

Partition Plat Number 20150017T

Situate in the Northeast quarter of the Northeast quarter of Section 12,
Township 1 South, Range 39 East of the Willamette Meridian,
Union County, Oregon

Microfilm Number 20154112T
Plat Cabinet Number D315-316

BASIS OF BEARING

The East line of Section 12, Township 1 South,
Range 39 East of the Willamette Meridian being
South 0°02'30" West, as per Union County Survey
Number 022-1998

SCALE: 1" = 60'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 022-1998

DEED REFERENCES

- Deed Volume 38 Page 80
- Deed Volume 98 Pages 577-579
- Microfilm Number 56725
- Microfilm Number 81034
- Microfilm Number 20012790
- Microfilm Number 20013714
- Microfilm Number 20013828
- Microfilm Number 20054900
- Microfilm Number 20076968
- Microfilm Number 20076969
- Microfilm Number 20076970
- Microfilm Number 20111690
- Microfilm Number 20112274

Partition Plat Report Number 15-26891
prepared by Eastern Oregon Title, Inc.
dated November 24, 2015

LEGEND

- Corner Monument of record
(Not visited or located by
this partition)
- Centerline
- () Record Deed Information

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

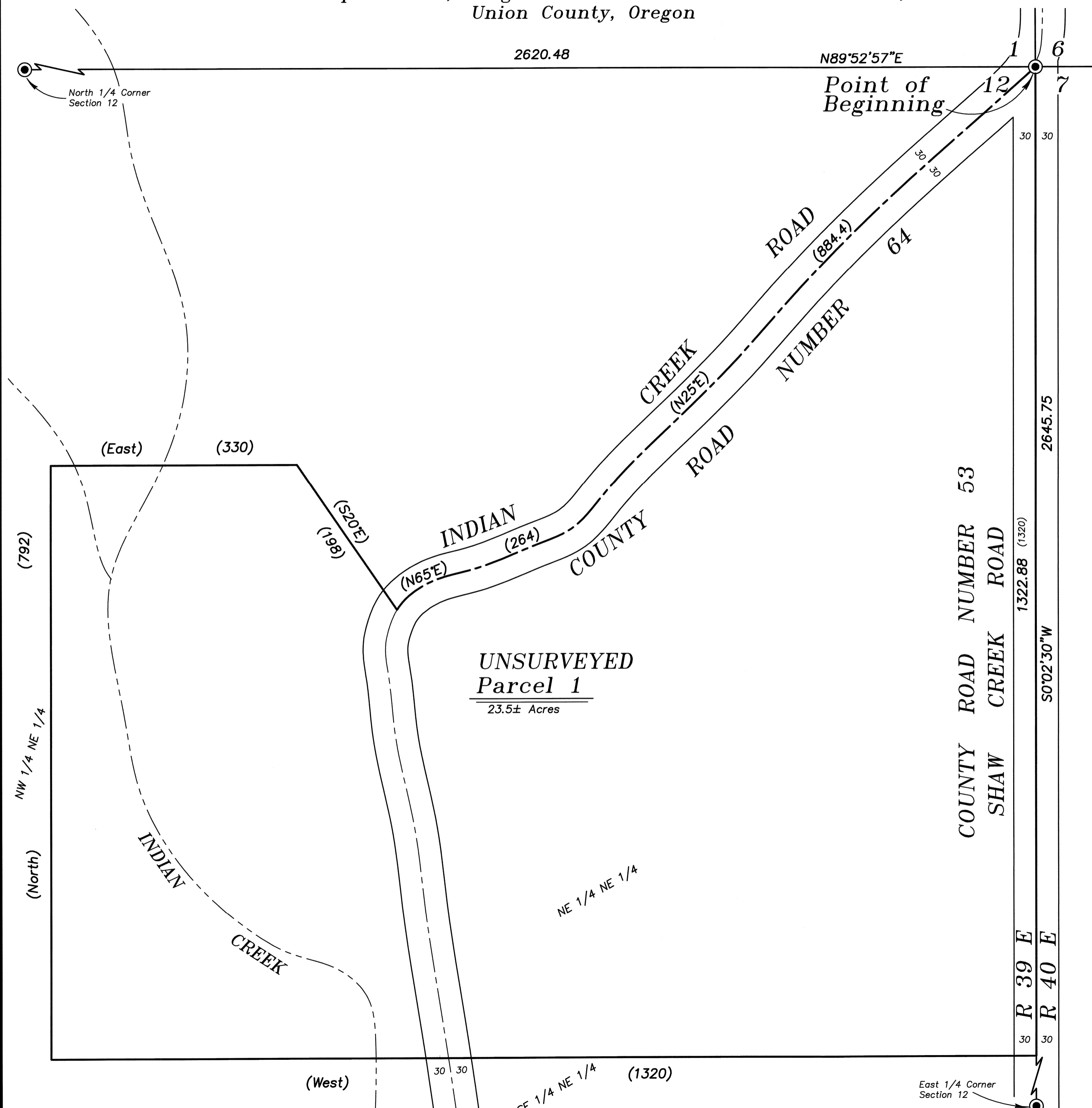
NARRATIVE

This UNSURVEYED partition was done at the request of David Matteson, owner of the land within this partition. The purpose of this partition is to legitimize the tract, due to the property being transferred without following the Union County Planning Ordinances. This partition links two existing tax lots as one ownership to comply with the planning ordinances. The South and West lines of this partition are along the aliquot lines of the Section. The deeds for these tracts are metes and bounds with a "neat" 1320 dimension. The surrounding tracts are described as aliquot portions of the Section (MF Nos. 20111690 and 20112274). I show the true dimension to the Southeast corner of this partition as per survey number 022-1998, with the rest of the dimensions show as per the stated title report. The stated title report calls for Water Line easements to the City of Elgin by deed volume 32 page 80. This easement very general in description, being granted across the "NE 1/4 of the NE 1/4 of Section 12" with no specific width or location and cannot be located without benefit of survey. The stated title report also calls for Water Line easements to the City of Elgin by deed volume 98 pages 577-579. These easements are stipulated as being within the Southeast quarter of Section 12 and therefore not within the bounds of this partition. 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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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



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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the unsurveyed parcel in this partition, situate in the Northeast quarter of the Northeast quarter of Section 12, Township 1 South, Range 39 East of the Willamette Meridian, Union County, the exterior of which being more particularly described as follows;

Beginning at the Northeast corner said Section 12,

Thence; South 0°02'30" West, along the East line of said Section 12, a distance of 1322.88 feet, to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 12,

Thence; West, along the South line of the Northeast quarter of the Northeast quarter of said Section 12, a distance of 1320 feet, more or less, to the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 12,

Thence; North, along the West line of the Northeast quarter of the Northeast quarter of said Section 12, a distance of 792.00 feet,

Thence; East, 330 feet,

Thence; South 20° East, along a fence line 198 feet to a point in the County Road right of way,

Thence; North 65° East, along the center of the County Road, a distance of 264.00 feet,

Thence; North 25° East, along the center of the County Road, a distance of 884.4 feet, to the Northeast corner of said Section 12, being the Point of Beginning of this description.

Subject to the rights of the public in Indian Creek Road (Union County Road Number 64), and Shaw Creek Road (Union County Road Number 53)

Said tract containing approximately 23.5 Acres (Not including road rights of way)

I further certify that I made this plat by order of and under the direction of the owner thereof, and that all parcel corners of this unsurveyed partition are depicted as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
La Grande OR 97850

DECLARATION

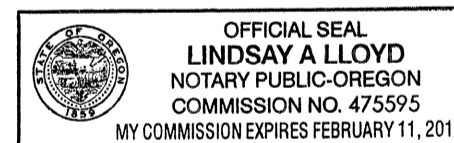
Know all people by these presents that David R. Matteson is the owner of land within this UNSURVEYED partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

David R. Matteson

ACKNOWLEDGMENT

State of Oregon SS
County of Umatilla

Know all people by these presents, on this 11 day of December, 2015 before me a Notary Public in and for said State and County, personally appeared David R. Matteson, 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 Planning Department

Approved this 15 day of December, 2015.

Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 10th day of December, 2015.

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 2015-2016 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: 12/14/15
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 15th day of DECEMBER, 2015, at 1010 o'clock A.M., and recorded in Plat Cabinet No. D315-316 Union County records. Microfilm Number 20154112T

Robin A. Church
Union County Clerk by DEPUTY CLERK

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Rick G. Robinson, OPLS 2219