

Minor Partition Number 20110017T

A partition of a portion of Lots 2 and 3 of Block 2
Sommer's Addition to Elgin.

Microfilm Number 20113174T
Plat Cabinet Number D174-D175

Tp. 1 N.
R. 39 E.

1/4
16/15

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=50'

LEGEND

- Found 2 1/2" aluminum monument set by Minor Partition Plat Number 1994-01
- ▲ Found railroad spike set by survey number 033-2000
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by survey number 033-2000
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 015-2001
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 039-2008
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - Easement Line
- x - Existing fence line
- Lines of Sommer's Addition by survey number 007-1999

REFERENCE MATERIAL

Original Plat of Sommer's Addition
Minor Partition Plat Number 1994-01
Survey Number 007-1999
Minor Partition Plat Number 1999-27
Survey Number 033-2000
Survey Number 015-2001
Survey Number 039-2008

DEED REFERENCES

Microfilm Number 64348
Microfilm Number 117535
Microfilm Number 125733
Microfilm Number 970975
Microfilm Number 970976
Microfilm number 20090790
City of Elgin Ordinance Number 142 (2001)
Filed as Microfilm Number 20010263
City of Elgin Ordinance Number 4-1973
Filed as Microfilm Number 44994

Title report 08-19730,
prepared by Eastern Oregon Title, dated
October 30, 2008

NARRATIVE

This partition was done at the request of Steve McCraw, owner of the land within. This was done in conjunction with a boundary line agreement along Mr. McCraw's North and East lines and documented in Survey Number 039-2008. Mr. McCraw's South and West lines about the rights of way that were established by City Ordinance 142, and monumented in Survey 033-2000. Division lines for the parcels were pointed out to me by Mr. McCraw. Overhead power lines and underground water lines cross over a portion of McCraw's South and West land. This situation is mitigated with the easement created by this partition. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

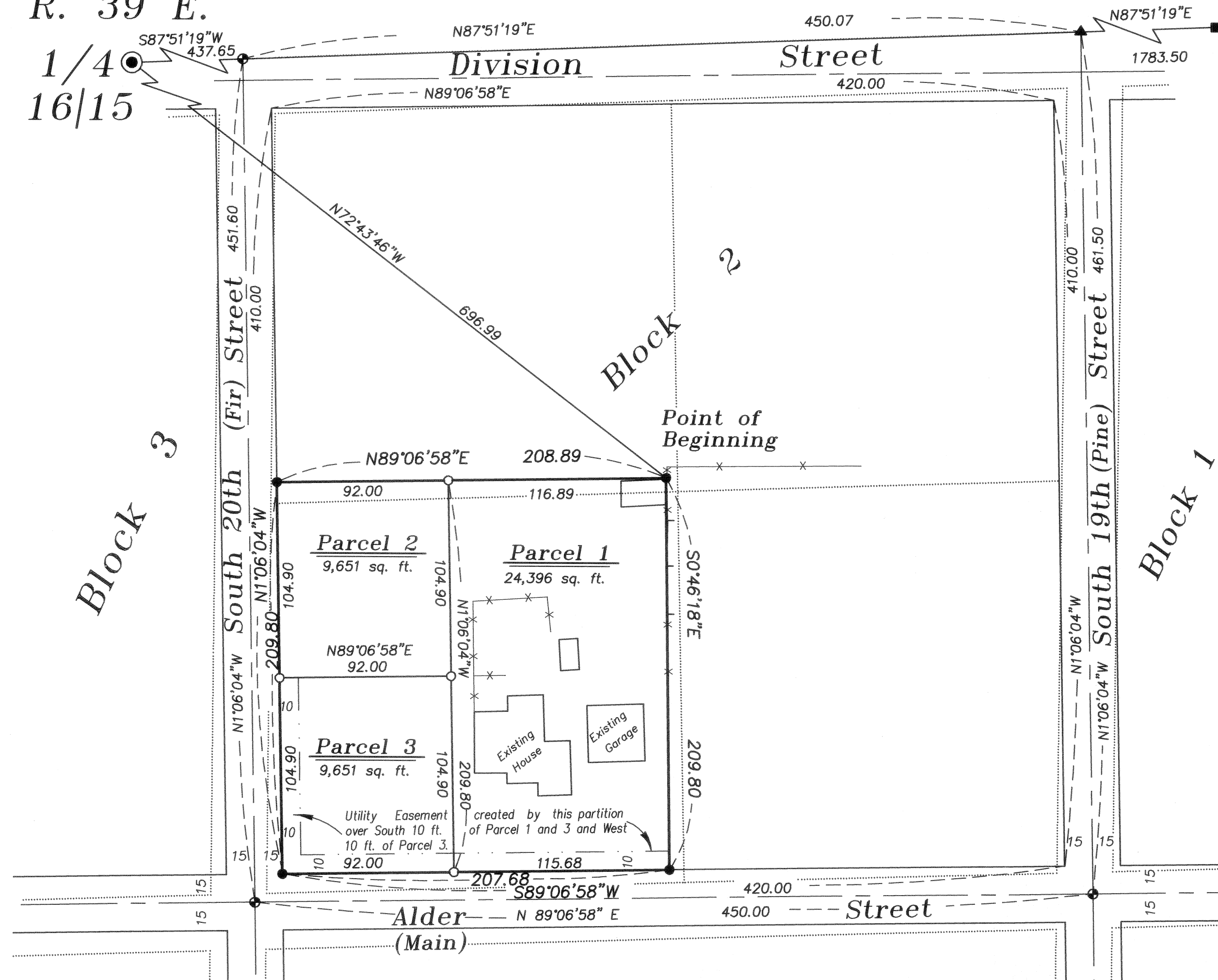
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20110017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D174-D175 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2013



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SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows;

A portion of Block 2 and 3 of Sommer's Addition to the City of Elgin, Union County, Oregon, situated in the Northwest quarter of the Southwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 15 and 16 bears North 72°43'46" West, a distance of 696.99 feet,

Thence; South 0°46'18" East, a distance of 209.80 feet, to the North right of way line of Alder Street;

Thence; South 89°06'58" West, along the said North line, a distance of 207.68 feet, to the East right of way line of South 20th Street,

Thence; North 1°06'04" West, along said East line, a distance of 209.80 feet,

Thence; North 89°06'58" East, a distance of 208.89 feet to the point of beginning of this description.

Said parcel containing 43,698 sq. ft. (1.00 acres).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2009
13

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20110017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D174-D175 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

DECLARATION

Know all people by these presents that STEVE McCRAW and SHARON HICKS McCRAW are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map, and do hereby create the 10 ft. utility easement along the South portion of Parcels 1 and 3 and the West portion of Parcel 3, in accordance with O.R.S. Chapter 92.

Steve McCraw
STEVE McCRAW

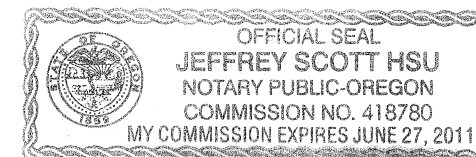
Sharon Hicks McCraw
SHARON HICKS McCRAW

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 9 day of MARCH, 2009, before me a Notary Public in and for said State and County, personally appeared STEVE McCRAW and SHARON HICKS McCRAW, 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial Seal

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 ~~2008-2009~~ ²⁰¹¹⁻²⁰¹² 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: 10/4/11

Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Examined and approved this 10 day of MARCH, 2009.

Richard A. Shaver
Richard A. Shaver, Wallowa County Surveyor
for the Union County Surveyor

CITY OF ELGIN

Examined and approved this 10th day of March, 2009.

Terrie Richards
Terrie Richards, City Administrator

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 5th day of October, 2009, at 10:26 o'clock AM, and recorded in Plat Cabinet No. D174-D175 Union County records. Microfilm No. 20113174T.

Robin A. Church
Union County Clerk

by *Shelita Kluweck*, Deputy