Microfilm Number 2016/089 T Sheet 1 of 2 PARTITION PLAT NUMBER 2016-0009T Plat Cabinet Number <u>332-333</u> A partition of a tract situate in the West half of the Southeast quarter of Section 13, BASIS OF BEARINGTownship 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian. [S8915'55"W] S8915'55"W SCALE: 1"=60' 1328.17 Center-East 1/16th corner of Section Center 1/4 Corner of Section 13 [1328.20] 13 Found 2 1/2" brass cap on 5/8". Found 2 1/2" brass cap on 5/8" copperclad iron pin in water valve copperciad iron pin in water valve REFERENCE MATERIAL box set by Survey Number 032-1999 box set by Survey Number 003-1998 Union County Monumentation Records Original Plat of West Catherine Meadows 830.44) (S 89°27'13"W Survey Number 16-78 Survey Number 22-80 Survey Number 003-1998 REGISTERED Survey Number 032-1999 **PROFESSIONAL** Fence line 4.8 ft. 200.00 1310. LAND SURVEYOR DEED RECORDS North of pin Volume 149 Page 587 Fence line 4.5 ft Found 5/8" pin set by Survey Number 22-80 Fence Corner 1.2 ft th 6. Molins Microfilm Number 41963 North of pin North and 4.1 ft. Microfilm Number 68807 North 0°30'37" East, Set reference pin N89°15'55"E, 145.00 ft. from true NW Microfilm Number 77187 **OREGON** 7.28 ft. NE Cor Parcel Microfilm Number 20133763 of this partition. Fence Microfilm Number 20153254 RICK G. ROBINSON corner (falls in pond) line 4.5 ft. North of pin Fence line 4.4 ft. 2219 Partition Plat Report Number 15-26523 prepared by North of pin Set reference pin S0°07'44"W, 45.00 Eastern Oregon Title Company, Inc. Renewal Date: Dec. 31, 2016 Dated August 10, 2015 Parcel 2 Parcel 3 ft. from true corner (falls in pond) Fence line 8 ft. West of pin 1.89 Acres 5.71 Acres including dedication 5.35 Acres excluding dedication Found 2 1/2" Copper Clad monument, set by Survey indicated **(** 393. Found 2 1/2" Aluminum monument set by Survey Number Parcel 1 Found 5/8" iron pin set by Survey Number 67-78 4.15 Acres Found 5/8" iron pin set by Survey Number 22-80 [N0.08'06"E]___ SO.07'44"W Found 5/8" iron pin set by the plat of West Catherine Meadows Found 1/2" iron pin set by the plat of West Catherine Meadows 0.30,37 Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER" Centerline of road Total Easement ∆=321°03'37" Subdivisional Line of Section 13 R=60.00' North Parcel 3 Easement Easement Line L=336.21' *Δ*=129°46'29' T=21.21' Existing Fence Line R=60.00' Parcel 2 Easement L.C.=40.00' Δ=30°45'16" L=135.90' Irrigation Ditch or edge of pond S0°32'29"E T=128.01' R=60.00'L.C.=108.66' L=32.21' Record information of Survey Number 22-80 ' N2**'**31**'**35"W N84°54'03"W T=16.50'L.C.=31.82' Record information of Survey Number 032-1999 40.02 397.88 -- S 89**°**27**'**27" W S14°50'05"W NARRATIVE Delta & Ave. Delta 398.94 /S 89°27'27" W 200.00 $Ave.^{\aleph}$ This partition was done at the request of Craig Droke, potential buyer of one of the S 89°27'27" parcels created by this partition. The South line of this partition is in common with the plat of West Catherine Meadows. The legal descriptions for parcels North of that 40 ft. easement for have been described with reference to Survey Number 22-80, which originally was 400.00-— S 89**°**27'27" W ingress, egress and — utilities for the use of 40 ft. dedication intended to be a subdivision plat, but was not completed. The East line of this for the extension partition is placed along one of the lines defined by survey number 22-80. The Parcels 1 and 2 of Delta Avenue North and West lines of Survey Number 22—80 were monumented using the best 60 ft. radius cul-de-sac Easement created by this partition to become Parcel 1 Easement this plat available evidence of the aliquot lines of Section 13. The North line is 690 feet null and void upon future dedication ∆=28°38′52″ South of the North line of the Southeast quarter of Section 13 (Deed Volume 149 extending Delta Avenue West of the R=60.00' Page 587). I place this line 690 feet South by perpendicular offset from the North West line of Parcel 3 of this partition. L=30.00' line of the Southeast quarter of Section 13. The West line of the partition is the T=15.32' West line of the Southeast quarter of Section 13 (Deed Microfilm Number 41963). South Parcel 3 Easement 45 191.45 L.C.=29.69' Δ=131°52'50" Survey 032-1999 placed the aliquot lines of Section 13 and monumented the S14°51'59"E controlling corners. I accept the monuments set by survey 032-1999 as controlling R=60.00'0.30 Parcel 3 Fence corner 10.5 ft. West the positions of this partition. This places the North line of this partition South of L=138.11 of Southwest corner of Parcel 1 the North line of Survey Number 22-80 and the West line of this partition East of the West line of Survey Number 22-80 as shown. The monuments along the South T=134.39' 5.71 Acres including dedication NON83°37'45"W L.C.=109.57 Point of Z 5.35 Acres excluding dedication line of this partition set by the plat of West Catherine Meadows were very N84°52'10"E Beginning 129.03. harmonious with the record position. The stated title report calls for a right of way for the ditch as it crosses the property. It calls no specific width or use, so I show the location of the physical centerline of the existing ditch as it crosses the Found aluminum monument at Center-South 1/16th Corner of Section 13, North 0°07'44" East, 1.93 ft. Southwesterly portion of this partition. I find the existing fences away from the true 400.00 from Southwest corner of Parcel 1 420.42 property lines as shown. I find no other unusual conditions on this partition. = = 142.42 - -=====-200.42--180.00 SURVEYOR'S EXACT COPY STATEMENT 180.00 20 | 20 211.32 Lot 5 Lot 4 Lot 3 20 | 20 Lot 5 Lot 4 820.42 --Found 5/8" pin at SW Corner N 89°27'27"E $Block \mid \overline{B}$ I. Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify of Survey Number 22-80 Block D $Block \mid C$ South 89°27'27" West, 10.34 ft. from that I am the Surveyor who prepared the Partition Plat No. 2016.0001 and that the S the Southwest corner of this partition Subdivision Meadowsannexed tracing is an exact copy of said Partition Plat as the same is on file in Catherine Found 5/8" pin at NW Corner UNION COUNTY Cabinet Number D332-333 of the Plat Records of UNION COUNTY, of West Catherine Meadows Subdivision and said exact copy is submitted as per O.R.S. 192.120. South 89°27'27" West, 10.90 ft. from the Southwest corner of this partition Rick G. Robinson, OPLS 2219 $Sheet \ 1 \ of \ 2$

Partition Plat Number 2016-009 T

A partition of a tract situate in the West half of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of a tract situate in the West half of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning the Center-South 1/16th corner of said Section 13;

Thence: South 0°07'44" West, along the West line of the Southeast quarter of said Section 13, a distance of 1.93 feet, to the North line of West Catherine Meadows Subdivision,

Thence: North 89°27'27" East, along said North line, a distance of 820.42 feet, to the Northeast corner of Lot 5 of Block B of said subdivision,

Thence: North 0°30'37" East, a distance of 191.45 feet, to the South right of way line of Delta Avenue,

Thence; North 2°31'35" West, a distance of 40.02 feet, to the North line of Delta Avenue.

Thence: North 0°30'37" East, a distance of 393.65 feet, to a point 690.00 feet South of the North line of the Southeast quarter of said Section 13,

Thence: South 89°15'55" West, parallel with said North line, a distance of 822.50 feet, to the West line of the Southwest quarter of said Section 13,

Thence: South 0°07'44" West, a distance of 620.36 feet to the Point of Beginning of this description.

Containing 11.75 acres.

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

REGISTERED **PROFESSIONAL** LAND SURVEYOR

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2016

La Grande OR 97850

DECLARATION

Know all people by these presents that SHARON SCHUBERT, aka Sherri Schubert, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does for herself, her heirs and assigns, hereby dedicate, donate and convey to public use forever, that 40 ft. wide portion of DELTA AVENUE as shown on the annexed map and also does hereby create the 40 ft. easement for ingress, egress and utilities across Parcels 1 and 2 and the 60 ft. radius cul-de-sac easement across Parcels 1, 2 and 3 of this partition, in accordance with the provisions of ORS Chapter 92.

ACKNOWLEDGMENT

State of Oregon County of Union

Know all people by these presents, on this \(\sum_{\frac{15}{2}} \) day of \(\sum_{\frac{15}{2}} \) \(\sum_{\frac{15}{2}} \) the fore me a Notary Public in and for said State and County, personally appeared SHARON SCHUBERT, aka Sherri Schubert, who is known to me 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-OREGON COMMISSION NO. 930468

Notarial seal

APPROVALS

City of Union

Approved this 23th day of MARCH 23, 2018.

Microfilm Number 2016 1089 T

Plat Cabinet Number 332.333

Union County Surveyor

Approved this 14th day of Oction, 2015.

By Wallowa County Surveyor Hyar 7. Blackman

Gregory T. Blackman

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.

Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 6 day of APEIL

Mark D. Davidson

stere modure Steve McClure

FILING STATEMENT

Union County Clerk

State of Oregon County of Union

I do hereby certify that the attached partition plat was received for record on the 6 day of APRIL, 2016, at 0905 o'clock AM., and recorded in Plat Cabinet No. <u>D332-333</u> Union County records. Microfilm Number 2016/89 T

Union County Clerk by Ramona Campbell

Sheet 2 of 2

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. 20160009 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 p332 - 333 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