

# Minor Land Partition

20110001T

A Unsurveyed Partition situated in Sections 27, 26, 34 and 35, Township 2 North, Range 39 East and Sections 2 and 3, Township 1 North, Range 39 East of the Willamette Meridian. Union County, Oregon

Microfilm Number 20110219T  
Plat Cabinet Number D133-D134

SCALE: 1"=1000'

## LEGEND

- Existing Survey Monument set by Survey No. 006-2005.
- ⊙ Found 2 1/2" Aluminum monument as per Union County Remonumentation records.
- [ ] Record Deed information
- ( ) Record bearing and distance as per Survey No. 006-2005.
- — — — — Centerline of Road
- - - - - Existing Creek
- ||||| Railroad Tracks
- · - · - · - Easement Line

## REFERENCE MATERIAL

Survey No. 87-71  
Survey No. 006-2005  
Eastern Oregon Title Report No. 10-21354

### DEED REFERENCES

Book 151 Pg. 320  
Microfilm No. 20052026  
Microfilm No. 20052027  
Microfilm No. 20050710  
Microfilm No. 20102377  
Microfilm No. 20102378  
Easements

The following easements are listed in the stated title report, but are not locatable without benefit of survey.

Right of way easement 10 feet in width to California-Pacific Utilities Company. Recorded June 1, 1973 Microfilm No. 44417. Located in Government Lot 1 (Northeast quarter of the Northeast quarter) of Section 3.

Easement for ingress and egress recorded December 11, 1974 Microfilm No. 53338. Located in Government Lot 1 (Northeast quarter of the Northeast quarter) of Section 3.

Easement in the East half of the East half of Section 34, Township 2 North, Range 39 East, recorded July 21, 2009, Microfilm No. 20092690 for as follows:

- a) Access easement to a spring 25 feet in width.
- b) an easement with a 50 foot radius for clearing debris from and around the spring.

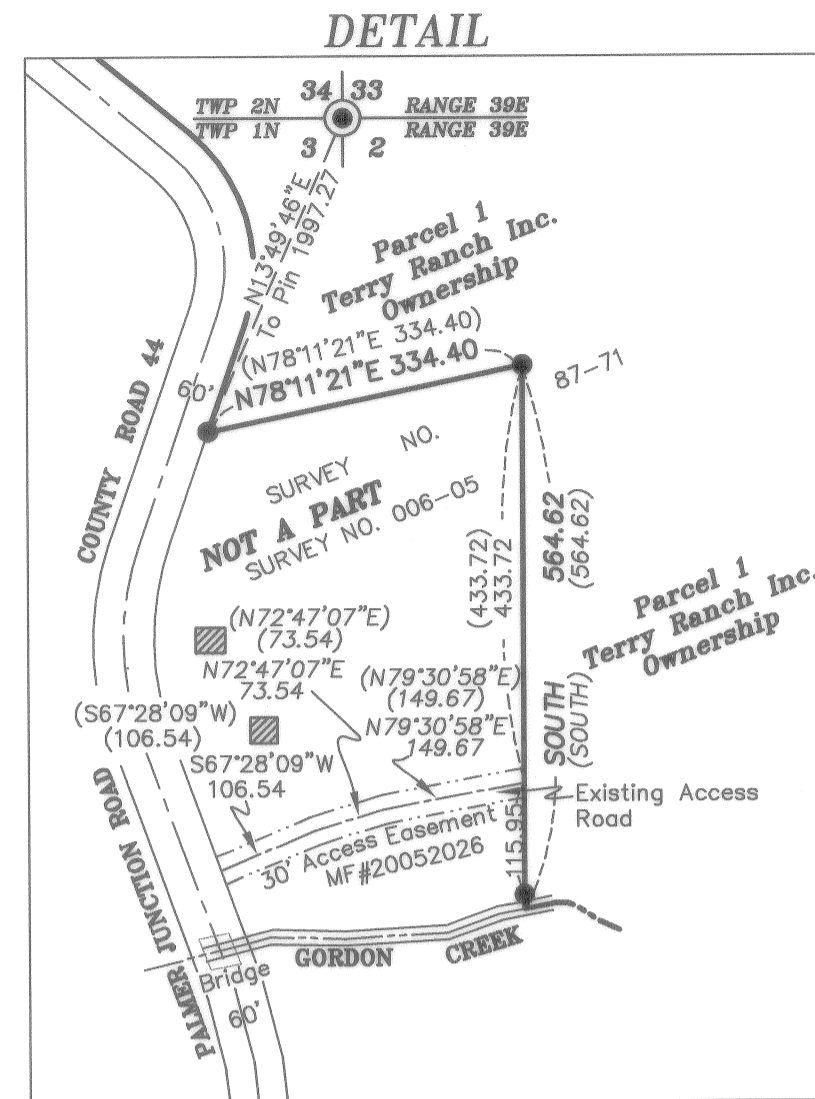
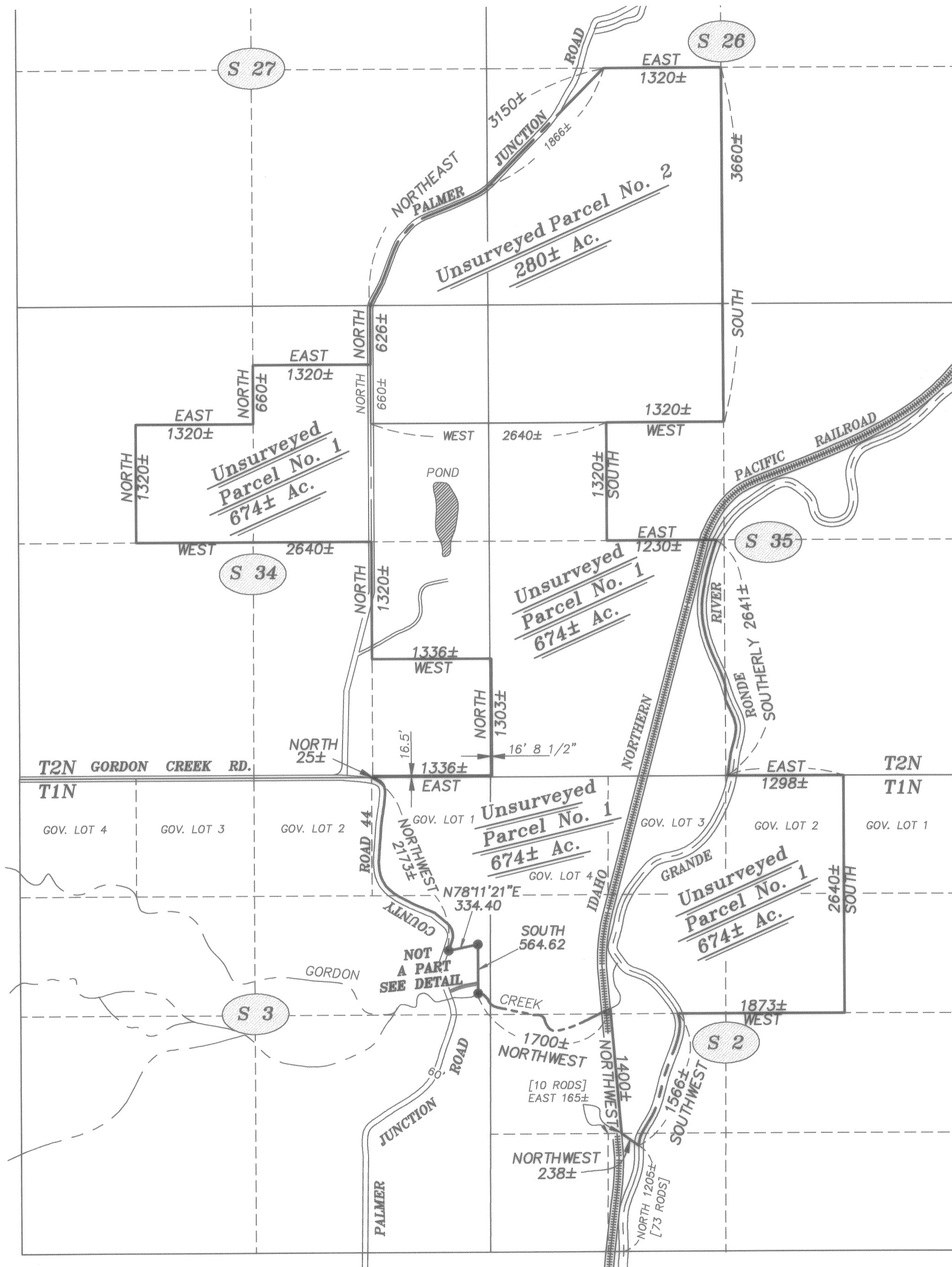
Easement 30 feet in width for ingress and egress, recorded April 28, 2005, Microfilm No. 20052026. To Parcel 1 and across a tract of land not a part of this partition. (See Survey No. 006-2005)

\*\* Rights to the public and of governmental bodies in and to any portion of the herein described premises lying below the mean high water mark of various creeks crossing said property.

## 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. 20110001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D133-D134 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*R.G. Robinson*  
Rick G. Robinson, OPLS 2219



## NARRATIVE

This UNSURVEYED partition was done at the request of Eva Temple on behalf of her client Pauline Terry and the buyers of Parcel 2 of this partition Charles and Joyce Wood. Parcel 2 of this Partition was originally a tract of land within Terry Ranch Inc. owned by Pauline Terry. The lands within said tract were sold to Charles and Joyce Wood as a separate parcel without the benefit of a Land Partition. I use the description of the tract of land sold to the Woods to create Parcel 2 leaving Parcel 1 as the remainder owned by Terry Ranch Inc. The bearings and distances shown are those of the Surveys listed in the reference material. No field ties were made or monuments were set with this partition. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R.G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2012

# Minor Partition Plat Number 20110001T

Microfilm Number 20110219T

A Unsurveyed Partition situated in Sections 27, 26, 34 and 35, Township 2 North, Range 39 East and Sections 2 and 3, Township 1 North, Range 39 East of the Willamette Meridian.  
Union County, Oregon

Plat Cabinet Number D133-D134

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the parcels in this UNSURVEYED partition, situated in Sections 26, 27, 34 and 35, Township 2 North, Range 39 East, and Sections 2 and 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, the exterior of which being more particularly described as follows:

### TOWNSHIP 2 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN.

#### Section 26;

That portion of the Southwest quarter described as commencing at the center of said Section 26 and running thence, South 160 rods to the Southeast corner of the Southwest quarter of said section; thence, West 160 rods to the Southwest corner thereof; thence, North 80 rods to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 26; thence, Northeasterly 113.13 rods, more or less, to the Northwest corner of the Northeast quarter of the Southwest quarter of said section; thence, East 80 rods to the Place of Beginning;

#### Section 27;

All that portion of the Southeast quarter of the Southeast quarter lying East of the centerline of the county road;

#### Section 34;

That portion of the Northeast quarter of the Northeast quarter lying East of the centerline of the county road;

The South half of the Northwest quarter of the Northeast quarter; the South half of the Northeast quarter; the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southeast quarter; a strip of land 1 rod wide off the South side of the Southeast quarter of the Southeast quarter.

#### Section 35;

The North half of the Northwest quarter

The Southwest quarter of the Northwest quarter, and the Northwest quarter of the Southwest quarter; the Southwest quarter of the Southwest quarter, EXCEPT a strip of land 16 feet 8 1/2 inches wide off the West side; ALSO, that part of the East half of the Southwest quarter lying West of the center line of the Grande Ronde River; ALSO, that part (if any) of the Southwest quarter of the Southeast quarter lying West of the West line of Grande Ronde River; EXCEPTING the right of way of Joseph Branch of O-W.R.R. & N. Company, as it traverses said Section 35.

### TOWNSHIP 1 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

#### Section 2;

Government Lots Two (2), Three (3), and Four (4), the Southwest quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter, that part of the Southwest quarter of the Northwest quarter and of the Northwest quarter of the Southwest quarter lying North of the Center line of Gordon Creek, and that part of the East half of the Southwest quarter lying East of the right of way of Joseph Branch of O.W.R.R. & N. Company Railroad, West of the center line of Grande Ronde River and North of the diagonal line of land conveyed to Lawson R. Denny and wife, by Deed recorded in Book 151, Page 320, Deed Records of Union County, Oregon, which line is described as follows:

From a point in the center of Grande Ronde River which is 73 rods when measured down the center of said river Northerly from the South line of said Section 2, said diagonal line runs thence, Northwesterly to a point 10 rods East of the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 2.

#### Section 3;

That part of Government Lot One (1) and that part of the Southeast quarter of the Northeast quarter lying East of the Palmer Valley (Galloway) County Road and the North of the center of Gordon Creek;

TOGETHER WITH the 30 foot right of way for ingress and egress across the South side of adjacent property, as reserved from the Bargain and Sale Deed from Terry Ranch Inc. to Paul and Jeanne Terry, recorded April 28, 2005, as Microfilm Document No. 20052026, Records of Union County, Oregon

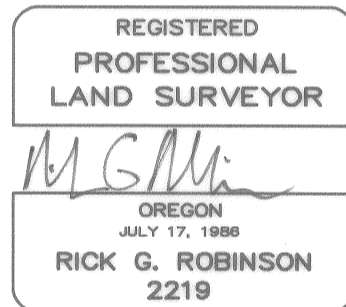
EXCEPTING THEREFROM the following:

Commencing at the Northeast corner of Section 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon; thence, South 13'49'46" West, a distance of 1,997.27 feet to a 5/8" iron pin set by Survey Number 006-2005, on the East right of way of Palmer Junction Road (Union County Road No. 44), said point being the True Point of Beginning;

Thence, North 78°11'21"East, a distance of 334.40 feet;  
Thence, South a distance of 564.62 feet to the centerline of Gordon Creek;  
Thence, South 78°50'14"West along said centerline of Gordon Creek, a distance of 27.05 feet;  
Thence, South 70°34'30"West along said centerline of Gordon Creek, a distance of 57.21 feet;  
Thence, South 86°49'01"West along said centerline of Gordon Creek, a distance of 106.26 feet;  
Thence, North 88°50'26"West along said centerline of Gordon Creek, a distance of 78.47 feet;  
Thence, South 75°38'56"West along said centerline of Gordon Creek, a distance of 23.69 feet to the East right of way line of said Palmer Junction Road;  
Thence, North 20°14'00"West along said right of way line, a distance of 225.45 feet, to the Point of Curvature of a 300.00 foot radius curve right;  
Thence, Around said curve right and along said right of way line, a distance of 206.10 feet (Long Chord bears North 0°33'06"West a distance of 202.08 feet);  
Thence, North 19°07'47"East, along said right of way line, a distance of 123.86 to True Point of Beginning.

Said Tract containing 954± Acres. Parcels 1 and 2 subject to rights to the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

I further certify that I made the plat of this Unsurveyed Partition by order of and under the direction of the owners thereof, in accordance with O.R.S. 92.050 and 92.060.



Renewal Date: Dec. 31, 2012

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Bagett, Griffith and Blackman  
La Grande OR 97850

## DECLARATION

Know all People by these presents that TERRY RANCH INC., an Oregon corporation, along with CHARLES W. WOOD and JOYCE E. WOOD, are the owners of the land within this unsurveyed partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, all in accordance with the provisions of ORS Chapter 92. In witness whereof, TERRY RANCH INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by RODNEY R. TERRY, President of TERRY RANCH INC.

Rodney R. Terry  
RODNEY R. TERRY  
PRESIDENT OF TERRY RANCH INC.

Charles W. Wood  
CHARLES W. WOOD

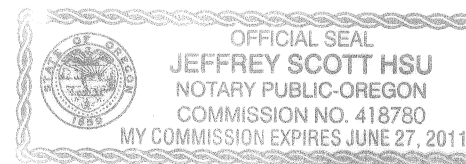
Joyce E. Wood  
JOYCE E. WOOD

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 10 day of JANUARY, 2011 before me a Notary Public in and for said State and County, personally appeared RODNEY R. TERRY, President of TERRY RANCH INC., who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Jeffrey Scott Hsu  
Notary Public for  
the State of Oregon



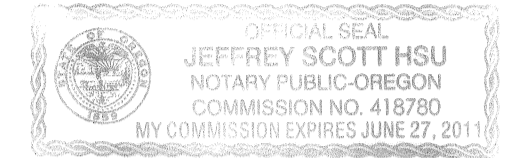
Notarial seal

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 4 day of JAN, 2011 before me a Notary Public in and for said State and County, personally appeared CHARLES W. WOOD and JOYCE E. WOOD, 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

## APPROVALS

### Union County Planning Department

Approved this 20<sup>th</sup> day of January, 2011.

Harley Jenkins II  
Harley Jenkins II  
Union County Planning Director

### Union County Surveyor

Approved this 14<sup>th</sup> day of January, 2011.

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: 1/20/11  
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 20<sup>th</sup> day of January, 2011, at 3:10 o'clock P.M., and recorded in Plat Cabinet No. D133-D134 Union County records. Microfilm Number 20110219T

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

## SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson  
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