

MINOR PARTITION PLAT NO. 20160005T

A PARTITION OF A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, T.4S, R.40E., W.M., CITY OF UNION, UNION COUNTY, OREGON.

REFERENCES

- R1. UNION COUNTY DOCUMENT NO. 981751, 4-16-98, WARRANTY DEED TO DEBORAH & JOHNNY KENNON
- R2. UNION COUNTY MINOR PARTITION PLAT NO. 20080025T, PLAT CABINET D033-D034, MICROFILM 20084952T
- R3. UNION COUNTY MINOR PARTITION PLAT NO. 20120009T, PLAT CABINET D198-D199, MICROFILM 20124066T
- R4. UNION COUNTY UNION COUNTY SURVEY NUMBER 23-78
- R5. UNION COUNTY UNION COUNTY SURVEY NUMBER 24-73
- R6. UNION COUNTY UNION COUNTY SURVEY NUMBER 72-77 & 11-81
- R7. UNION COUNTY UNION COUNTY SURVEY NUMBER 007-2001
- R8. UNION COUNTY UNION COUNTY SURVEY NUMBER 18-83
- R9. UNION COUNTY UNION COUNTY SURVEY NUMBER 71-81
- R10. EASTERN OREGON TITLE, INC., LOT BOOK SERVICES TITLE NO. 15-26975
- R11. LEWIS' ADDITION TO THE TOWN OF NORTH UNION, UNION COUNTY, OREGON
- R12. VACATION ORDER NUMBER SV 01-16 DATED 2-10-16, CITY OF UNION, OREGON

LEGEND

- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849", SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND MONUMENT AS NOTED, SEE MONUMENT NOTES
- INDICATES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "B&B SURVEY MARKER". FROM UNION CO. MINOR PARTITION 2008-0025T.
- INDICATES FOUND 5/8" REBAR WITH NO CAP OR ILLEGIBLE PLASTIC CAP. FROM UNION CO. SURVEY NO. 23-78.
- INDICATES FOUND BENT 5/8" REBAR WITH NO CAP, SHOT AT SPIN HOLE 0.2' BELOW PAVEMENT. FROM UNION CO. MINOR PARTITION 2008-0025T.
- (RXX) INDICATES A RECORD DIMENSION PER CALL OUT, SEE REFERENCES
- (M) INDICATES A MEASURED DIMENSION, THIS SURVEY
- x — x — INDICATES EXISTING FENCE LINES
- - - - - INDICATES COMPUTED TIE LINE
- — — — — INDICATES PARCEL BOUNDARY LINES
- - - - - INDICATES ADJACENT BOUNDARY LINE
- - - - - INDICATES EXISTING RIGHT OF WAY CENTERLINE
- ▨ ▨ ▨ ▨ ▨ INDICATES RIGHT OF WAY VACATION, AS NOTED

MONUMENT NOTE

1. FOUND CHISELED TRIANGLE WITH PUNCH MARK IN WEST EDGE OF MANHOLE RIM, 0.70' SOUTH OF COMPUTED POSITION SET BY CS 72-77 AND PERPETUATED IN UNION CO. MONUMENTATION RECORDS. NO OTHER CHISELED MARKS FOUND, HELD THE CHISELED TRIANGLE TO ESTABLISH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SEC. 18, AS SHOWN. HELD THE COMPUTED POSITION FROM CS 72-77 AND MINOR PARTITION 2008-0025T 0.70' NORTH OF FOUND CHISELED TRIANGLE TO ESTABLISH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SEC. 18, AS SHOWN.

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 19TH DAY OF FEBRUARY 2016.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHNNY & DEBORAH KENNON FOR THE PURPOSE OF PARTITIONING THEIR PROPERTY TO CREATE THREE PARCELS, AS SHOWN. THE NORTH LINE AND THE EAST LINE OF THIS PROPERTY WERE ESTABLISHED USING FOUND MONUMENTS FROM UNION COUNTY MINOR PARTITION PLAT 2008-0025T AND COUNTY SURVEY (CS) 23-78. THE FOUND MONUMENTS WERE ACCEPTED AND HELD, AS SHOWN. FOUND MONUMENTS FROM CS 23-78 ALONG THE EAST LINE OF THIS PROPERTY WERE HELD TO PROJECT THE BOUNDARY LINE SOUTHERLY TO ESTABLISH THE SOUTHEAST CORNER OF THIS PROPERTY AT THE NORTHEAST CORNER OF BLOCK 7 OF LEWIS' ADDITION (R11). RECORD CALLS FROM CS 23-78 WERE USED TO ESTABLISH THE SOUTH LINE THIS PROPERTY AT THE NORTH LINE OF LEWIS' ADDITION, AS SHOWN. THE SOUTH LINE WAS PROJECTED WESTERLY ALONG THE NORTH LINE OF LEWIS' ADDITION TO ESTABLISH THE NORTHWEST CORNER OF BLOCK 14 OF LEWIS' ADDITION AND THE EAST LINE OF THE RIGHT OF WAY OF FIFTH STREET, AS SHOWN.

FIFTH STREET RIGHT OF WAY WIDTH AT THIS POINT WAS DETERMINED TO BE A WIDTH OF 50.32' EASTERLY OF THE WEST LINE OF THE SW 1/4 OF SEC. 18, AS SHOWN. CITY OF UNION ORDER NO.: SV 01-16 GRANTING APPROVAL OF STREET VACATION ALLOWED A 20.32' WIDE STRIP OF THE RIGHT OF WAY OF N FIFTH ST ADJACENT TO THE WEST LINE OF PARCELS 1, 2 AND 3, TO BE VACATED. THE REMAINING RIGHT OF WAY WIDTH IN THIS LOCATION IS A TOTAL OF 60' WIDE AND BEING 30' WIDE, EASTERLY OF SAID WEST LINE, THE NEW RIGHT OF WAY LINE HAS BEEN MONUMENTED, AS SHOWN.

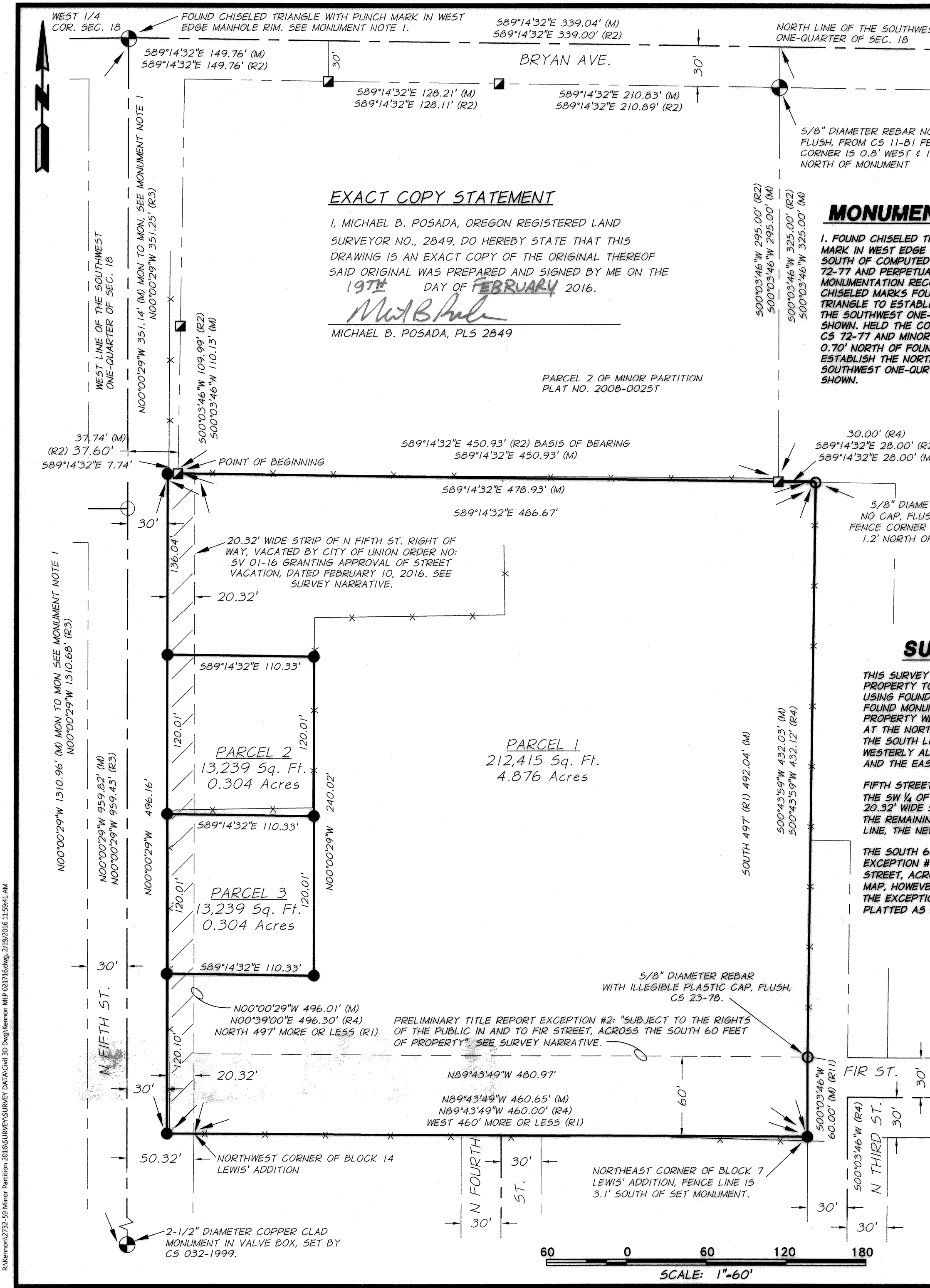
THE SOUTH 60 FEET OF THIS PROPERTY IS MENTIONED IN THE PRELIMINARY TITLE REPORT (R10) AND IS CALLED OUT AS EXCEPTION # 2. EXCEPTION # 2 STATES THAT THIS PROPERTY IS "SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO FIR STREET, ACROSS THE SOUTH 60' OF THE PROPERTY. FIR STREET IS SHOWN AS VACATED ON THE UNION COUNTY ASSESSOR'S MAP, HOWEVER, WE FIND NO VACATING ORDINANCE." THE VESTING STATUTORY WARRANTY DEED (DOC. 981751) ALSO REFERS TO THE EXCEPTION AS "SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE SOUTH 60 FEET OF THE PREMISES HEREIN (WHICH WAS PLATTED AS FIR STREET IN THE PLAT OF LEWIS ADDITION TO NORTH UNION)"



EXPIRES: 12-31-16
SIGNED: 2-19-2016

MINOR PARTITION PLAT NW 1/4 OF THE SW 1/4 SEC. 18 T.4S., R.40E., W.M., UNION, OR.		
JOHNNY & DEBORAH KENNON		105 NORTH 5TH STREET UNION, OREGON 97863
SCALE: 1"=60'	541-910-7761	
DATE: FEB., 2016	SHEET	
JOB NO. 2732-59	anderson perry & associates, inc. engineering surveying natural resources LA GRANDE, OR. WALLA WALLA, WA.	
		1/2

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MINOR PARTITION PLAT NO. 2016-0005T

A PARTITION OF A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, T.4S, R.40E., W.M., CITY OF UNION, UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MICHAEL B POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNION, UNION COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF MINOR PARTITION PLAT NO. 20080025T, RECORDED IN PLAT CABINET NO. D033-D034 OF UNION COUNTY RECORDS, NOVEMBER 6TH, 2008 AS MICROFILM NUMBER 20084952T; THENCE S89°14'32"E, ALONG THE SOUTH LINE OF SAID PARCEL 2, SAID SOUTH LINE BEING 325.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 18, A DISTANCE OF 478.93 FEET TO THE NORTHEAST CORNER OF THIS PARCEL, MARKED BY A 5/8" IRON ROD SET BY UNION COUNTY SURVEY NO. 23-78; THENCE S00°43'59"W, A DISTANCE OF 432.03 FEET; THENCE S00°03'46"W, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF BLOCK 7 OF LEWIS' ADDITION TO THE TOWN OF NORTH UNION; THENCE N89°43'49"W, ALONG THE NORTH LINE OF BLOCKS 7 AND 14 OF SAID LEWIS' ADDITION, A DISTANCE OF 460.65 FEET TO THE NORTHWEST CORNER OF BLOCK 14 OF LEWIS' ADDITION; THENCE CONTINUING N89°43'49"W, A DISTANCE OF 20.32 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH FIFTH STREET AFTER A VACATION OF A STRIP OF LAND 20.32 FEET IN WIDTH, SAID 20.32 FOOT WIDE STRIP OF LAND WAS VACATED BY THE CITY OF UNION, ORDER NO.: SV 01-16, DATED 2-10-16; THENCE N00°00'29"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 496.16 FEET, TO THE NORTHWEST CORNER OF THIS PARCEL; THENCE S89°14'32"E, A DISTANCE OF 7.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 238,894 SQUARE FEET OR 5.484 ACRES.



SIGNED: 2-19-2016

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DEBORAH L. KENNON AND JOHNNY C. KENNON, OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AS SHOWN HEREON, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Deborah L. Kennon
DEBORAH L. KENNON

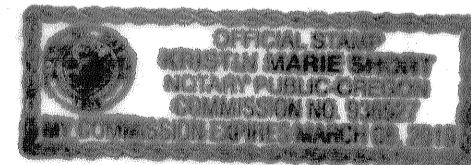
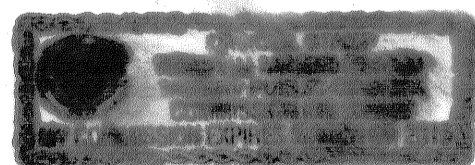
Johnny C. Kennon Jr.
JOHNNY C. KENNON JR.

ACKNOWLEDGMENTS

STATE OF OREGON
55
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF FEBRUARY, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DEBORAH L. KENNON AND JOHNNY C. KENNON AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Wanda M. Shal
NOTARY PUBLIC OF THE STATE OF OREGON



EXACT COPY STATEMENT

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Michael B. Posada
MICHAEL B. POSADA, PLS 2849

APPROVALS

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 23 DAY OF FEB, 2016

Rick G. Robinson
RICK G. ROBINSON, UNION COUNTY SURVEYOR

CITY OF UNION

EXAMINED AND APPROVED

THIS 22 DAY OF FEBRUARY, 2016

Wanda C. Quinn
MAYOR OF THE CITY OF UNION
COUNCIL PRESIDENT

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.

APPROVED THIS 24th DAY OF February, 2016

J. A. Hill
UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON
(55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 24th DAY OF February, 2016, AT 4:30 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2016-0005T IN PLAT CABINET NO. D325-D326, UNION COUNTY RECORDS. MICROFILM NUMBER 20160671T

Patricia Lee
UNION COUNTY CLERK

MINOR PARTITION PLAT NW 1/4 OF THE SW 1/4 SEC. 18 T.4S., R.40E., W.M., UNION, OR.		
JOHNNY & DEBORAH KENNON		105 NORTH 5TH STREET UNION, OREGON 97863
SCALE: 1"=60'	 anderson perry & associates, inc. <small>engineering surveying natural resources</small> LA GRANDE, OR. WALLA WALLA, WA.	541-910-7781 SHEET
DATE: FEB., 2016		2/2
JOB NO. 2732-59		

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
(541) 963-8309