

Partition Plat Number 20110018T

A Partition situated in the Northwest quarter of the Northwest quarter of Section 26, Township 3 South, Range 40 East of the Willamette Meridian.

Microfilm Number 20113896T
 Plat Cabinet Number D176-D177
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"=100'

REFERENCE MATERIAL

Union County monumentation records
 Survey Number 46-79
 Survey Number 29-80
 Survey Number 32-81
 Survey Number 55-81
 Survey Number 5-83
 Survey number 13-84
 Survey Number 013-1997
 Survey Number 034-2001
 Survey Number 018-2007
 Survey Number 027-2007
 Plat of Vista Acres Subdivision

DEED REFERENCES

Microfilm Number 80008
 Microfilm Number 80009
 Microfilm Number 87078
 Microfilm Number 92859
 Microfilm Number 996057
 Partition Plat report Number 1035380
 prepared by Stewart Title Company
 dated November 18, 2011

LEGEND

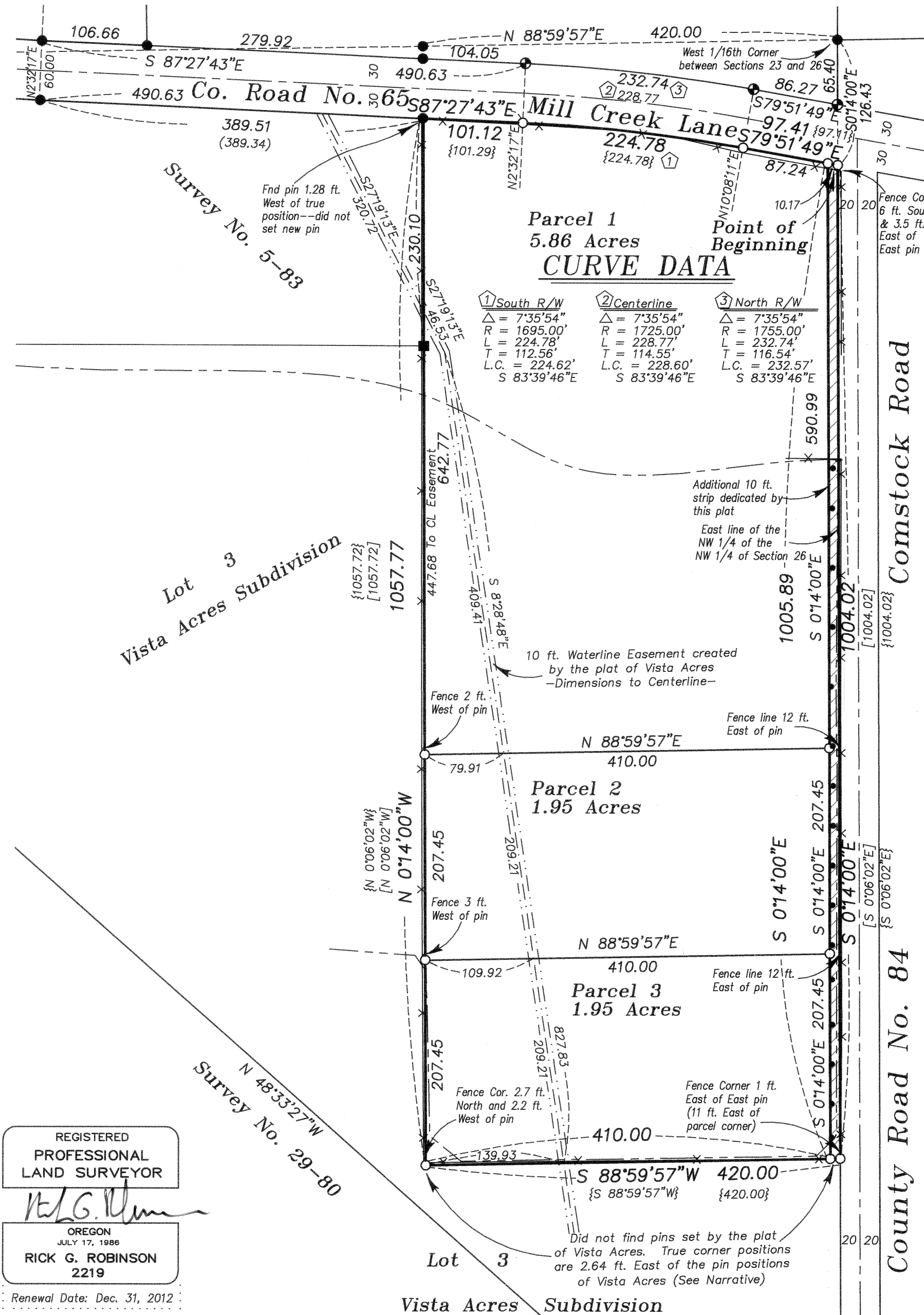
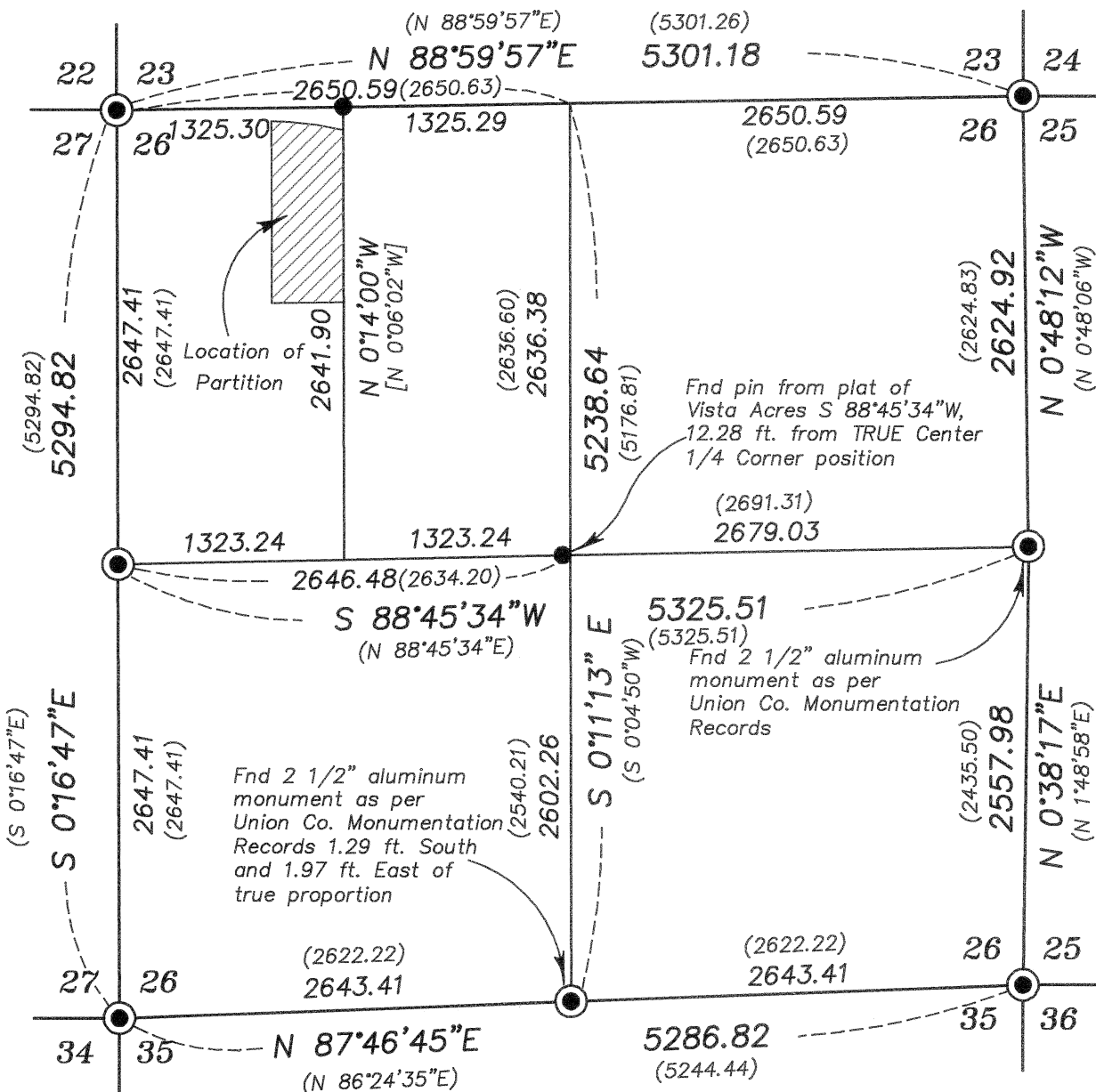
- Found 1 1/4" pipe with brass cap set by survey number 46-79 (unless otherwise noted)
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Vista Acres Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 5-83
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 013-1997
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Irrigation Riser
- Centerline
- - - Easement line
- x-x- Existing fence line
- () Creek or ditch
- () Record information of Survey Number 46-79
- [] Record information of the plat of Vista Acres Subdivision
- { } Record information of deed microfilm number 87078

NARRATIVE

This partition was done at the request of Pierre and Jean Etchamendy. The South and West lines of this ownership were originally monumented by the plat of Vista Acres Subdivision. The plat was dependent on the location of aliquot portions of Section 26. The information from survey number 46-79 was used to determine these aliquot lines. Since that time, it was discovered that survey number 46-79 had an error in the location of the Southeast corner of Section 26. The resulting effect on this parcel, and the portion of Lot 3 of Vista Acres Subdivision in common with this parcel is that the pins originally set for the Southerly corners of this partitioned tract were erroneously set 2.64 feet West of the true corner positions. There is no gap or overlap in title, but rather an error in the placement of the monuments. The dividing line between the parcels in this partition was placed at the direction of Mr. and Mrs. Etchamendy. This plat dedicates an additional 10 feet to the public along the East line of the partition to expand the right of way of Comstock Road. A row of irrigation risers and a ditch fall within this newly dedicated portion. I find no other unusual conditions on this partition.

Easement Notes

- The following are easements listed in stated partition plat report that are either not applicable to this partition, or cannot be located due to the manner in which they are described:
- Volume B Page 160 filed May 17, 1895, describes an easement of unspecified width for a ditch through the area of this partition. Due to the manner in which it is described, it is not possible to locate with any certainty.
 - Volume 42 Page 285 filed January 13, 1902 describes a ditch easement of unspecified width over a tract of land not included in the bounds of the land within this partition.
 - Volume 94 Page 555 filed January 28, 1935 describes an 8 ft. wide utility easement to CP National, which by description falls in the right of way of Mill Creek Lane.
 - Volume 151 Page 167 filed June 11, 1965 describes a 2 ft. wide utility easement to CP National for a down guy, which by description falls in the right of way of Comstock Road.



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. 20110018T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D176-D177 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, 2012

Partition Plat Number 20110018T

A Partition situated in the Northwest quarter of the Northwest quarter of Section 26, 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 partition of a tract situated in the Northwest quarter of the Northwest quarter of Section 26, Township 3 South, Range 40 East of the Willamette Meridian the exterior of which being more particularly described as follows;

Beginning at the intersection of the South right of way line of County Road Number 65 commonly called Mill Creek Lane, and the East line of the Northwest quarter of the Northwest quarter of said Section 26, said point being South 0°14'00" East, a distance of 126.43 feet from the East 1/16th corner between Sections 23 and 26 of said Township and Range,

Thence; South 0°14'00" East, along said East line, a distance of 1004.02 feet, to it's intersection with a Northerly line of Lot 3 of Vista Acres Subdivision,

Thence; South 88°59'57" West, along said Northerly line, a distance of 420.00 feet, to an angle point in the boundary of said Lot 3,

Thence; North 0°14'00" West, along an Easterly line of said Lot 3, a distance of 1057.77 feet, to a Northeasterly corner of said Lot 3, said point being on the South right of way line of County Road Number 65,

Thence; South 87°27'43" East, along said South line, a distance of 101.12 feet, to the Point of Curvature of a 1695.00 ft. radius curve right,

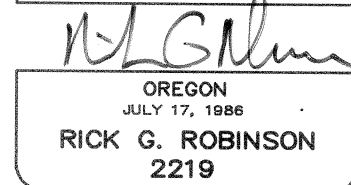
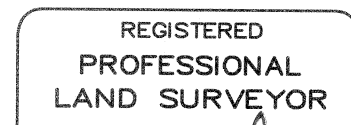
Thence; Southeasterly along said right of way line, and around said curve, a distance of 224.78 feet, (Long Chord bears South 83°39'46" East, a distance of 224.62 feet),

Thence; South 79°51'49" East, continuing along said right of way line, a distance of 97.41 feet, to the Point of Beginning of this description.

Said tract containing 10.00 Acres.

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 and boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2012

DECLARATION

Know all people by these presents that PIERRE ETCHAMENDY and JEAN ELAINE ETCHAMENDY 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 Comstock Road as designated on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Pierre Etchamendy
PIERRE ETCHAMENDY

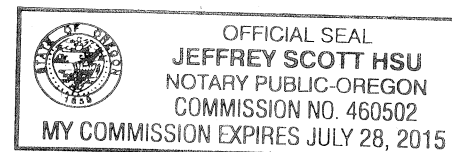
Jean Elaine Etchamendy
JEAN ELAINE ETCHAMENDY

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 2 day of DEC, 2011, before me a Notary Public in and for said State and County, personally appeared PIERRE ETCHAMENDY and JEAN ELAINE ETCHAMENDY, 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

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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 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: 12-6-11
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 12th day of December, 2011.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 5th day of December, 2011.

Union County Surveyor Gregory T. Blackman
Gregory T. Blackman

UNION COUNTY COMMISSION

Approved this 14th day of DECEMBER, 2011.

Mark D. Davidson Steve McClure
Mark D. Davidson Steve McClure
William D. Rosholt
William D. Rosholt

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 14th day of December, 2011, at 9:09 o'clock A.M., and recorded in Plat Cabinet No. D176-D177 Union County records. Microfilm Number 20113896T

Robin A. Church
Union County Clerk by Shuiletta Kenworthy, Deputy