

# MAJOR PARTITION PLAT NUMBER 20130004T

A Partition of a tract situated in the Northeast quarter of the Northeast quarter of Section 5,  
Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20130523T  
Plat Cabinet Number D212-D213  
**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"=50'**

### REFERENCE MATERIAL

SURVEY REFERENCES	DEED REFERENCES
Plat of Park Addition	Volume 103 Page 446
Plat of Copcopi Subdivision	Volume 103 Page 447
ODOT Drawing Number 8B-36-3	Volume 103 Page 448
Survey Number 2-73	Volume 103 Page 449
Survey Number 63-80	Volume 114 Page 233
Survey Number 40-83	Volume 119 Page 536
Survey Number 008-2009	Volume 122 Page 540
	Volume 137 Page 637
	Volume 143 Page 418
	Volume 154 Page 595
	Volume 155 Page 49
	Microfilm Number 57041
	Microfilm Number 20005104
	Microfilm Number 20024465
	Microfilm Number 20071128
	Microfilm Number 20101606
	Microfilm Number 20103071

Partition Plat Report number 12-23372 prepared by  
Eastern Oregon Title, Inc. dated December 28, 2012

### LEGEND

- ◆ Found brass plaque in catch basin set by ODOT drawing 8B-36-3
- ◆ Found 5/8" iron pin with aluminum cap marked "OSHD" set by ODOT drawing 8B-36-3
- Found 5/8" iron pin set by survey number 2-73
- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 40-83
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 008-2009
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record information of survey number 008-2009
- { } Record information of survey number 40-83
- [ ] Record information of survey number 63-80
- Centerline

### NARRATIVE

This survey was done at the request of Will Burns, owner of the land within this partition. The exterior of this survey was previously monumented and documented by survey number 008-2009. See that survey for the determination of the exterior of this partition. I found the controlling monuments as shown. I do find a scrivener's error on survey 008-2009 on the most Westerly line of this partition. The bearing along this line is S0°42'17"E, not S0°08'58"E as shown on said survey. The legal descriptions filed in the deed records reflect the true bearing and the pins along this line also were placed along the proper bearing. I place the dividing line between these parcels as directed by Mr. Burns, capturing 2.00 acres in the Northerly Parcel. The right of way for Grande Ronde Ditch formerly extended into this partition, but was eliminated through an exchange of property documented by Survey Number 008-2009. I find no other unusual conditions on this survey.

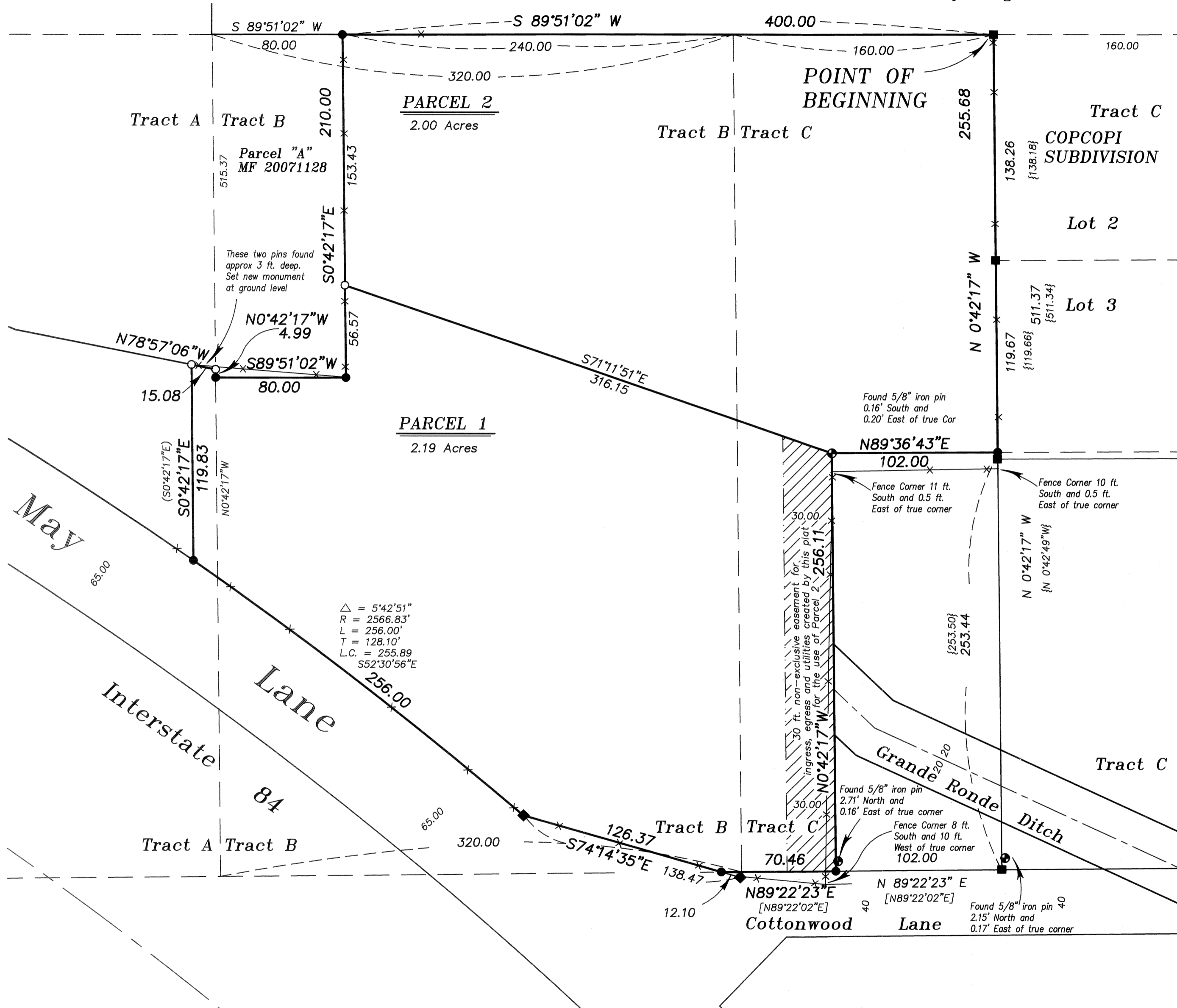
### SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20130004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D212-D213 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*R.G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2014



# MAJOR PARTITION PLAT NUMBER 20130004T

A Partition of a tract situated in the Northeast quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have surveyed and platted the land within this partition, being a partition of a tract situated in the Northeast quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to map of survey number 008-2009, as filed in the office of the Union County Surveyor,

A tract of land in PARK ADDITION to La Grande, Union County, Oregon, situated in the Northeast quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, said tract being more particularly described as follows, with reference to map of survey number 008-2009, as filed in the office of the Union County Surveyor;

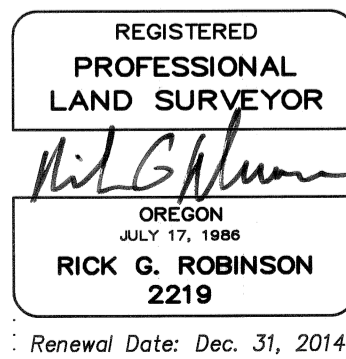
Beginning at the Northwest corner of Lot 2 of Copcopi Subdivision, filed as microfilm number 142030, and stored in Plat Cabinet A, in slides 306 and 307,

- Thence; South 89°51'02" West, parallel with the North line of said Section 5, a distance of 400.00 feet, to the Northeast corner of Parcel A conveyed by microfilm number 20071128 of the deed records of Union County,
- Thence; South 0°42'17" East, along the East line of said Parcel A, a distance of 210.00 feet, to an angle point in said Parcel A,
- Thence; South 89°51'02" West, along the exterior of said Parcel A, a distance of 80.00 feet, to an angle point in said exterior,
- Thence; North 0°42'17" West, along the exterior of said Parcel A, a distance of 4.99 feet, to an angle point in said exterior, said point being the center line of the arm or channel of Grande Ronde River through which the May Park Water Company and the Grande Ronde Valley Irrigation Company divert water from the main channel of Grande Ronde River,
- Thence; North 78°57'06" West, along said exterior and along said channel, a distance of 15.08 feet, to an angle point in said exterior,
- Thence; South 0°42'17" East, a distance of 119.83 feet, to the North right of way line of May Lane, said point being the point of curvature of a 2566.83 ft. radius curve right,
- Thence; Southeasterly around said curve and along said North line, a distance of 256.00 feet, (Long Chord bears South 52°30'56" East, a distance of 255.89 feet),
- Thence; South 74°14'35" East, a distance of 126.37 feet, to the South line of Tract B of said Park Addition,
- Thence; North 89°22'23" East, along said South line, and the South line of Tract C of said Park Addition, a distance of 70.46 feet, to the Southwest corner of that tract conveyed to Lyle R. Davidson by microfilm number 20005104 of the deed records of Union County,
- Thence; North 0°42'17" West, along the West line of said Davidson tract, a distance of 256.11 feet, to the Northwest corner of said tract,
- Thence; North 89°36'43" East, along the North line of said Davidson tract, a distance of 102.00 feet, to the Northwest corner of said tract, said point also being on the West line of Copcopi Subdivision,
- Thence; North 0°42'17" West, along said West line, a distance of 255.68 feet, to the Point of Beginning of this description.

Said tract containing 4.19 acres.

I further certify that I made this plat by order of and under the direction of the owners thereof, in accordance with 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



## DECLARATION

Know all people by these presents that WILLIAM B. BURNS and TIFFNEY L. BURNS 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 platted as shown on the annexed map, and do hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities across the Easterly portion of Parcel 1 of this partition for the use of Parcel 2 of this partition as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

William B. Burns  
WILLIAM B. BURNS

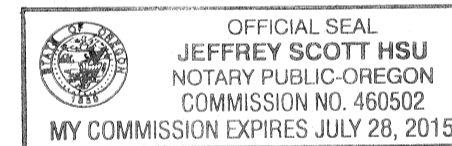
Tiffney L. Burns  
TIFFNEY L. BURNS

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 8 day of FEBRUARY, 2013 before me a Notary Public in and for said State and County, personally appeared WILLIAM B. BURNS and TIFFNEY L. BURNS who are known 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. 20130004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D212-D213 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

## APPROVALS

### Union County Surveyor

Approved this 8th day of February, 2013.

Gregory T. Blackman, Deputy  
Gregory T. Blackman  
Deputy Wallowa 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 2012-2013 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: 2/12/13  
Linda L. Hill, Union County Assessor/Tax Collector

### Union County Planning Commission

Approved this 12th day of February, 2013.

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

## 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 13th day of February, 2013, at 8:50 o'clock A.M., and recorded in Plat Cabinet No. D212-D213 Union County records. Microfilm Number 20130523T

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