

PARTITION PLAT NUMBER 20140008T

Situate in the Northwest quarter of Section 11, Township 6 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20141469T
Plat Cabinet Number D253-D254

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 61-72
Survey Number 31-78
Soil Conservation Service Drawing No. 7-E-21846 (Wolf Cr. Road Relocation)

DEED REFERENCES
Microfilm Number 75774
Microfilm Number 987483
Microfilm Number 20004847
Microfilm Number 20012724
Preliminary Title Report Number 14-24967 dated May 14, 2014
Prepared by Eastern Oregon Title, Inc.

BASIS OF BEARING

True Geodetic North at the quarter corner common to Sections 2 and 11, Township 6 South, Range 38 East of the Willamette Meridian, as established by GPS observation.

SCALE: 1"=100'

LEGEND

- ⊙ Found 1 1/2" iron pipe set by survey number 61-72
- Found 2 1/2" brass cap monument set by survey number 31-78
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- x — Existing fence line
- () Record Information of Survey Number 61-72
- [] Record Information of Survey Number 31-78
- { } Record Information of Soil Conservation District drawing no. 7-E-21846 (plans of Relocated County Road Number 104)

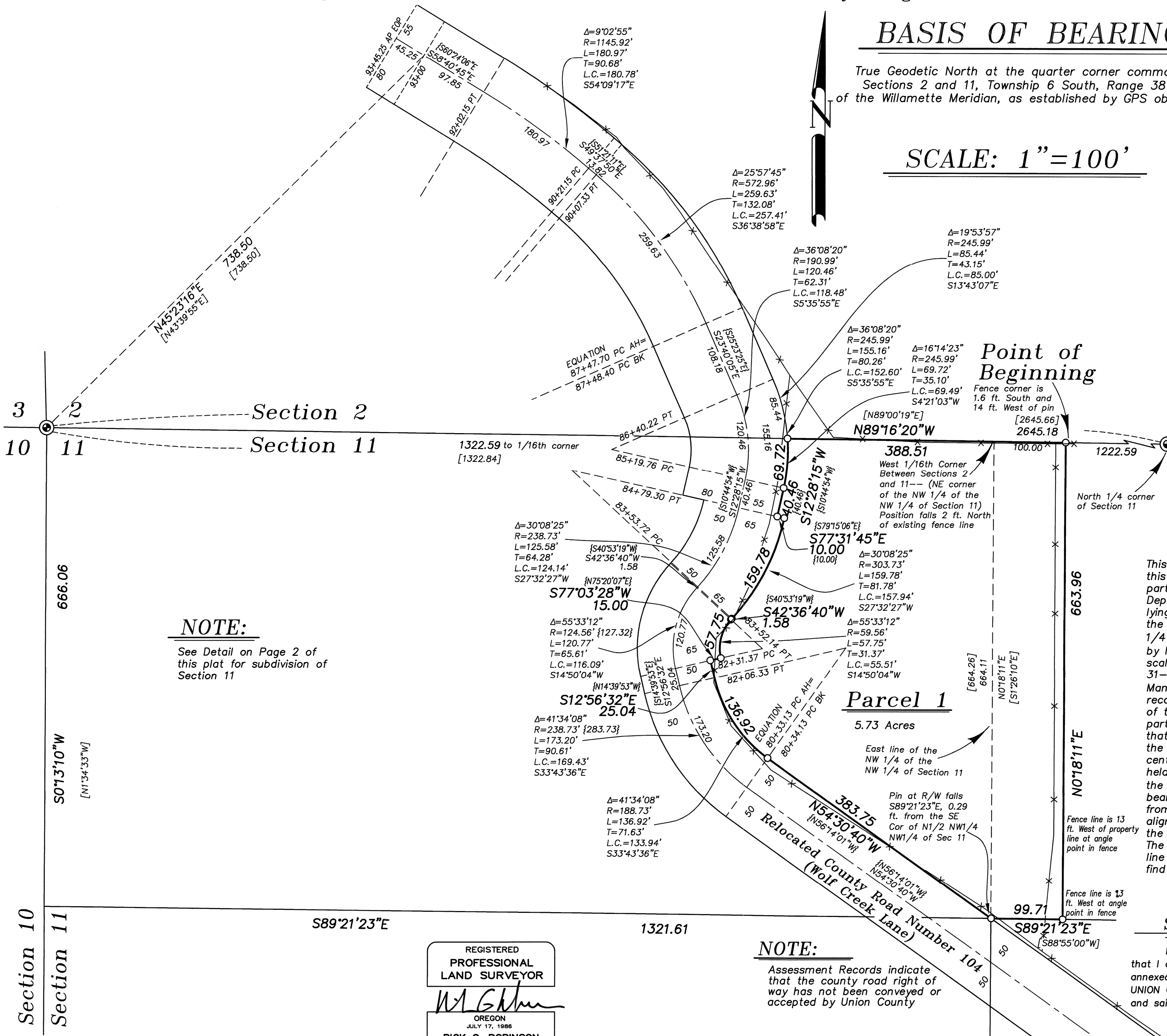
NARRATIVE

This partition was done at the request of Cherrie Swisher. The purpose of this partition is to define Parcel 1 for transfer. This is a one parcel partition to comply with the regulations of the Union County Planning Department. The parcel is a portion of the Northwest quarter of Section 11 lying North of the road right of way. I base the location of the section on the found monuments from survey numbers 61-72 and 31-78. The South 1/4 corner is currently underwater from the reservoir. I place the position by locating the 1/16 corners each side of the 1/4 corner and rotate and scale the position to fit the existing monumentation of survey number 31-78. I then establish the subdivision of Section 11 as per the BLM Manual of Survey Instructions (2009). I place the right of way by the record tie of survey number 31-78 to station 93+00. I use the North line of the Northwest quarter of Section 11 as the basis of rotation for this partition relating to survey 31-78. I then place the road Easterly from that point using record data from drawing number 7-E-21846. This fits the existing road and stationing on the plans until the 120.77 ft. long centerline curve. The record data does not fit, as if the delta angle is held, the curve length is approximately 3 feet long. The same is true on the next curve (173.50 ft. long). I hold the delta angle to preserve the bearings on the tangents, and the length of curve, changing the radius from the record information. This method fits the constructed centerline alignment as well as the stationing in the plans shown for the culverts in the area. I find no previous survey on this parcel in the county records. The existing fence along the East side of the parcel is away from the true line as shown. The Northerly fence line is more harmonious as shown. 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. 20140008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D253-D254 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:

See Detail on Page 2 of this plat for subdivision of Section 11

NOTE:

Assessment Records indicate that the county road right of way has not been conveyed or accepted by Union County

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2014

PARTITION PLAT NUMBER 20140008T

Microfilm Number 20141469T
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Situate in the Northwest quarter of Section 11, Township 6 South,
Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Northwest quarter of Section 11, Township 6 North, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being all that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter which lies North and East of the Northerly right of way line of the County Road known as Wolf Creek Road; ALSO, the West 100 feet of the North half of the Northeast quarter of the Northwest quarter of said Section 11, excepting any portion lying within the right of way of relocated Wolf Creek Lane (County Road No. 104), the exterior of which being more particularly described as follows,

Beginning at a point on the North line of said Section 11, said point being North 89°16'20" West, a distance of 1222.59 feet from the North quarter corner of said Section 11,

Thence; North 89°16'20" West, along the North line of said Section 11, a distance of 388.51 feet, To the Easterly right of way of Wolf Creek Lane (Union County Road Number 104), said point being the point of curvature of a 245.99 ft. radius curve right, the delta angle of said curve being 16°14'23",

Thence; Southwesterly around said curve and along said right of way, a distance of 69.72 feet, (Long Chord bears South 4°21'03" West, a distance of 69.49 feet),

Thence; South 12°28'15" West, continuing along said right of way line, a distance of 40.46 feet,

Thence; South 77°31'45" East, continuing along said right of way line, a distance of 10.00 feet, to the point of curvature of a 303.73 ft. radius curve right, the delta angle of said curve being 30°08'25",

Thence; Southwesterly around said curve and along said right of way, a distance of 159.78 feet, (Long Chord bears South 27°32'27" West, a distance of 157.94 feet),

Thence; South 42°36'40" West, continuing along said right of way line, a distance of 1.58 feet, to the point of curvature of a 59.56 ft. radius curve left, the delta angle of said curve being 55°33'12",

Thence; Southwesterly around said curve and along said right of way, a distance of 57.75 feet, (Long Chord bears South 14°50'04" West, a distance of 55.51 feet),

Thence; South 77°03'28" West, continuing along said right of way line, a distance of 15.00 feet,

Thence; South 12°56'32" East, continuing along said right of way line, a distance of 25.04 feet, to the point of curvature of a 188.73 ft. radius curve left, the delta angle of said curve being 41°34'08",

Thence; Southeasterly around said curve and along said right of way, a distance of 136.92 feet, (Long Chord bears South 33°43'36" East, a distance of 133.94 feet),


Thence; South 54°30'40" East, continuing along said right of way line, a distance of 383.75 feet, to the South line of the North half of the Northeast quarter of the Northwest quarter of said Section 11,

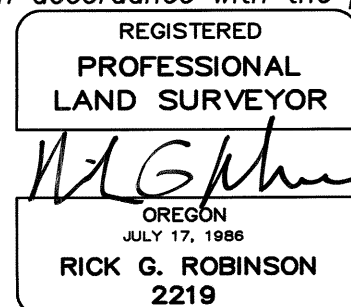
Thence; South 89°21'23" East, along said South line, a distance of 99.71 feet,

Thence; North 0°18'11" East, parallel with the East line of the Northwest quarter of the Northwest quarter of said Section 11, a distance of 663.96 feet to the Point of Beginning of this description,

Said tract containing 249,769 Sq. Ft. (5.73 acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the 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, OPLS 2219
Baggett, Griffith and Blackman
La Grande, OR 97850



DECLARATION

Know all people by these presents that KIRBY D. RECORDS AND CHERRIE A. SWISHER, WHO TOOK TITLE AS CHERRIE A. RECORDS, AS TENANTS IN COMMON 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, in accordance with the provisions of O.R.S. Chapter 92.


KIRBY D. RECORDS

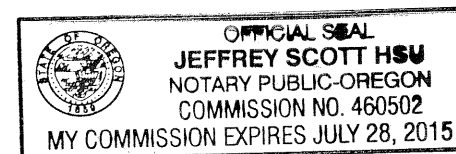

CHERRIE A. SWISHER
(who took title as CHERRIE A. RECORDS)

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 4 day of JUNE, 2014, before me a Notary Public in and for said State and County, personally appeared KIRBY D. RECORDS, who is known to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.


Notary Public for
the State of Oregon

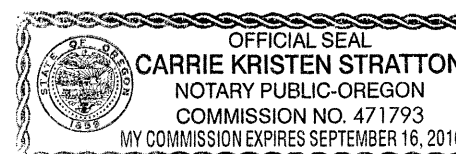


Notarial seal

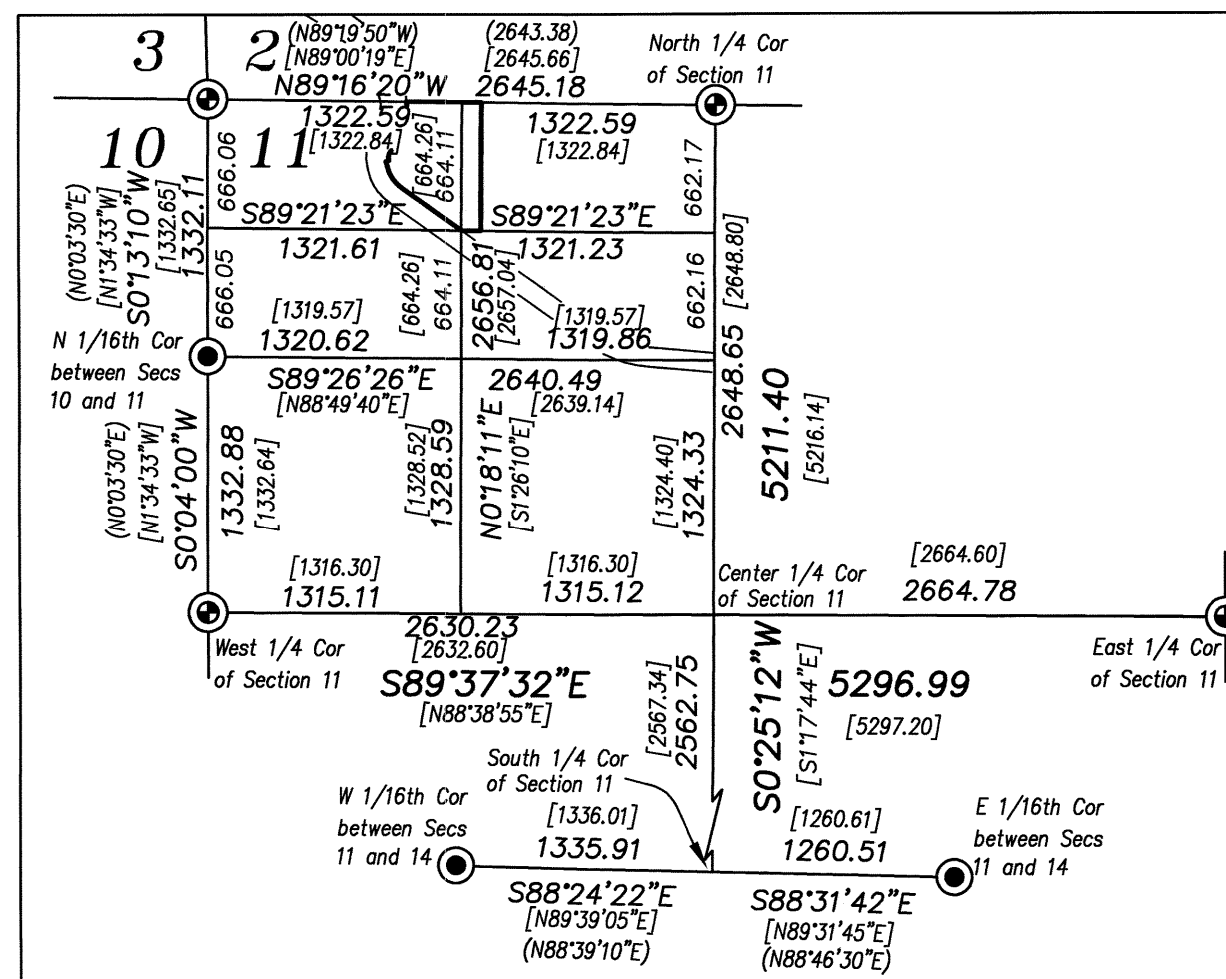
State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of June, 2014, before me a Notary Public in and for said State and County, personally appeared CHERRIE A. SWISHER, who is known 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



Section Subdivision Detail Scale 1" = 1000'

APPROVALS

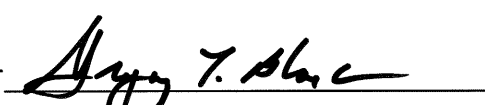
Union County Planning Department

Approved this 10th day of June, 2014.


Hayley Jenkins
Union County Planning Director

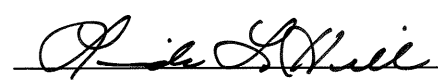
Union County Surveyor

Approved this 3rd day of June, 2014.

by Wallowa County Surveyor 
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 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.


Linda L. Hill, Union County Assessor/Tax Collector Date: 6/10/14

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson, OPLS 2219

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 10th day of June, 2014, at 1:55 o'clock P.M., and recorded in Plat Cabinet No. D253-D254 Union County records, Microfilm Number 20141469T

Robin A. Church
Union County Clerk
by 
Sheet 2 of 2