

Minor Partition Number 20160012T

Microfilm Number 20161904T
Plat Cabinet Number D338-D339

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

A Replat of Partition Plat Number 2004-0003T and additional lands, all situate in the West half of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

LEGEND

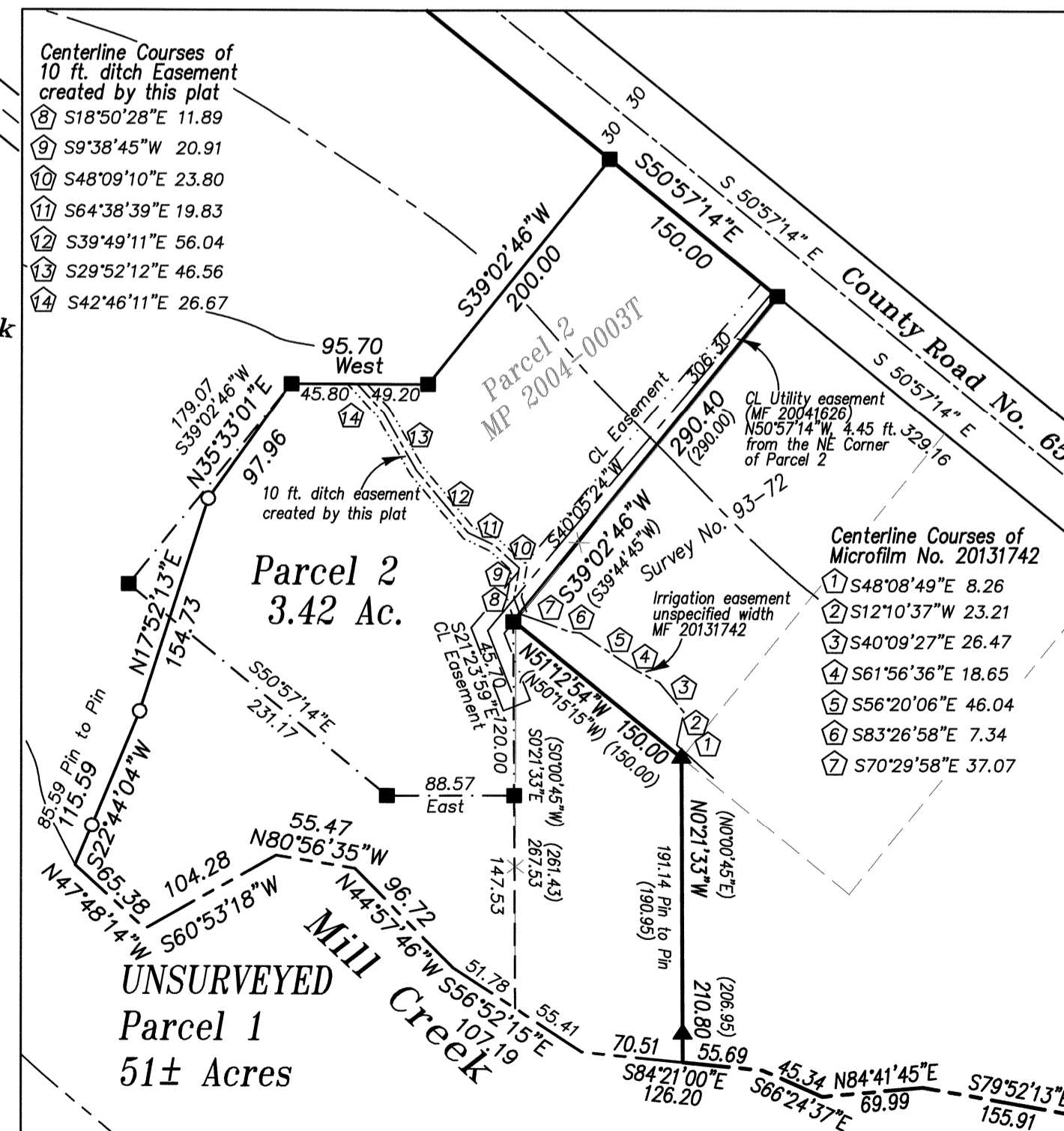
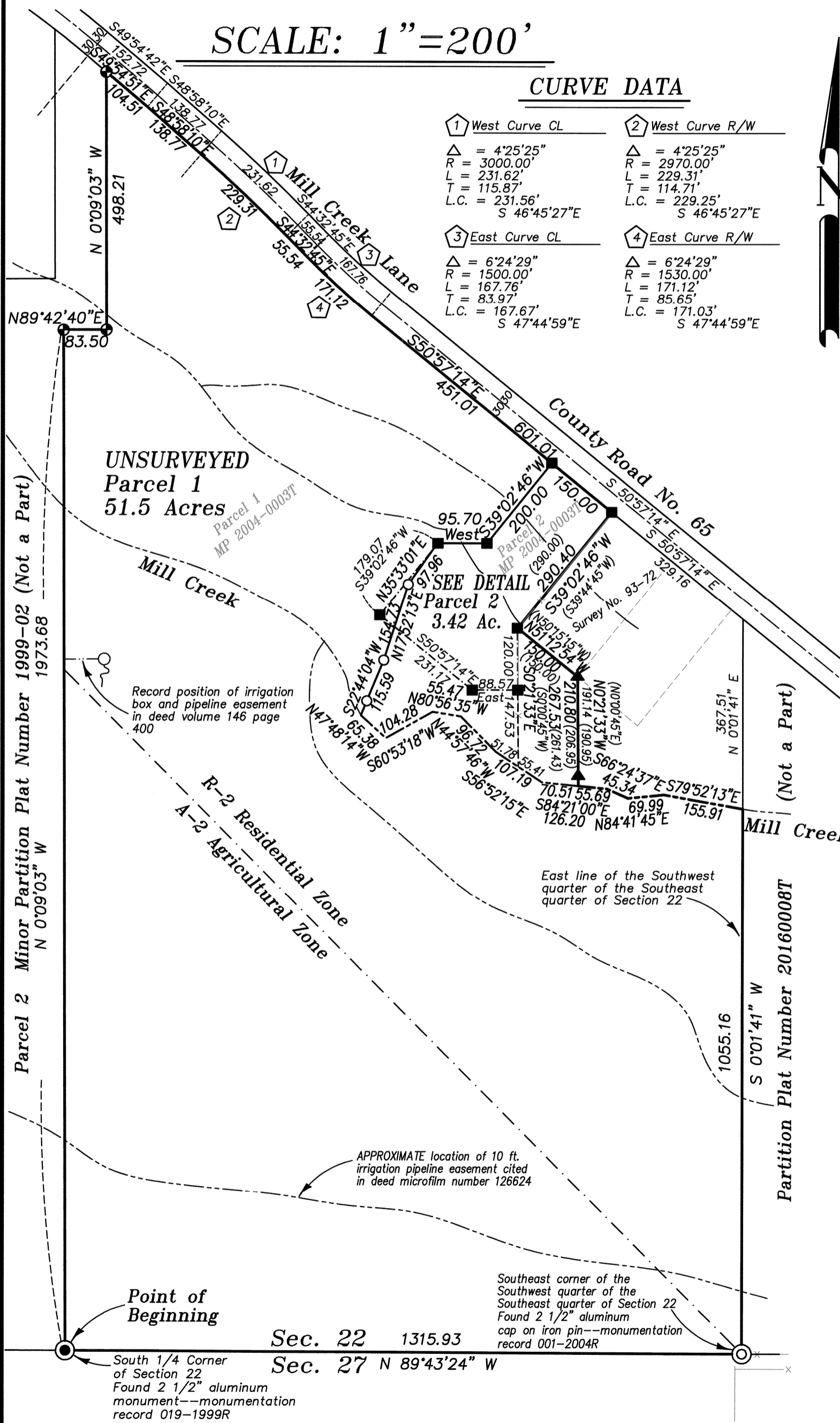
- ▲ Found 5/8" iron pin set by survey number 93-72
- Found 2 1/2" aluminum monument set by Survey Number 031-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-02
- ⊙ Found 2 1/2" aluminum cap on a 5/8" iron pin set by Minor Partition Plat Number 2004-0003T
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2004-0003T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of survey number 93-72
- Original Exterior of Parcel 2, Minor Partition Plat Number 2004-0003T
- Centerline
- Easement line
- x-x- Existing fence line
- Creek

SCALE: 1"=200'

CURVE DATA

1) West Curve CL	2) West Curve R/W
Δ = 4°25'25"	Δ = 4°25'25"
R = 3000.00'	R = 2970.00'
L = 231.62'	L = 229.31'
T = 115.87'	T = 114.71'
L.C. = 231.56'	L.C. = 229.25'
S 46°45'27"E	S 46°45'27"E

3) East Curve CL	4) East Curve R/W
Δ = 6°24'29"	Δ = 6°24'29"
R = 1500.00'	R = 1530.00'
L = 167.76'	L = 171.12'
T = 83.97'	T = 85.65'
L.C. = 167.67'	L.C. = 171.03'
S 47°44'59"E	S 47°44'59"E



Parcel 2 Detail Scale: 1" = 100'

EASEMENT NOTES

The following easements are listed in the stated title report, but fall within the unsurveyed portion of this partition. The description is such that the easements cannot be accurately located without benefit of survey. Where possible I have shown the approximate positions only.

Easement for fence granted to Cove Co-op Cherry Growers by Volume 132 Page 135 and by Volume 133 Page 249. No portion of the existing deer fence falls on the surveyed portion of this partition.

Irrigation box and pipeline easement in Volume 146 Page 400 grants the right to construct a concrete spring box and right to build a fence around the springs, located "approximately 295 feet South and 78 feet East of the intersection of Mill Creek with the West line of the Southeast quarter of Section 22". Easement also conveys the right to place a pipeline from the springs "in a Westerly direction, approximately 78 feet, to the West line of the Southeast quarter of Section 22"

Irrigation Pipeline Easement in Microfilm Number 126624 grants the right to maintain the pipeline and ditch "as the pipeline and ditch presently exist for the DeBord & Duncan Upper Ditch...5 feet from the centerline thereof on each side". I show the approximate location as depicted on the map filed on said microfilm.

20 ft. road easement across the Easterly portion of Parcel 2 by Microfilm Number 41097 calls for an easement for a road 20 feet in width "as same now exists". There is no evidence of a roadway in this area.

NARRATIVE

This partition was done at the request of Andy Miller. I base the location of this partition on the surveys listed in the reference material. The subdivision of Section 22 is based on survey number 031-1995 and 027-1999 and Minor Partition Plat Number 2004-0003T. Since the time of that partition, Mr. Miller has acquired additional property to the East of Parcel 2 of the 2004 partition. This partition is intended to reconfigure parcel 2 to include that area, as well as extend the parcel South to Mill Creek. The West line of Parcel 2 is also adjusted as shown. The 20 ft. utility easement across Parcel 2 (MF 20041626) was also executed after the filing of the 2004 plat. I locate the centerline of that easement as it exists on the ground, as per deed call. This plat also creates a 10 ft. ditch easement across Parcel 2 for the benefit of Parcel 1 as shown. I find no unusual conditions on this partition.

REFERENCE MATERIAL

REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson

OREGON JULY 17, 1988 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2016

- Union County monumentation records
 Survey Number 93-72
 Survey Number 15-84
 Survey number 031-1995
 Survey Number 027-1999
 Survey Number 021-2000
 Minor Partition Plat Number 1996-01
 Minor Partition Plat Number 1998-20
 Minor Partition Plat Number 1999-02
 Minor Partition Plat Number 2004-0003T
 Minor Partition Plat Number 20160008T

- DEED REFERENCES
 Volume 132 Page 135
 Volume 133 Page 249
 Volume 146 Page 400
 Microfilm Number 38081
 Microfilm Number 41097
 Microfilm Number 126624
 Microfilm Number 991192
 Microfilm Number 20041626
 Microfilm Number 20131742
 Partition Plat Report Number 16-27498
 prepared by Eastern Oregon Title Company, Inc.
 dated May 19, 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. 20160012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D338-D339 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

Minor Partition Number 20160012T

Microfilm No. 20161904T
Plat Cabinet No. D338-D339

A Replat of Partition Plat Number 2004-0003T and additional lands, all situate in the West half of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 2 and platted the land within this partition, situated in the West half of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

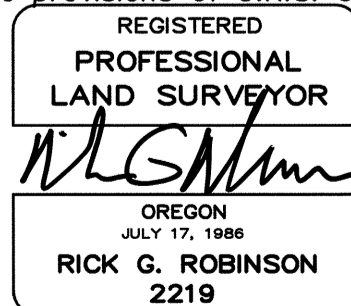
Beginning at the Southwest corner of the Southeast quarter of said Section 22, said point also being the Southeast corner of Parcel 2 of Minor Partition Plat Number 1999-02,

- Thence; North 0°09'03" West, along the West line of said Southeast quarter, said line also being the East line of said Parcel 2, a distance of 1973.68 feet, to an angle point in the East line of said Parcel 2,
- Thence; North 89°42'40" East, along said East line, a distance of 83.50 feet, to an angle point in said East line,
- Thence; North 0°09'03" West, along said East line, a distance of 498.21 feet, to the South right of way line of Mill Creek Lane (Union County Road Number 65),
- Thence; South 49°54'51" East, along said South line, a distance of 104.51 feet, to an angle point in said South line,
- Thence; South 48°58'10" East, along said South line, a distance of 138.77 feet, to the Point of Curvature of a 2970.00 ft. radius curve right,
- Thence; Southeasterly, along said South line, and around said curve right, a distance of 229.31 feet (Long Chord bears South 46°45'27" East, a distance of 229.25 feet),
- Thence; South 44°32'45" East, along said South line, a distance of 55.54 feet, to the Point of Curvature of a 1530.00 ft. radius curve left,
- Thence; Southeasterly, along said South line, and around said curve left, a distance of 171.12 feet (Long Chord bears South 47°44'59" East, a distance of 171.03 feet),
- Thence; South 50°57'14" East, along said South line, a distance of 601.01 feet, to the Northwesterly corner of that tract of land conveyed to Edward C. Bauman and wife (microfilm number 38081 of the deed records of Union County)
- Thence; South 39°02'46" West, along the Westerly line of said Bauman tract, a distance of 290.40 feet, to the Southwest corner of said tract, said point being the Northwest corner of that tract of land conveyed to Edward C. Bauman and wife (microfilm number 41097 of the deed records of Union County)
- Thence; South 51°12'54" East, along the Northerly line of the Bauman tract conveyed by said microfilm number 41097, a distance of 150.00 feet, to the Northeasterly corner of said tract,
- Thence; South 0°21'33" East, along the Easterly line of the Bauman tract conveyed by said microfilm number 41097, a distance of 210.80 feet, to the Southwesterly corner of said tract, said point being the centerline of Mill Creek,
- Thence; Southeasterly, along the centerline of Mill Creek the following courses:
South 84°21'00" East, a distance of 55.69 feet,
South 66°24'37" East, a distance of 45.34 feet,
North 84°41'45" East, a distance of 69.99 feet,
South 79°52'13" East, a distance of 155.91 feet, to the East line of the Southwest quarter of the Southeast quarter of said Section 22,
- Thence; South 0°01'41" West, along said East line, a distance of 1055.16 feet, to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 22,
- Thence; North 89°43'24" West, along the South line of said Section 22, a distance of 1315.93 feet, to the Point of Beginning of this description.

Said tract containing 54.93 Acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the corners of Parcel 2, and selected boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2016

DECLARATION

Know all people by these presents that ANDREW S. MILLER and PAMELA K. MILLER, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and we do hereby create a 10 ft. ditch easement across Parcel 2, for the use of Parcel 1, in accordance with the provisions of O.R.S. Chapter 92.

Andrew S. Miller
ANDREW S. MILLER

Pamela K. Miller
PAMELA K. MILLER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 14th day of June, 2016, before me a Notary Public in and for said State and County, personally appeared ANDREW S. MILLER and PAMELA K. MILLER, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Kristin L. Walker
Notary Public for
the State of Oregon



Notarial seal

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

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 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 Linda L. Hill Date: 6/15/16
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 15 day of June, 2016

Scott Hartell
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 14th day of JUNE, 2016

by Gregory T. Blackman
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 the 15th day of June, 2016, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. D338-D339 Union County records. Microfilm Number 20161904T

Union County Clerk by Patricia Lee