

# MINOR PARTITION PLAT NUMBER 20130007T

A partition of Parcel 2 of Minor Partition Plat Number 1994-27, and a portion of Parcel 3 of Minor Partition Plat Number 1998-15, together with a tract situated in the Southeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon.

## 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"=40'

## REFERENCE MATERIAL

- Union County Monumentation Records  
 Survey Number 005-1993  
 Survey Number 003-2006  
 Survey Number 001-2009  
 Partition Plat 1994-27  
 Partition Plat 1998-15  
 Partition Plat 1999-009  
 Partition Plat 2000-26  
 Partition Plat 2001-007  
 Partition Plat 20070013T  
 Plat of RI La Grande Subdivision
- DEED REFERENCES  
 Microfilm Number 143217      Microfilm Number 157592  
 Microfilm Number 158536      Microfilm Number 961385  
 Microfilm Number 971354      Microfilm Number 991376  
 Partition Plat Report Number 13-23675 prepared by Eastern Oregon Title, Inc. dated May 13, 2013

## LEGEND

- Found brass cylinder in concrete as per Union County Monumentation Records
- Found 2 1/2" aluminum monument as per Union County Monumentation Records
- Found 5/8" iron pin (no cap) set by Partition Plat Number 1994-27
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 003-2006
- Found 5/8" iron pin with 1 1/2" aluminum cap marked "APA WA 41295 OR 2849" set by Partition Plat Number 20070013T
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 001-2009
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing Electrical Transformer
- Centerline
- Easement Line
- Existing Fenceline

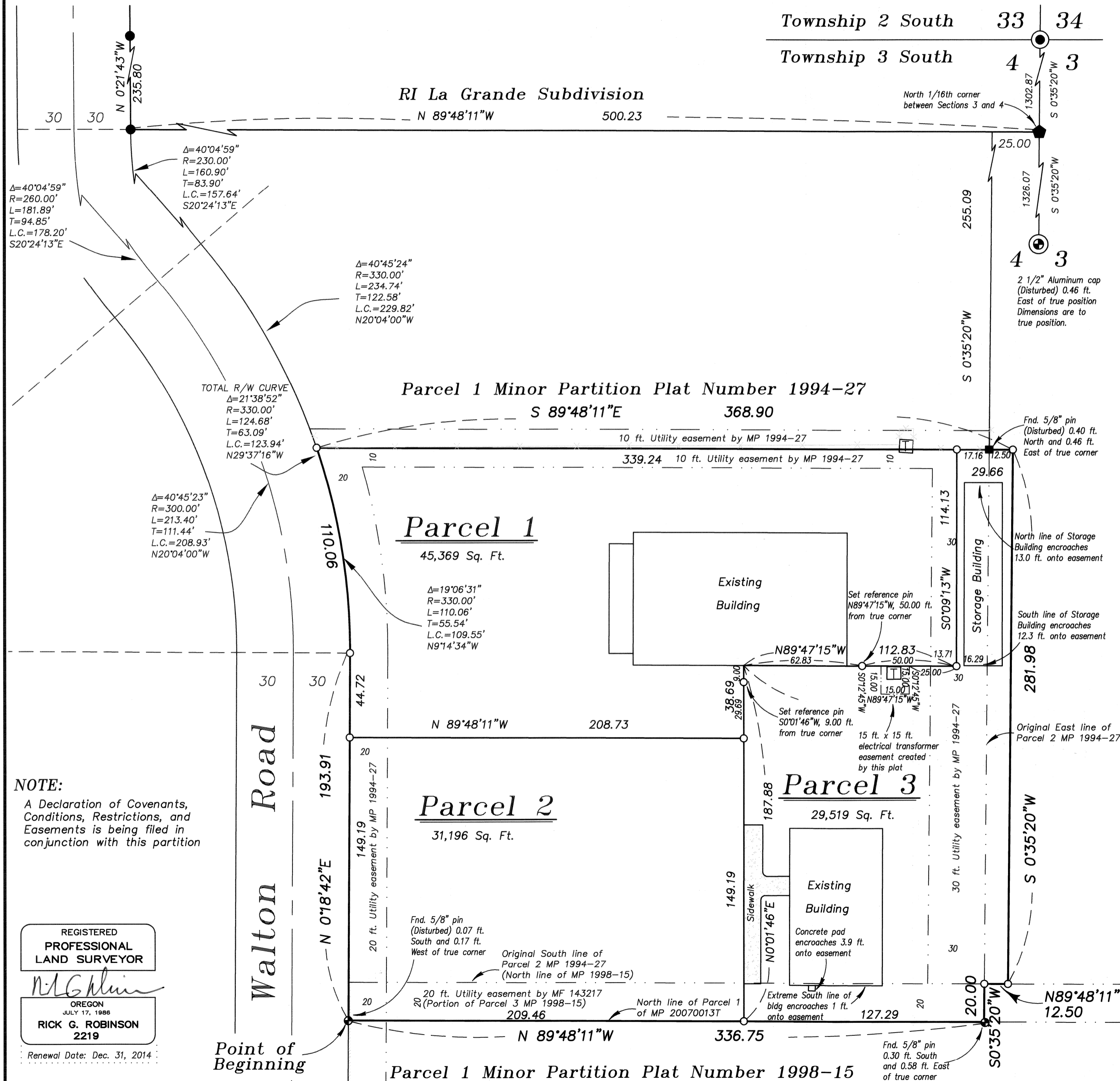
## NARRATIVE

This partition was done at the request of Dale Mammen. This area has had many surveys and partitions. It has also had much development that has destroyed many of the monuments set. I base the location of this partition on the found pins and monuments along the East line of Section 4 and the South line of RI La Grande Subdivision, the exterior of which monumented by Survey Numbers 003-2006 and 001-2009. I then place Walton Road and the originally platted corners at record bearing and distances from these monuments. This fits very well with the monument set by Partition Plat Number 20070013T at the Southwest corner of Parcel 2 of this partition. I place the interior lines of this partition at the direction of Mr. Mammen. The North line of Parcel 3 of this partition is along the face of the existing building as shown. I was unable to set the true Northwest corner of Parcel 3 due to the building, so I set reference pins South and East of the true Northwest corner of Parcel 3. I find the storage building and the existing building on Parcel 3 to encroach onto the utility easements as shown. The stated title report also calls for 2 easements not depicted on this plat. The first is a right of way for a ditch, no recordation citation given, at the extreme Northwest corner of this property. There is no visible evidence of a ditch at this location. The other easement is a utility easement for electrical transmission lines by deed microfilm number 961385. The location of this easement as placed by deed call falls in the right of way of Walton Road. The stated partition plat report does not call an easement for the transformer near the North line of Parcel 3. This plat creates a 15 ft. square easement for the utility. I find no other unusual conditions on this partition.

## 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. 20130007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number DAIR-DAIG 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



**NOTE:**  
 A Declaration of Covenants, Conditions, Restrictions, and Easements is being filed in conjunction with this partition

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Renewal Date: Dec. 31, 2014

Point of Beginning

# Minor Partition Plat Number 20130007 T

Microfilm Number 20131792 T

Plat Cabinet Number D 218 - 0219

A partition of Parcel 2 of Minor Partition Plat Number 1994-27, and a portion of Parcel 3 of Minor Partition Plat Number 1998-15, together with a tract situated in the Southeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, 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 partition of this partition of Parcel 2 of Minor Partition Plat Number 1994-27, and a portion of Parcel 3 of Minor Partition Plat Number 1998-15, together with a tract situated in the Southeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at the Northwest corner of Parcel 1 of said Minor Partition Plat Number 20070013T;

Thence; North 0°18'42" East, along the West line of said Parcel 2 and its Southerly prolongation, a distance of 193.91 feet, to the Point of Curvature of a 330.00 ft. radius curve left,

Thence; Northwesterly along said right of way line and around said curve, a distance of 110.06 feet, (Long Chord bears North 9°14'34" West, a distance of 109.55 feet),

Thence; South 89°48'11" East along the North line of said Parcel 2, and its Easterly prolongation, a distance of 368.90 feet to a point 12.50 feet East of the Northeast corner of said Parcel 2,

Thence; South 0°35'20" West, parallel with the East line of said Parcel 2, a distance of 281.98 feet, to the Easterly prolongation of the South line of said Parcel 2,

Thence; North 89°48'11" West, along said prolongation, a distance of 12.50 feet, to the Southeast corner of said Parcel 2,

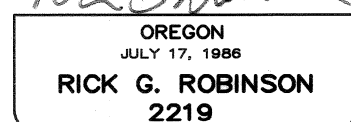
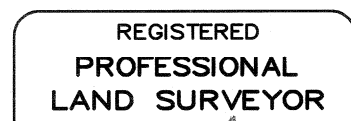
Thence; South 0°35'20" West, along the Southerly prolongation of the East line of said parcel 2, a distance of 20.00 feet, to the North line of Parcel 1 of Minor Partition Plat Number 20070013T,

Thence; North 89°48'11" West, along said North line, a distance of 336.75 feet, to the Point of Beginning of this description.

Said tract containing 106,084 Sq. Ft. (2.43 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 O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2014

## 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. 20130007 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 218 - 0219 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

## DECLARATION

Know all people by these presents that D. DALE MAMMEN and VIRGINIA L. MAMMEN, TRUSTEES of the D. DALE MAMMEN LIVING TRUST dated March 28, 1997, and VIRGINIA L. MAMMEN and D. DALE MAMMEN, TRUSTEES of the VIRGINIA L. MAMMEN LIVING TRUST dated March 28, 1997, 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 plat, and do hereby create the 15 ft. x 15 ft. electrical transformer easement on a portion of Parcel 3 of this partition as depicted on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

D. Dale Mammen Trustee  
D. DALE MAMMEN, TRUSTEE  
D. DALE MAMMEN LIVING TRUST

Virginia L. Mammen Trustee  
VIRGINIA L. MAMMEN, TRUSTEE  
D. DALE MAMMEN LIVING TRUST

D. Dale Mammen Trustee  
D. DALE MAMMEN, TRUSTEE  
VIRGINIA L. MAMMEN LIVING TRUST

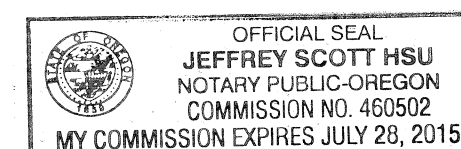
Virginia L. Mammen Trustee  
VIRGINIA L. MAMMEN, TRUSTEE  
VIRGINIA L. MAMMEN LIVING TRUST

## ACKNOWLEDGMENT

State of Oregon SS  
County of UNION

Know all these people by these presents, on this 28 day of MAY, 2013, before me a Notary Public in and for said County and State, personally appeared D. DALE MAMMEN and VIRGINIA L. MAMMEN, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

Jeffrey Scott Hsu  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### CITY OF ISLAND CITY PLANNING

Approved this 28<sup>th</sup> day of May, 2013.

Judy A. Rygg  
Judy A. Rygg, Planning Officer, City of Island City

### UNION COUNTY SURVEYOR

Approved this 28<sup>th</sup> day of May, 2013.

By Deputy Wallowa County Surveyor Gregory T. Blackman  
Gregory T. Blackman

### 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: 5/29/13  
Linda L. Hill, Union County Assessor/Tax Collector

## 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 29<sup>th</sup> day of May, 2013, at 12:15 o'clock A M, and filed in Plat Cabinet No. D 218 - 0219, Union County records. Microfilm No. 20131792 T.

Union County Clerk by Robin A. Church  
Robin A. Church