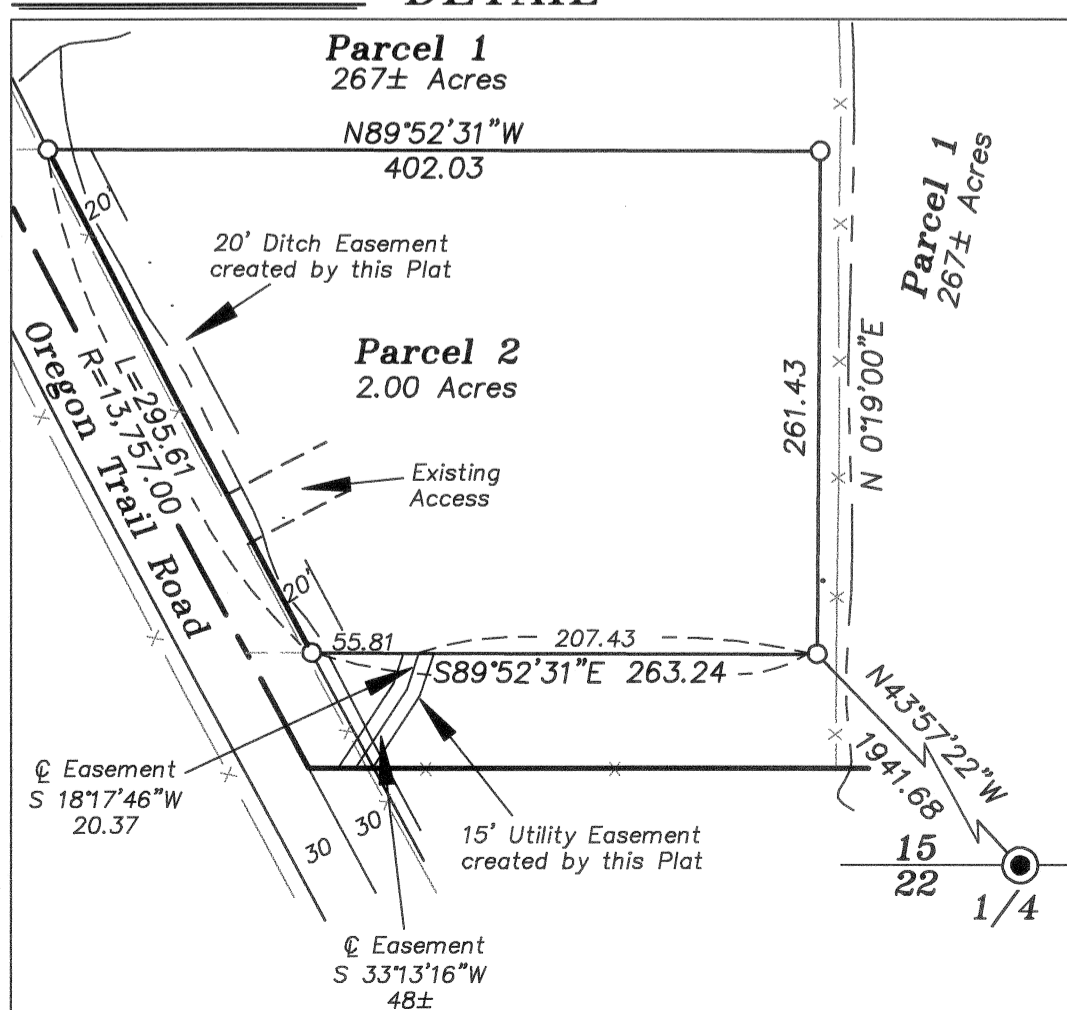
**SURVEYOR'S EXACT COPY STATEMENT**

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2000017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D129-D130 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*RLG*  
Rick G. Robinson, OPLS 2219



SCALE: 1"=100' **DETAIL**



**NARRATIVE**

This partition was done at the request of Ken Holman. The Parcels on this plat were created as a result of a State Measure 49 claim, State Election Number E118630. Parcel Two was Surveyed and monuments were set at the Parcel corners. Parcel One of this Partition is UNSURVEYED. The dimensions shown for the exterior are based on the record distance of 5280 ft. per mile. No attempt was made to physically locate or monument the exterior property lines or boundary corners. The easements detailed on this page are the easements of record, but are described in such a manner that it is impossible to locate these without benefit of survey. locate the lines between the parcels at the position determined by Mr. Holman. I find no unusual conditions with this UNSURVEYED partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2012

Minor Partition Plat Number 20100017T

A Partition for a non-farm use parcel from land situated in Section 15 and the East half of Section 16, Township 6 South, Range 39 East of the Willamette Meridian, Also being a partition of Parcel 2 of Minor Partition number 20070029T, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, and set monuments for corners of Parcel 2 only, Parcel 1 is UNSURVEYED. This is a Partition of Parcel 2 of Minor Partition number 20070029T, situated in Section 15 and the East half of Section 16, Township 6 South, Range 39 East of the Willamette Meridian, said tract being more particularly described as follows:

SECTION 15

The Southwest quarter of the Northeast quarter, the South half of the Northwest quarter, the North half of the Northwest quarter of the Southwest quarter, the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter.

ALSO: Commencing at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 15, thence North 660 feet, more or less, to the South line of the North half of Northwest quarter of the Southwest quarter;

Thence: West, 550 feet to the centerline of Oregon Trail Road (Union County Road Number 23);

Thence: Southeasterly along the centerline of said County Road, 710 feet to the South line of said Northwest quarter of the Southwest quarter of Section 15;

Thence: East, along said South line, 302 feet to the point of beginning.

SECTION 16

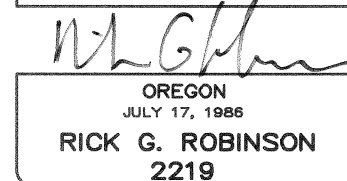
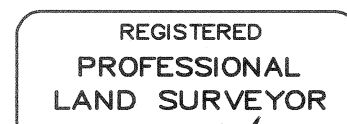
The East half of the Northeast quarter and the North half of the Northeast quarter of the Southeast quarter lying Northeasterly of the right of way of Interstate 84 (relocated Old Oregon Trail Highway) and Southwesterly of the Easterly right of way line of Oregon Trail Road;

Said tract subject to the rights of the public lying within the boundaries of Oregon Trail Road and Bagwell Road.

Containing 269± acres (including County Road right of way).

I further certify that I made this plat by order and under the direction of the owners thereof, and that Parcel 1 of this plat is UNSURVEYED, and that the exterior corners of Parcel 2 are monumented as indicated on the annexed plat, all in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
2006 Adams Ave.  
Baggett, Griffith and Blackman  
La Grande, OR 97850



Renewal Date: Dec. 31, 2012

DECLARATION

Know all people by these presents that KENNETH ALAN HOLMAN and PATSY HOLMAN are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat and do hereby create the 20 foot ditch easement along the West line of Parcel 1 of this partition, and also the 15 foot utility easement across the Southwesterly portion of Parcel 2 of this partition, all in accordance with the provisions of O.R.S. Chapter 92.

Kenneth Alan Holman  
KENNETH ALAN HOLMAN

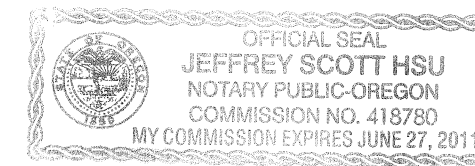
Patsy Holman  
PATSY HOLMAN

ACKNOWLEDGMENTS

State of Oregon SS  
County of UNION

Know all people by these presents, on this 20 day of DECEMBER, 2010 before me a Notary Public in and for said State and County, personally appeared KENNETH ALAN HOLMAN and PATSY HOLMAN, who stated to me that they are the identical persons named in the foregoing instrument, and who being duly sworn, did say that said instrument was executed 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. 20100017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D129-D130 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 Department

Approved this 21<sup>st</sup> day of December, 2010.

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

Union County Surveyor

Approved this 20<sup>th</sup> day of December, 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 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: 12/21/10  
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 21<sup>st</sup> day of December, 2010, at 4:20 o'clock P.M., and recorded in Plat Cabinet No. D129-D130 of the Union County records, Microfilm Number 20104353T

Robin A. Church  
Union County Clerk  
by Shiloh Kewndra, Deputy