

# Major Partition Plat Number 20110012T

A replat of Parcels 2 and 3 of Minor Partition Plat Number 2002-0020,  
and Parcel 2 of Minor Partition Plat Number 20110002T,  
situated in the Northeast quarter of the Southeast quarter of Section 10,  
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 2011985T  
Plat Cabinet No. D165-D146

## BASIS OF BEARING

The West line of Section 10 Township 3 South,  
Range 40 East of the Willamette Meridian,  
being North 0°28'06" West, as per Survey  
Number 44-88

SCALE: 1"=100'

## REFERENCE MATERIAL

GLO Contract Number 103, dated Sept. 3, 1863  
Union County Monumentation Records  
Survey Number 44-88  
Survey Number 024-2001  
Minor Partition Plat Number 2002-0020  
Minor Partition Plat Number 20110002T

### DEED REFERENCES

Volume 132 Page 138  
Volume 134 Page 450  
Volume 133 Page 248  
Volume 150 Page 351  
Volume 150 Page 352

Microfilm Numbers:  
104289 152327 152328 105557 132912  
152328 153371 20013605 20026088  
Preliminary Title Report Number 47886 prepared  
by Abstract and Title Company

## NARRATIVE

This partition was done at the request of Tony and Angela Grover. The exterior of this tract was monumented by survey number 024-2001 and Minor Partition Plat Numbers 2002-0020 and 20110002T. The purpose of this plat is to replat the existing three parcels into the configuration shown. This plat creates the 30 ft. non-exclusive easement for ingress, egress and utilities, as well as the hammerhead turn around easement. This plat also dedicates that portion of Lantz lane falling within the Grover ownership as shown. I place the location of the parcels at the direction of Mr. and Mrs. Grover. The existing fences away from the true deed lines as shown. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2012

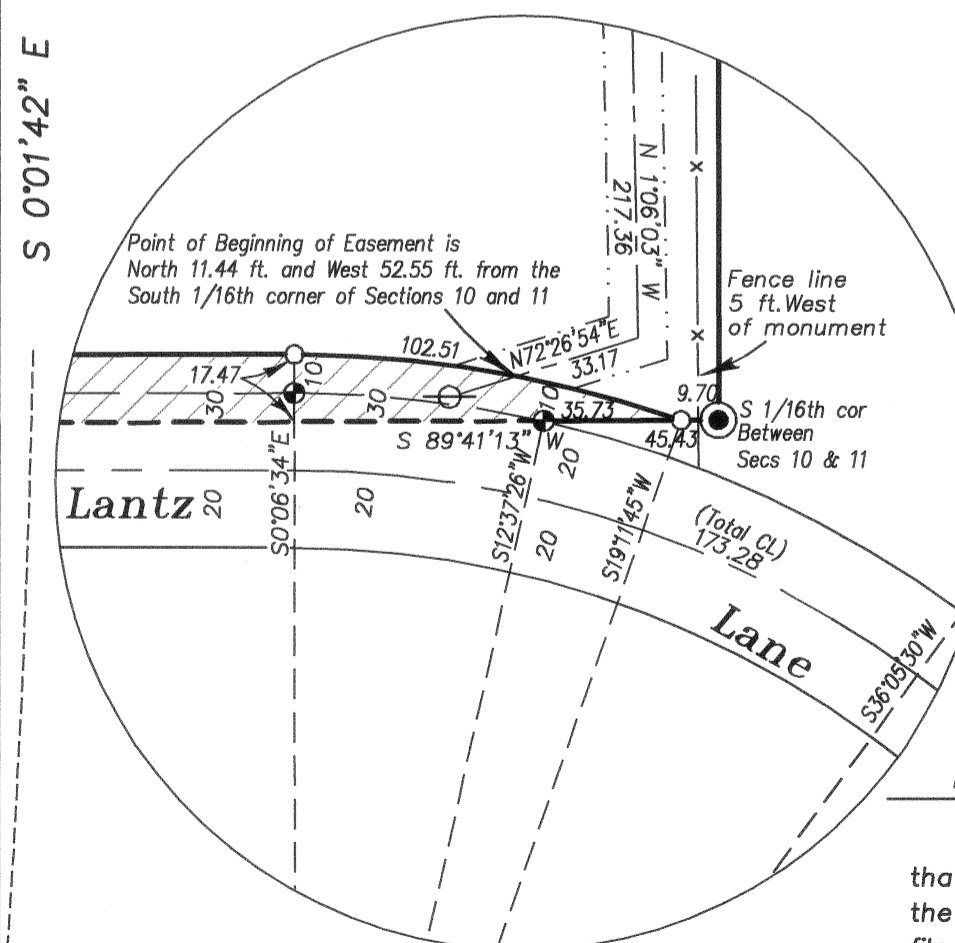
## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20110012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D165-D146 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

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

## LEGEND

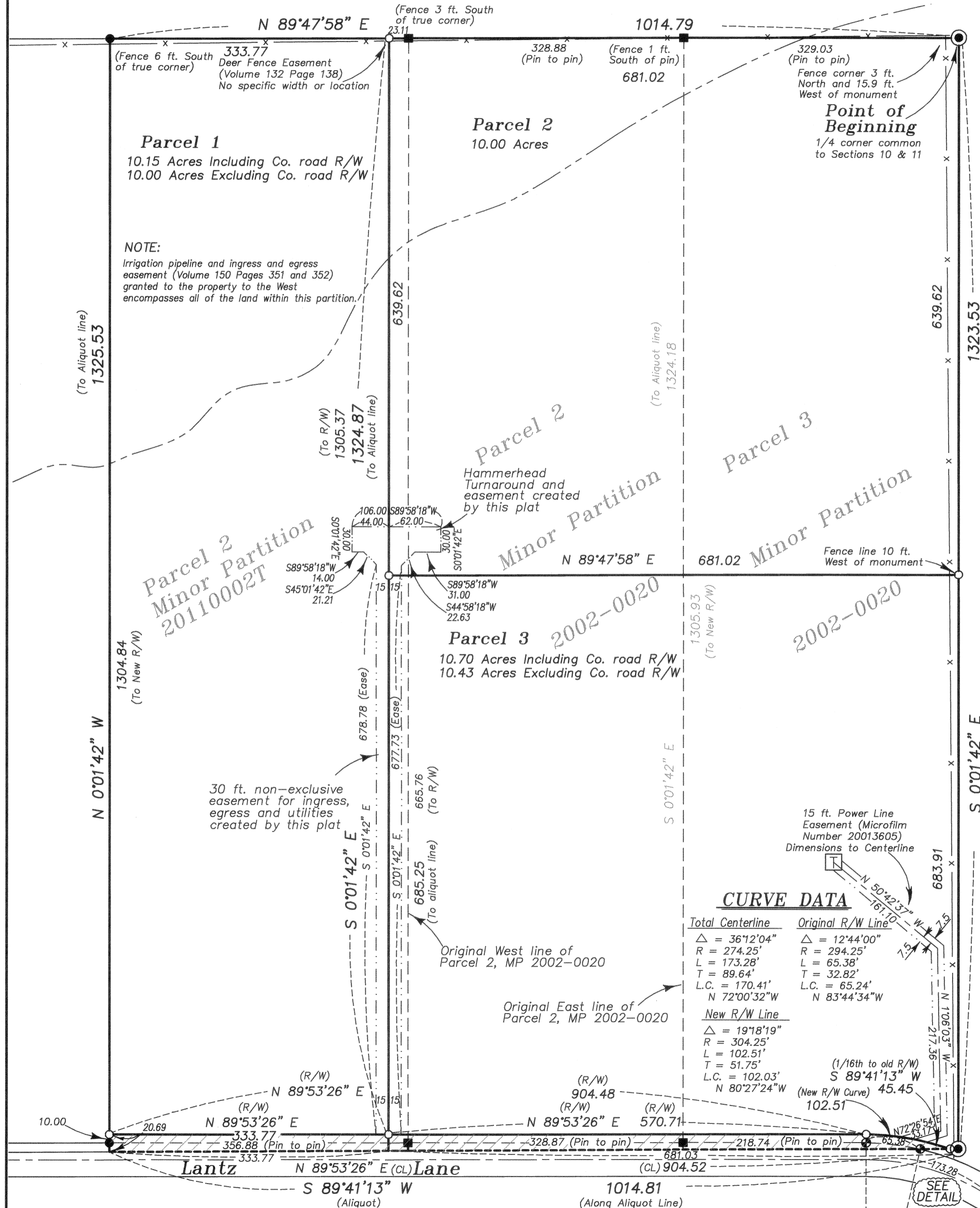
- Found 2 1/2" aluminum monument set by survey number 024-2001
- ⊙ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 024-2001
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2002-0020
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20110002T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊕ Existing Power Pole
- ⊞ Existing Electrical Transformer
- x Existing fence line
- Centerline
- ~ Creek
- - - Easement Line
- ▨ Dedicated area



## EASEMENT DETAIL 1"=50'

### CURVE DATA

Total Centerline	Original R/W Line	New R/W Line
Δ = 36°12'04"	Δ = 12°44'00"	Δ = 19°18'19"
R = 274.25'	R = 294.25'	R = 304.25'
L = 173.28'	L = 65.38'	L = 102.51'
T = 89.64'	T = 32.82'	T = 51.75'
L.C. = 170.41'	L.C. = 65.24'	L.C. = 102.03'
N 72°00'32"W	N 83°44'34"W	N 80°27'24"W



### NOTE:

Irrigation pipeline and ingress and egress easement (Volume 150 Pages 351 and 352) granted to the property to the West encompasses all of the land within this partition.

Hammerhead Turnaround and easement created by this plat

30 ft. non-exclusive easement for ingress, egress and utilities created by this plat

15 ft. Power Line Easement (Microfilm Number 20013605) Dimensions to Centerline

(1/16th to old R/W)

(New R/W Curve)

SEE DETAIL

Major Partition Plat Number 20110012T

Microfilm No. 2011985T  
Plat Cabinet No. D165-D166

A replat of Parcels 2 and 3 of Minor Partition Plat Number 2002-0020,  
and Parcel 2 of Minor Partition Plat Number 20110002T,  
situated in the Northeast quarter of the Southeast quarter of Section 10,  
Township 3 South, Range 40 East of the Willamette Meridian, Union County, 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, being a replat of Parcels 2 and 3 of Minor Partition Plat Number 2002-0020, and Parcel 2 of Minor Partition Plat Number 20110002T, situated in the Northeast quarter of the Southeast quarter of Section 10, 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 Parcel 3, said point being the quarter section corner common to Sections 10 and 11 of said Township and Range,

Thence; South 0°01'42" East, along the East line of Parcel 3 of Minor Partition Plat Number 2002-0020, a distance of 1323.53 feet, to the Southeast corner thereof, said point being the South 1/16th corner between Sections 10 and 11 of said Township and Range,

Thence; South 89°41'13" West, along the South line of the North half of the Southeast quarter of said Section 10, and the South line of said Parcel 3 and Parcel 2 of said Partition, and also along the South line of Parcel 2 of Minor Partition Plat number 20110002T, a distance of 1014.81 feet, to the Southwest corner of Parcel 2 of Minor Partition Plat Number 20110002T,

Thence; North 0°01'42" West, along the Westerly line of Parcel 2 of Minor Partition Plat Number 20110002T, a distance of 1325.53 feet, to the Northwest corner of said Parcel 2, said point being on the North line of the Southeast quarter of said Section 10,

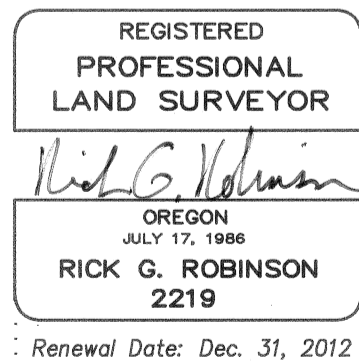
Thence; North 89°47'58" East, along said North line, and the North line of Parcel 2 of Minor Partition Plat Number 20110002T, and the North line of Parcels 2 and 3 of Minor Partition Plat Number 2002-0020, a distance of 1014.79 feet, to the Point of Beginning of this description,

Said tract subject to the rights of the public to that portion of land lying within the right of way for the County Road known as Lantz Lane (County Road Number 120) along the South side of said tract.

Said tract containing 30.85 Acres including County Road right of way (30.43 Acres not including County Road right of way).

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 with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that TONY L. GROVER and ANGELA A. GROVER 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 surveyed and platted as shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey that portion of Lantz Lane as designated on the annexed map, and create the 30 ft. non-exclusive easement for ingress, egress and utilities, and associated hammerhead turnaround easement, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Tony L. Grover  
TONY L. GROVER

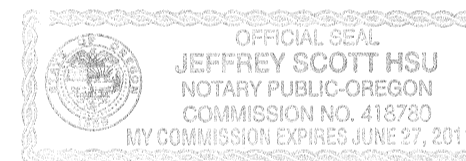
Angela A. Grover  
ANGELA A. GROVER

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 4 day of APRIL, 2011, before me a Notary Public in and for said State and County, personally appeared TONY L. GROVER and ANGELA A. GROVER 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. 20110012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D165-D166 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

APPROVALS

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: 6/9/11  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 15 day of June, 2011.

Hanley Jenkins  
Hanley Jenkins  
Union County Planning Director

Union County Surveyor

Approved this 1st day of April, 2011.

Gregory T. Blackman  
Gregory T. Blackman  
Union County Surveyor

UNION COUNTY COMMISSION

Approved this 29th day of JUNE, 2011.

Mark D. Davidson Steve McClure  
Mark D. Davidson Steve McClure  
Bill Roshalt  
Bill Roshalt

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 29th day of June, 2011, at 9:50 o'clock A.M., and recorded in Plat Cabinet No. D165-D166 Union County records. Microfilm Number 2011985T

Robin A. Church  
Union County Clerk by Shelley Curwyle, Deputy