

PARTITION PLAT NUMBER 20140004T

Situate in the South half of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20141152T
Plat Cabinet Number D245-D246

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"=200'

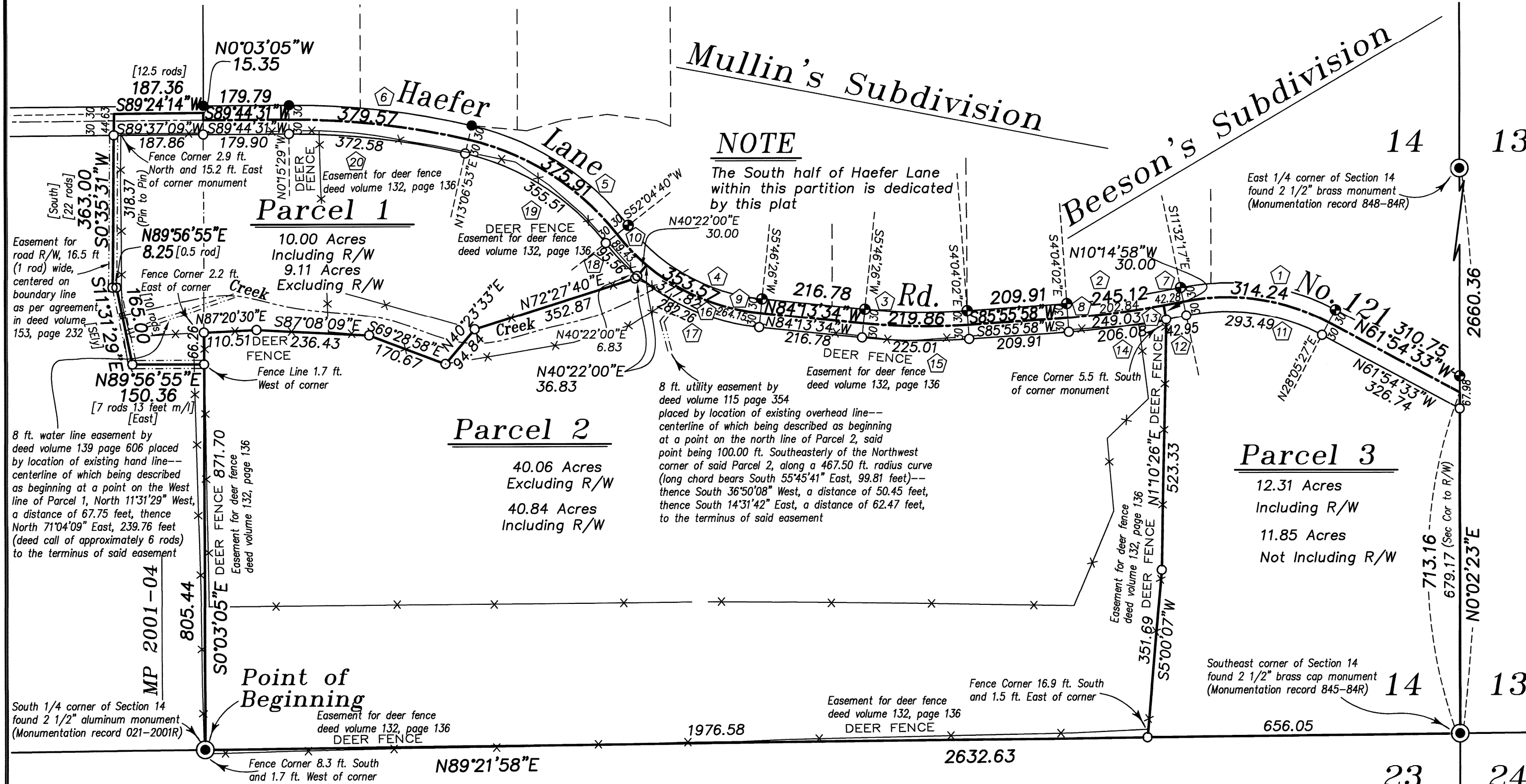
REFERENCE MATERIAL

Union County Monumentation Records
Plat of Mullin's Subdivision
Plat of Beeson's Subdivision
Survey Number 40-79
Survey Number 014-1997
Partition Plat Number 2001-04
Partition Plat Number 20100011T

DEED REFERENCES
Volume 69 Page 591
Volume 115 Page 354
Volume 132 Page 136
Volume 139 Page 606
Volume 153 Page 232
Microfilm Number 20123673
Survey Report Number 14-24909
Prepared by Eastern Oregon Title, Inc.
dated April 23, 2014

LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Mullin's Subdivision
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 40-79
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- Existing fence line
- ~ ~ ~ Creek
- [] Record data of Deed Volume 153 Page 232



NOTE
The South half of Haefer Lane within this partition is dedicated by this plat

8 ft. utility easement by deed volume 115 page 354 placed by location of existing overhead line--centerline of which being described as beginning at a point on the north line of Parcel 2, said point being 100.00 ft. Southeasterly of the Northwest corner of said Parcel 2, along a 467.50 ft. radius curve (long chord bears South 55°45'41" East, 99.81 feet)--thence South 36°50'08" West, a distance of 50.45 feet, thence South 14°31'42" East, a distance of 62.47 feet, to the terminus of said easement

CURVE DATA

1) Centerline North of Parcel 3 Δ=39°37'44" R=454.34' L=314.24' T=163.70' L.C.=308.01' N81°43'27"W	2) Total Centerline N of Par 2 & 3 Δ=7°28'13" R=1880.00' L=245.12' T=122.74' L.C.=244.95' S82°11'50"W	3) Centerline North of Parcel 2 Δ=9°50'29" R=1280.00' L=219.86' T=110.20' L.C.=219.59' N89°08'48"W	4) Total Centerline N of Par 1 & 2 Δ=46°18'14" R=437.50' L=353.57' T=187.08' L.C.=344.03' N61°04'26"W	5) Centerline North of Parcel 1 Δ=38°57'37" R=552.83' L=375.91' T=195.55' L.C.=368.75' N57°24'14"W
6) Centerline North of Parcel 1 Δ=13°21'49" R=1627.41' L=379.57' T=190.65' L.C.=378.72' N83°34'05"W	7) Centerline North of Parcel 3 Δ=1°17'19" R=1880.00' L=42.28' T=21.14' L.C.=42.28' N79°06'23"E	8) Centerline North of Parcel 2 Δ=6°10'55" R=1880.00' L=202.84' T=101.52' L.C.=202.75' N82°50'29"E	9) Centerline North of Parcel 2 Δ=34°35'36" R=437.50' L=264.15' T=136.24' L.C.=260.15' S66°55'47"E	10) Centerline North of Parcel 1 Δ=11°42'42" R=437.50' L=89.43' T=44.87' L.C.=89.27' S43°46'38"E
11) North Line of Parcel 3 Δ=39°37'44" R=424.34' L=293.49' T=152.89' L.C.=287.67' N81°43'27"W	12) North Line of Parcel 3 Δ=1°17'19" R=1910.00' L=42.95' T=21.48' L.C.=42.95' N79°06'23"E	13) Total Curve N of Par 2 & 3 Δ=7°28'13" R=1910.00' L=249.03' T=124.69' L.C.=248.86' N82°11'50"E	14) North Line of Parcel 2 Δ=6°10'55" R=1910.00' L=206.08' T=103.14' L.C.=205.98' N82°50'29"E	15) North Line of Parcel 2 Δ=9°50'29" R=1310.00' L=225.01' T=112.78' L.C.=224.73' S89°08'48"E
16) Total Curve N of Par 1 & 2 Δ=46°18'14" R=467.50' L=377.82' T=199.91' L.C.=367.62' S61°04'26"E	17) North Line of Parcel 2 Δ=34°35'36" R=467.50' L=282.26' T=145.58' L.C.=277.99' S66°55'47"E	18) North Line of Parcel 1 Δ=11°42'42" R=467.50' L=95.56' T=47.95' L.C.=95.39' S43°46'38"E	19) North Line of Parcel 1 Δ=38°57'35" R=522.83' L=355.51' T=184.94' L.C.=348.70' N57°24'14"W	20) North Line of Parcel 1 Δ=13°21'49" R=1597.41' L=372.58' T=187.14' L.C.=371.73' N83°34'05"W

NARRATIVE

This partition was done at the request of Andy Miller, owner of the land within this partition. The purpose of this survey is to divide the existing ownership into three parcels as shown. The property is described as that portion of the Southeast quarter of Section 14 lying South of the centerline of Haefer Lane, together with a portion of the Southwest quarter of Section 14 described by metes and bounds in deed volume 153, page 232. I use the location of Haefer Lane as monumented by survey number 40-79 and the plat of Mullin's Subdivision. The location of Section 14 was controlled by the found monuments at the section and 1/4 section corners. I place the dividing line between Parcels 2 and 3 along an existing deer fence. The common line between Parcels 1 and 2 was placed along existing fence lines along the North and South lines of the existing creek, at a configuration that contains 10 acres (including the right of way of Haefer Lane). The placement of the West line of Parcel 1 is a retracement of deed volume 153 page 232. That deed calls for the line to be along an existing roadway and then describes the line by courses and distances. I place the line by locating the culvert at an existing approach at the Northwest corner of the tract. I also locate the existing bridge and road South of the creek to place the property line. This method is relatively harmonious with the deed calls. There is a fence encroachment along the West line of approximately 15-18 feet. I have discussed this with the adjoining owners. I place the recorded easements by locating the existing facilities covered by the easements as they exist where possible. See "Easement Notes" for a detailed discussion on the individual easements. I find no other unusual conditions on this survey.

EASEMENT NOTES

- Deed Volume 69 Page 591 calls for an easement of indeterminate location and width for two irrigation ditches now constructed upon the portion of this partition situated in the Southwest quarter of Section 14. I find no irrigation ditches on this parcel, only the natural creek.
- Deed Volume 115 Page 354 calls for an easement for electrical lines 8 feet in width over the Southeast quarter of Section 14 as located on the ground. The majority of the utility lines fall within the right of way of Haefer Lane. I show the easement on the existing pole line across a portion of Parcel 2 near Haefer Lane.
- Deed Volume 132 Page 136 calls for an easement to construct and maintain a "lawful" fence across the land within this partition. No location or width is stated in the document. I show the location of the existing deer fence as it exists as of the date of this partition.
- Deed Volume 139 Page 606 calls for an 8 ft. wide easement to construct and maintain a water pipe line across a portion of Parcel 1 of this partition. There is an existing hand irrigation line on the ground at the approximate location of the described easement. The dimensions shown are to the physical water line as it exists as of the date of this partition.
- Deed Volume 153 Page 232 calls for a 1 rod (16.5 ft.) wide permanent easement and right of way for a roadway along the Westerly line of Parcel 1. I place the easement centered on the West property line as called for in said deed.

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. 20140004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D245-D246 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, 2014
Sheet 1 of 2

PARTITION PLAT NUMBER 20140004T

Microfilm Number 20141152T
Plat Cabinet Number D245-D246

Situate in the South half of Section 14, Township 3 South,
Range 40 East of the Willamette Meridian,
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 that portion of the Southeast quarter of Section 14 lying South of the centerline of Haefer Lane, together with a portion of the Southwest quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 14;

Thence; North 89°21'58" East, along the South line of said Section 14, a distance of 2632.63 feet, to the Southeast corner of said Section 14,

Thence; North 0°02'23" East, along the East line of said Section 14, a distance of 713.16 feet, to the centerline of Union County Road Number 121 (Haefer Lane),

Thence; North 61°54'33" West, along said centerline, a distance of 310.75 feet, to the Point of Curvature of a 454.34 ft. radius curve left with a delta angle of 39°37'44",

Thence; Northwesterly around said curve and along said centerline, a distance of 314.24 feet (Long Chord bears North 81°43'27" West, a distance of 308.01 feet), to the Point of Curvature of an 1880.00 ft. radius curve right with a delta angle of 7°28'13",

Thence; Southwesterly around said curve and along said centerline, a distance of 245.12 feet (Long Chord bears South 82°11'50" West, a distance of 244.95 feet),

Thence; South 85°55'58" West, along said centerline, a distance of 209.91 feet, to the Point of Curvature of a 1280.00 ft. radius curve right with a delta angle of 9°50'29",

Thence; Northwesterly around said curve and along said centerline, a distance of 219.86 feet, (Long Chord bears North 89°08'48" West, a distance of 219.59 feet),

Thence; North 84°13'34" West, along said centerline, a distance of 216.78 feet, to the Point of Curvature of a 437.50 ft. radius curve right with a delta angle of 46°18'14",

Thence; Northwesterly around said curve and along said centerline, a distance of 353.57 feet, (Long Chord bears North 61°04'26" West, a distance of 344.03 feet), to the Point of Curvature of a 552.83 ft. radius curve left with a delta angle of 38°57'37",

Thence; Northwesterly around said curve and along said centerline, a distance of 375.91 feet, (Long Chord bears North 57°24'14" West, a distance of 368.75 feet), to the Point of Curvature of a 1627.41 ft. radius curve left with a delta angle of 13°21'49",

Thence; Northwesterly around said curve and along said centerline, a distance of 379.57 feet, (Long Chord bears North 83°34'05" West, a distance of 378.72 feet)

Thence; South 89°44'31" West, along said centerline, a distance of 179.79 feet, to the West line of the Southeast quarter of said Section 14,

Thence; North 0°03'05" West, along said West line, a distance of 15.35 feet, to the North line of the Southeast quarter of the Southwest quarter of said Section 14,

Thence; South 89°24'14" West, along the North line of the Southeast quarter of the Southwest quarter of said Section 14, a distance of 187.36 feet,

Thence; South 0°35'31" West, a distance of 363.00 feet,

Thence; North 89°56'55" East, a distance of 8.25 feet,

Thence; South 11°31'29" East, a distance of 165.00 feet,

Thence; North 89°56'55" East, a distance of 150.36 feet, to the West line of the Southeast quarter of said Section 14,

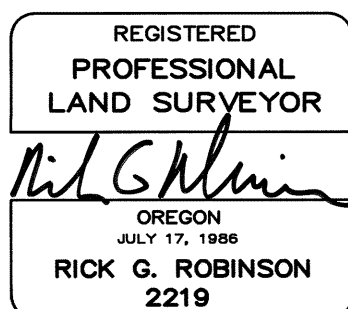
Thence; South 0°03'05" East, along said West line, a distance of 805.44 feet, to the Point of Beginning of this description.

Subject to rights of the public in County Road Number 121 (Haefer Lane) over and across the land within the above described tract.

Said tract containing 63.15 Acres including county road right of way. (61.02 Acres excluding county road right of way)

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the parcel and boundary corners are surveyed and monumented 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



Renewal Date: Dec. 31, 2014

DECLARATION

Know all people by these presents that ANDREW S. MILLER and PAMELA K. MILLER are the owners of the land within this Partition, 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 to public use forever, the Northerly portion of this partition falling within the right of way of County Road Number 121 (Haefer Lane), in accordance with O.R.S. Chapter 92.

Andrew S. Miller
ANDREW S. MILLER

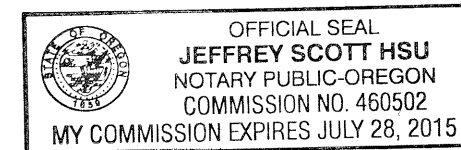
Pamela K. Miller
PAMELA K. MILLER

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 5 day of May, 2014, before me a Notary Public in and for said State and County, personally appeared ANDREW S. MILLER and PAMELA K. MILLER, 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

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D245-D246 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 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 2013-2014 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: 5/5/14
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 6 day of May, 2014.

Scott Hartell For,
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 5th day of May, 2014.

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

UNION COUNTY COMMISSION

Approved and accepted the dedicated right of way as depicted on this plat this 7th day of May, 2014.

Mark D. Davidson
Mark D. Davidson
Steve McClure
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 this 7th day of May, 2014, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D245-D246 Union County records. Microfilm Number 20141152T

Robin A. Church
Union County Clerk by Shalott Kuroki, Deputy