

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, DENNIS CLARK, ALSO KNOWN AS DENNIS J. CLARK, AS OWNER IN FEE SIMPLE, DO HEREBY DECLARE THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO THE PARCEL, AS SHOWN, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Dennis Clark 1/29/15
DENNIS CLARK DATE

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF January 2015, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED DENNIS CLARK, ALSO KNOWN AS DENNIS J. CLARK, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

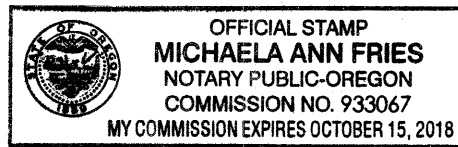
STATE OF OREGON }
COUNTY OF UNION }

Michaela Ann Fries
NOTARY SIGNATURE

Michaela Ann Fries
PRINTED NAME

933067
COMMISSION NO.

Oct. 15, 2018
MY COMMISSION EXPIRES



APPROVALS

I HAVE REVIEWED THIS PLAT UNDER AUTHORITY OF ORS 92.100 AND FIND IT COMPLIES WITH ORS CHAPTER 92 AND ORS 209.250.

Union County Surveyor 1/29/15
DATE

I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH THE REGULATIONS OF UNION COUNTY, OREGON.

Union County Planning Department 2-3-15
DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Union County Assessor, Tax Collector 2/2/15
DATE

STATE OF OREGON }
COUNTY OF UNION }

UNION COUNTY CLERK

STATE OF OREGON }
COUNTY OF UNION }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED

FOR RECORD ON THE 3rd DAY OF February 2015,
AT 2:45 O'CLOCK P.M. AND RECORDED IN PLAT CABINET NO. D285

UNION COUNTY RECORDS:

MICROFILM NO. 20150335T

ROBIN A. CHURCH
UNION COUNTY CLERK

BY Shaletha Kenworthy, Deputy Clerk

PARTITION PLAT NO. 20150003T

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 18, T2S, R38E, WM, UNION COUNTY, OREGON

MICROFILM NO. 20150335T

PLAT CABINET NO. D285



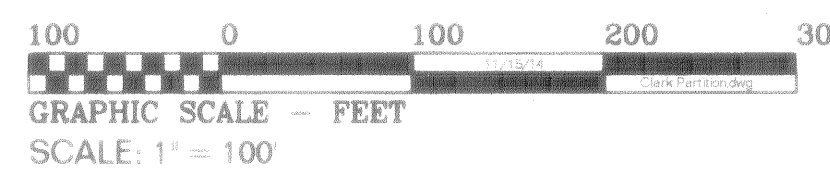
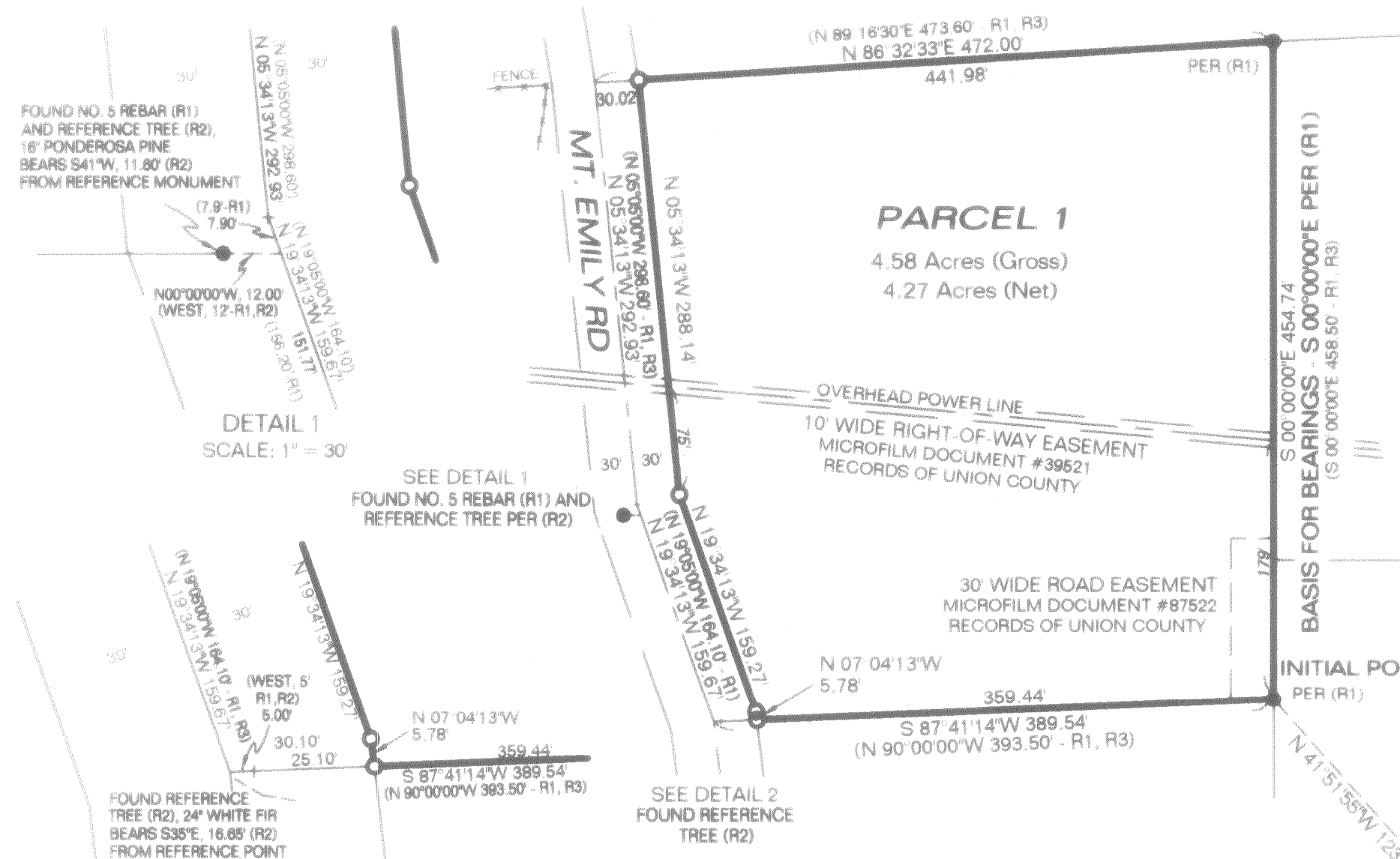
BASIS FOR BEARINGS
EAST LINE OF PARCEL S 00°00'00"E PER
COUNTY SURVEY NO. 75-72

REFERENCES

- R1 - CS 75-72 PLAT OF UNRECORDED MT. EMILY ACRES BY PLS 381 DATED SEPTEMBER, 1972.
R2 - CS 63-81 SURVEY OF MT. EMILY ROAD BY PLS 1294 FILED OCTOBER 12, 1981.
R3 - SPECIAL WARRANTY DEED RECORDED SEPTEMBER 2, 1992 IN MICROFILM NO. 143614, UNION COUNTY RECORDS OF DEEDS.
R4 - UNION COUNTY MONUMENTATION RECORDS MF 39521
R5 - UNION COUNTY MONUMENTATION RECORDS MF 87522

LEGEND

- FOUND NO. 5 REBAR, UNLESS OTHERWISE DESCRIBED
○ SET 30" LONG NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED PLS 699
(---) RECORD DISTANCE & BEARINGS PER REFERENCES



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THAT CERTAIN PARCEL OF LAND DESCRIBED IN MICROFILM DOCUMENT NO. 143614, RECORDS OF UNION COUNTY... BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, AND TO CREATE A ONE PARCEL PARTITION TO COMPLY WITH THE REGULATIONS OF THE UNION COUNTY PLANNING DEPARTMENT, AT THE REQUEST OF DENNIS CLARK.

IN SEPTEMBER, 1972, A SURVEY WAS DONE, MONUMENTS WERE SET AND A MAP WAS RECORDED FOR AN UNAPPROVED SUBDIVISION OF "MT. EMILY ACRES," COUNTY SURVEY 75-72. THIS MAP ALSO DEPICTS A 60 FOOT WIDE EASEMENT FOR MT. EMILY ROAD, WHICH THE CENTERLINE OF SAID ROAD WAS REVISITED BY SURVEY IN COUNTY SURVEY 63-81. IN THE 1981 SURVEY SOME OF THE ORIGINAL REFERENCE MONUMENTS THAT WERE SET IN THE 1972 SURVEY TO THE CENTERLINE OF MT. EMILY ROAD ON THE ADJACENT PROPERTY LINES, WERE FOUND AND REFERENCE TREES WERE CREATED.

THE NO. 5 REBAR FOUND AT THE SOUTHEAST CORNER OF PARCEL 1 WAS ACCEPTED AS THE INITIAL POINT, AS SHOWN. MONUMENTS WERE FOUND AND HELD AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE ABOVE DESCRIBED PARCEL. A REFERENCE TREE WAS FOUND AT THE SOUTHWEST CORNER POSITION. A NO. 5 REBAR AND A REFERENCE TREE WERE FOUND NEAR THE EASEMENT ANGLE POINT FOR THE LINE COMMON TO THE PARCELS TO THE WEST. A REFERENCE AND CALCULATED POSITION WERE CREATED FROM THE REFERENCE TREE AT SAID SOUTHWEST CORNER. CALCULATED POSITIONS WERE CREATED FOR THE ADJACENT PARCEL CORNER AND SAID ANGLE POINT FROM THE FOUND REFERENCES. THESE CALCULATED POSITIONS WERE HELD. THERE WAS A TRANSCRIPTION ERROR IN THE DEED FOR THE LINE BETWEEN THESE TWO POINTS. THE DEED READS NORTH 19° 5' EAST, INSTEAD OF N 19° 5' WEST PER REFERENCE "1". THERE WAS NO EVIDENCE OF RECORD REFERENCES AT THE NORTHWEST CORNER POSITION, HOWEVER, THERE IS A FENCE LINE RUNNING TO THE WEST. AN EXTENSION OF SAID FENCE LINE WAS INTERSECTED WITH THE RECORD DEFLECTION ANGLE AT SAID ANGLE POINT TO CREATE A NORTHWEST CORNER POSITION.

THERE IS A NOTABLE DIFFERENCE BETWEEN FIELD MEASURED VALUES AND RECORD VALUES. RECORD EVIDENCE WAS HELD AND DIFFERENCES NOTED. MONUMENTS WERE SET TO MARK THE RIGHT-OF-WAY OF MT. EMILY ROAD, AS SHOWN.

THE SOUTHEAST CORNER OF SAID SECTION HAS EITHER BEEN REMOVED OR IS UNDER A LARGE ROCK USED FOR LANDSCAPING THE PROPERTY TO THE NORTH AND EAST OF SAID CORNER POSITION. TWO OF THE REFERENCE TREES FROM CERTIFIED RECORD OF LAND CORNER MONUMENTATION FILED 6-18-85 BY PLS 644 WERE FOUND AND USED TO RE-ESTABLISH THE CORNER POSITION.

NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

T2S, R38E, WM 18 17
UNION COUNTY 19 20
OREGON

SECTION CORNER
RECORD MONUMENT POSITION FALLS ON OR UNDER LARGE LANDSCAPING ROCK.
FOUND REFERENCE TREES PER CERTIFIED RECORD OF LAND CORNER MONUMENTATION FILED 6-18-85 BY PLS 644 FOUND: A 20" FIR BEARING S49° E. 44.2' AND A 25" PONDEROSA PINE BEARING S21° W. 35.7'

REGISTERED PROFESSIONAL LAND SURVEYOR

Leland Lee Myers

OREGON JULY 9, 1965
LELAND LEE MYERS 699

Renewal Date 1/1/17

CERTIFICATION

I, LELAND LEE MYERS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, 587 E AUBURN STREET, PO BOX 99, SUMPTER, OREGON 97877, COMPLETED THIS SURVEY ON JANUARY 7, 2015, AND DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON AND DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH ORS CHAPTER 92, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

THE LANDS BEING PARTITIONED ARE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 5 REBAR AT THE SOUTHEAST CORNER OF SAID PARCEL WHICH BEARS N 41° 51' 55" W, 1235.64' FROM THE SOUTHEAST CORNER OF SECTION 18; THENCE, S 87° 41' 14" E, 389.54 FEET TO A POINT AT THE CENTERLINE OF MT. EMILY ROAD (COUNTY ROAD NO. 9A); THENCE, ON SAID CENTERLINE, N 19° 34' 13" W, 159.67 FEET TO A POINT; THENCE N 05° 34' 13" W, 292.93 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE, LEAVING SAID CENTERLINE, N 86° 32' 33" E, 472.00 FEET TO A NO. 5 REBAR AT THE NORTHEAST CORNER; THENCE, S 00° 00' 00" E, 454.74 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATED IN THE SE1/4, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.