

Microfilm Number 20143494 T  
Plat Cabinet Number D 281 - D282

# Partition Plat Number 20140021 T

Situate in the South half of Sections 17 and 18, Township 6 South, Range 39 East of the Willamette Meridian, Union County, Oregon

## BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian

SCALE: 1" = 300'

## REFERENCE MATERIAL

Union County Monumentation Records  
Union County Road Records (Petition for Road No. 614 (now No. 103))  
Survey Number 011-1998  
Survey Number 012-1998  
Survey Number 027-2014

### DEED REFERENCES

Microfilm Number 89789  
Microfilm Number 133376  
Microfilm Number 153943  
Microfilm Number 995996  
Microfilm Number 20100168  
Microfilm Number 20142996  
Survey Report Number 14-25603  
prepared by Eastern Oregon Title, Inc.  
dated December 1, 2014

## LEGEND

- Found monument as described, as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey 027-2014
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - Easement line
- \* \* \* Existing Fenceline
- ~ ~ ~ Ditch or Stream

## NARRATIVE

This partition was done at the request of Roger Henderson. The location of the West and South lines of this partition within Section 18, was located by survey number 027-2014. The West line was monumented and a boundary agreement was filed (MF 20142996) fixing the surveyed line as the property line. The South line is the South line of Section 18 and was placed by said survey. The purpose of this partition is to separate Parcel 1 from the remainder of the property. There is a dwelling on Parcel 1 not related to the farm operation on the remainder of the property. I place the division line between Parcels 1 and 2 at the direction of Mr. Henderson. This plat also creates 2 easements. It creates a 10 ft. utility line easement over the Westerly portion of Parcel 2 to accommodate an existing power line serving Parcel 1, and a triangular easement for ingress and egress across the Southeasterly portion of Parcel 1 for the use of Parcel 2. I find no unusual conditions on this partition.

## EASEMENT NOTES

The following easements and encumbrances are listed in the stated Survey Report, but cannot be accurately depicted due to Parcel 2 being an UNSURVEYED Parcel and a lack of exact location in the stated deed:

- 1). Subject to the rights of the public in and to that portion of this property lying below the high water mark of a Branch of Wolf Creek, as it crosses this property.
- 2). A portion of this property is within the Powder Valley Water Control District, and is subject to the provisions, conditions, assessment and liens, rights of way and ditches of said water district

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

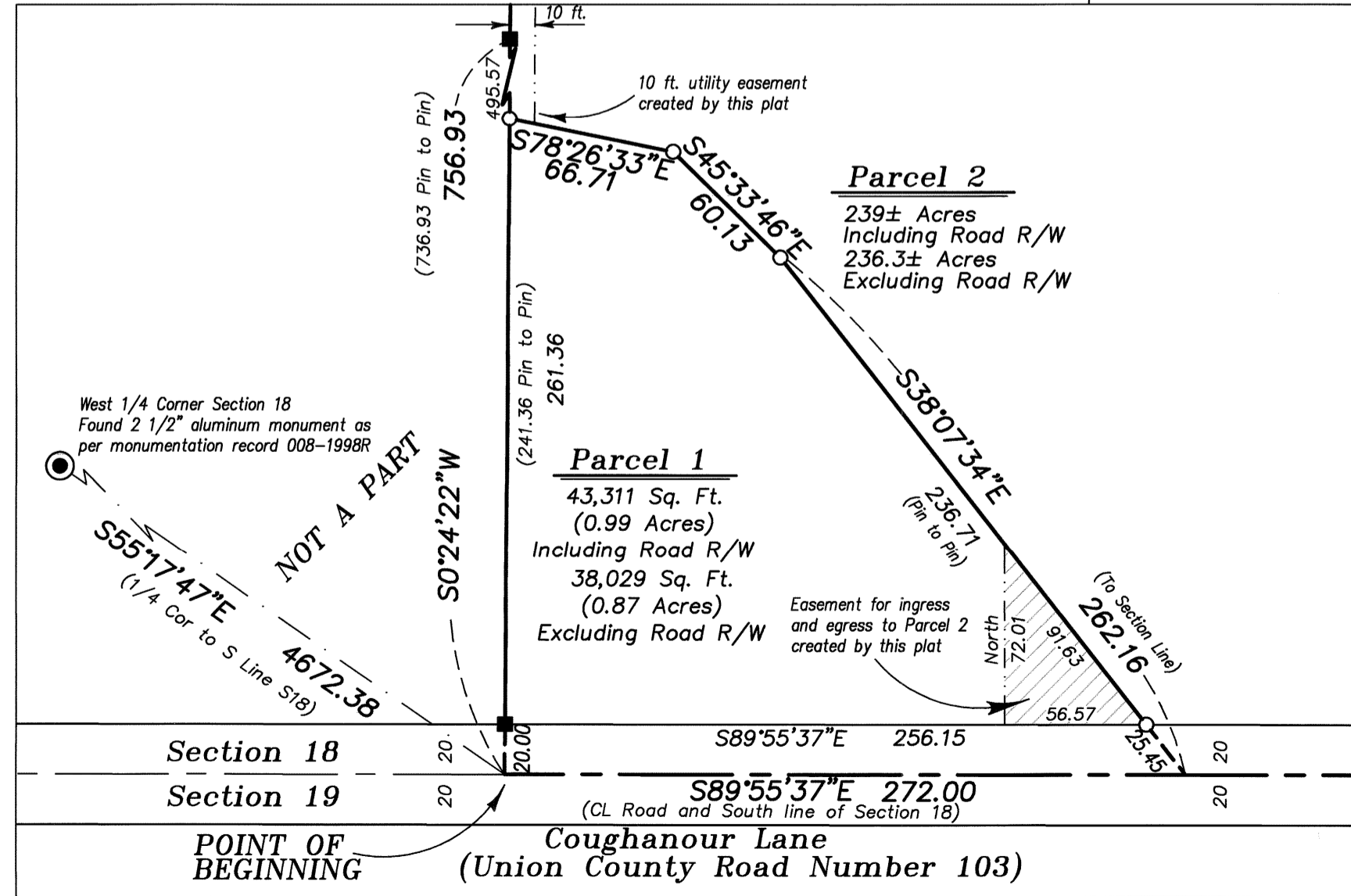
*R.G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2016

## 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. 20140021 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 D281-282 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



# Partition Plat Number 20140021T

Situate in the South half of Sections 17 and 18,  
Township 6 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20143494T  
Plat Cabinet Number D281-D282

### SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the land UNSURVEYED Parcel 2 and surveyed and platted Parcel 1 of this partition, situate in the South half of Sections 17 and 18, Township 6 South, Range 39 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows, with reference to Map of Survey No. 027-2014 as filed in the records of the Union County Surveyor,

Beginning at a point on the South line of said section 18, said point being South 55°17'47" East, a distance of 4672.38 feet from the West quarter corner of said Section 18;

Thence; North 0°24'22" East, a distance of 756.93 feet,

Thence; North 0°04'52" East, a distance of 1,901.93 feet, more or less, to the North line of the Southeast quarter of said Section 18,

Thence; East, along said North line and the North line of the Southwest quarter of Section 17 of said Township and Range, a distance of 3,960 feet, more or less, to the Northeast corner of the Southwest quarter of said Section 17,

Thence; South, along the East line of the Southwest quarter of said Section 17, a distance of 2,640 feet, more or less, to the South line of said Section 17,


Thence; West, along said South line, a distance of 2,640 feet, more or less to Southwest corner of said Section 17,

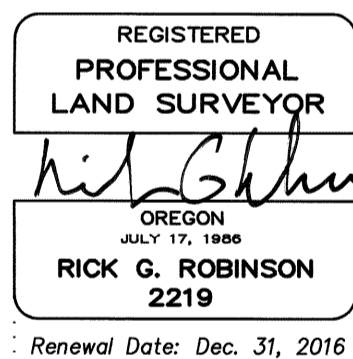
Thence; North 89°55'37" West, along the South line of said Section 18, a distance of 1,320 feet, more or less, to the Point of Beginning of this description.

Subject to Union County Road Number 103 (Coughanour Lane) across the South side of this partition.

Said tract containing approximately 240 Acres including County Road right of way, and approximately 237.2 Acres not including 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 boundary of Parcel 1 is surveyed and monumented in accordance with O.R.S. 92.050 and 92.060, with Parcel 2 being unsurveyed.

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



### DECLARATION


Know all people by these presents that ROGER BRUCE HENDERSON is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcel 1 to be surveyed and platted and UNSURVEYED Parcel 2 to be platted as shown on the annexed map and do hereby create the 10 ft. utility easement across the Westerly portion of Parcel 2 of this partition for the use of Parcel 1, and create the triangular easement for ingress and egress across the Southeasterly portion of Parcel 1 for the use of Parcel 2, in accordance with O.R.S. Chapter 92.

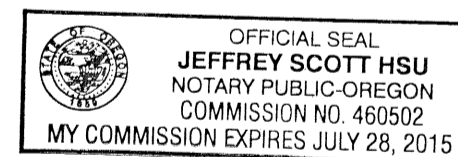
  
ROGER BRUCE HENDERSON

### ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 11 day of December, 2014, before me a Notary Public in and for said State and County, personally appeared ROGER BRUCE HENDERSON, who is known to me 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

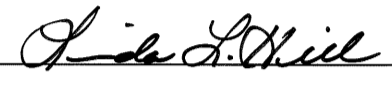


Notarial Seal

### 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 2014-2015 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  Date: 12/18/14  
Linda L. Hill, Union County Assessor/Tax Collector

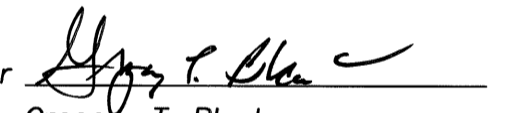
#### Union County Planning Commission

Approved this 18<sup>th</sup> day of December, 2014.

  
Hanley Jenkins II  
Union County Planning Director

#### Union County Surveyor

Approved this 11<sup>th</sup> day of December, 2014.


By   
Gregory T. Blackman  
Deputy Wallowa County Surveyor

### FILING STATEMENT

#### Union County Clerk

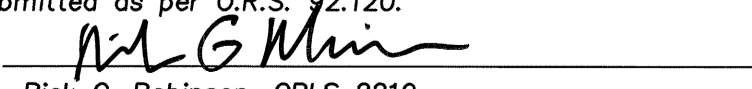
State of Oregon SS  
County of Union

I do hereby certify that the attached partition plat was received for record on this 18<sup>th</sup> day of December, 2014, at 4:05 o'clock P.M., and recorded in Plat Cabinet No. D281-D282 Union County records. Microfilm Number 20143494T

Robin A. Church  
Union County Clerk 

### 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. 20140021T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D281-282 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Rick G. Robinson, OPLS 2219