

# Minor Partition Number 20120003T

A partition of Parcel 3 of Minor Partition Number 20110014T, said tract being situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 4, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20120266T  
Plat Cabinet Number D186-D187

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

SCALE: 1"=400'

## LEGEND

- Found 2 1/2" Aluminum cap monument, set by Survey number 42-83.
- Found 2 1/2" Aluminum cap monument, set by Survey number 004-2007
- ⊙ Found 2 1/2" Brass cap monument, set by Survey number 73-78
- Found 2 1/2" Aluminum Cap monument, set by Minor Partition number 1992-18
- ◆ Found 5/8" iron pin set by Survey number 1-90
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Minor Partition 20110014T
- Found 5/8" pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 004-2007
- Set 2 1/2" x 30" aluminum pipe with cap marked as per Union County Monumentation Records, filed separately
- Set 5/8" x 30" rebar with yellow plastic cap marked "BGB SURVEY MARKER".
- X-X- Existing Fence line
- - - Aliquot Line
- - - Road centerline
- ( ) GLO Record bearing and distance
- [ ] Bearing and distance as per Survey number 1-90

## NOTES AND EASEMENTS

1. Right of way for ditches, canals and reservoir sites for irrigation purposes, constructed, or which may be constructed, by authority of the United States, as reserved by deed recorded in Book 102, Page 224.

## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20120003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D186-D187 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

## REFERENCE MATERIAL

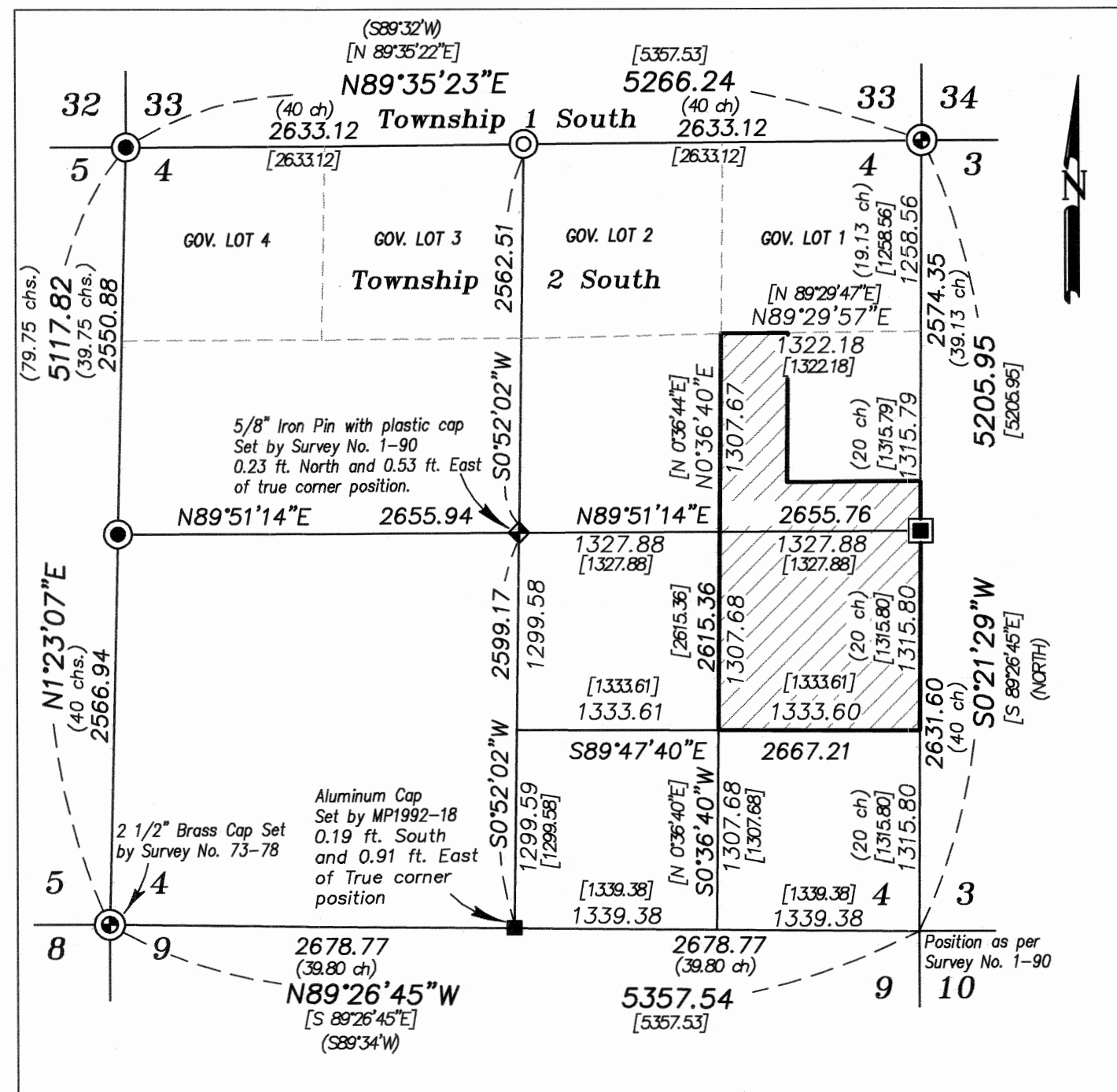
Survey No. 73-78  
Survey No. 42-83  
Survey No. 1-90  
Survey No. 017-2000  
Survey No. 004-2007  
Minor Partition No. 1992-18  
Minor Partition No. 1999-025  
Minor Partition No. 20080024T  
Minor Partition No. 20110014T  
Minor Partition No. 20120001T

DEED REFERENCES  
Book 102 Pg.224  
Book 155 Pg.327

Public Record Report No. 1020033, dated May 27, 2011, prepared by Stewart Title Company

GLO Field Notes for Contract No. 103, dated September 3, 1863, executed by David P. Thompson

## SECTION BREAK SCALE: 1"=1000'



## NARRATIVE

This partition was done at the request of Auldin Prescott on behalf of Bernice Webster, owner of the land within. I base the exteriors of the tract on the section 4 subdivision done by Survey Number 1-90 and Minor Partition 20110014T. I locate the dividing lines at the direction of Mr. Prescott. I survey and set monuments at all the corners of Parcels 1 and 2. Parcel Three of this Partition is UNSURVEYED but because the exterior is based on the section subdivision, I give accurate bearings distances.

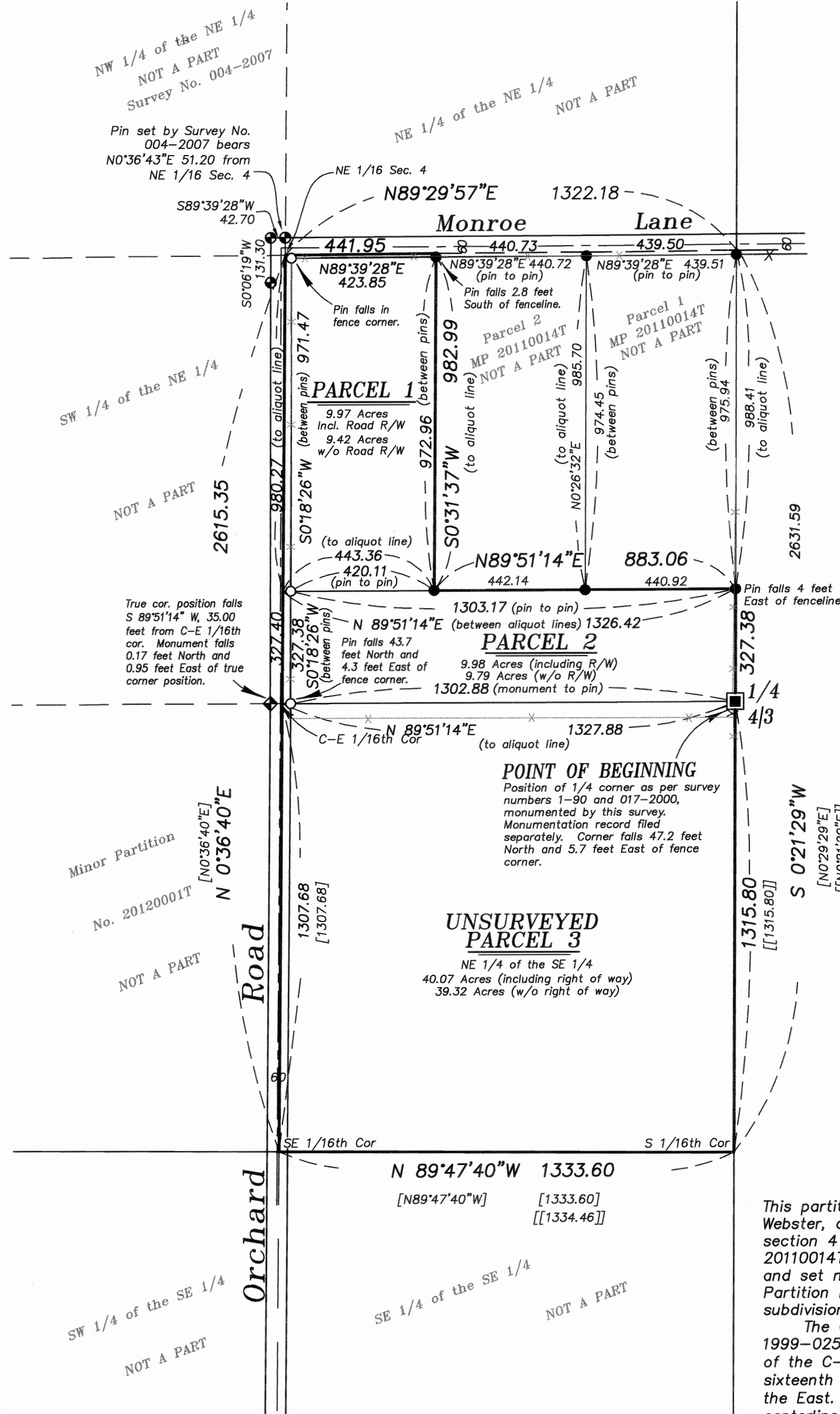
The Orchard Road and Monroe Lane right of ways were placed as per MP 1999-025, 20120001T and Survey 004-2007. Orchard Road, as it sits South of the C-E 1/16th corner, is a 60 foot right of way that runs parallel with the sixteenth line, of which 35 feet falls West of the sixteenth line and 25 feet on the East. North of said C-E 1/16th, I use a 60 foot width, centered on the centerline of the built road, as per Survey Number 2007-004. Monroe Lane is also a 60 foot right of way centered on the existing centerline of the constructed road. This is the most harmonious fit with surveys, partitions and existing fencelines in the area.

I find no other unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2013



N 89°47'40" W 1333.60  
[N89°47'40" W] [1333.60]  
[[1334.46]]

Renewal Date: June 30, 2013

Minor Partition Number 20120003T

Microfilm No. 20120246T  
Plat Cabinet No. D186-D187

A partition of Parcel 3 of Minor Partition Number 20110014T, said tract being situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 4, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1 and 2 and platted UNSURVEYED Parcel 3 of this partition, said partition being Parcel 3 of Minor Partition Number 20110014T, being situated in the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 4, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at the quarter corner common to Sections 3 and 4 of Township 2 South, Range 38 East of the Willamette Meridian,

Thence; South 0°21'29" West along the East line of said Section 4, a distance of 1315.80 feet, to the South 1/16th corner common to said Sections 3 and 4,

Thence: North 89°47'40" West, along the South line of the Northeast quarter of the Southeast quarter, a distance of 1333.60 feet, to the Southeast 1/16th corner of said Section 4,

Thence: North 0°36'40" East, along the West line of the Northeast quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter of said Section 4, a distance of 2615.35 feet, to the Northeast 1/16th corner of said Section 4,

Thence: North 89°29'57" East, along the North line of the Southeast quarter of the Northeast quarter, a distance of 441.95 feet, to the Northwest corner of Parcel 2 of Minor Partition 20110014T,

Thence: South 0°31'37" West, along the West line of said Parcel 2, a distance of 982.99 feet, to the Southwest corner of said Parcel 2,

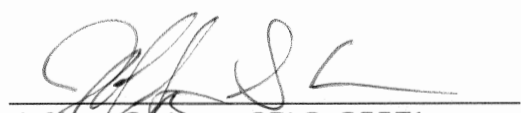
Thence: North 89°51'14" East, along the South line of Parcel 1 and 2 of said Minor Partition 20110014T, a distance of 883.06 feet, to the East line of Section 4,

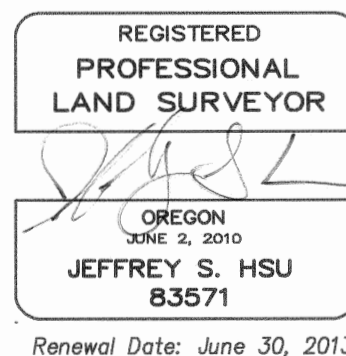
Thence: South 0°21'29" West, along said East line, a distance of 327.38 feet, to the Point of Beginning of this description.

Said tract subject to the rights of the public to that portion of land lying within the rights of way for the County Roads known as ORCHARD ROAD (County Road Number 10) along the West side of said tract, and MONROE LANE (Also County Road Number 10) along the North line of said tract.

Said tract containing 60.02 Acres including County Road right of way (58.53 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 owner thereof, and that parcels one and two are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

  
Jeffrey S. Hsu, OPLS 83571  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



DECLARATION


Know all people by these presents that BERNICE M. WEBSTER is the owner of the land within this partition, (Parcels 1 and 2 being surveyed and Parcel 3 being UNSURVEYED), said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

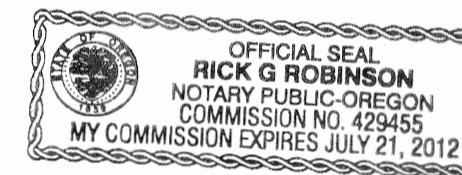
  
BERNICE M. WEBSTER

ACKNOWLEDGMENT

State of Oregon  
County of Union

Know all people by these presents, on this 30<sup>th</sup> day of JANUARY, 2012, before me a Notary Public in and for said State and County, personally appeared BERNICE M. WEBSTER who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon




Notarial seal

APPROVALS

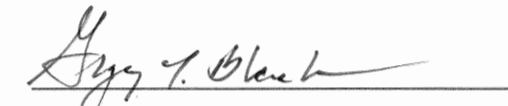
Union County Planning Commission

Approved this 2<sup>nd</sup> day of February, 2012.

  
Harley Jenkins  
Union County Planning Director

Union County Surveyor

Approved this 30<sup>th</sup> day of JANUARY, 2012.

  
Gregory T. Blackman  
Union County Surveyor

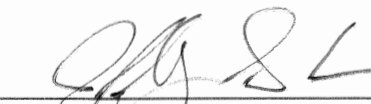
Union County Assessor / Tax Collector

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: 2/2/12  
Linda L. Hill, Union County Assessor/Tax Collector

SURVEYOR'S EXACT COPY STATEMENT

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Jeffrey S. Hsu, OPLS 83571

FILING STATEMENT

Union County Clerk

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 2<sup>nd</sup> day of February, 2012, at 3:30 o'clock P.M., and recorded in Plat Cabinet No. D186-D187 Union County records. Microfilm Number 20120246T

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