

PARTITION PLAT NUMBER 20160022T

A Partition of Parcel 2 of Partition Plat Number 20140004T, Situate in the Southeast Quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20164120T
Plat Cabinet Number D362-D363

BASIS OF BEARING

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

SCALE: 1"=200'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Mullin's Subdivision
Plat of Beeson's Subdivision
Survey Number 40-79
Survey Number 014-1997
Partition Plat Number 2001-04
Partition Plat Number 20100011T
Partition Plat Number 20140004T

DEED REFERENCES
Volume 115 Page 354
Volume 132 Page 136
Microfilm Number 20123673
Survey Report Number 16-28105
Prepared by Eastern Oregon Title, Inc.
dated November 19, 2016

LEGEND

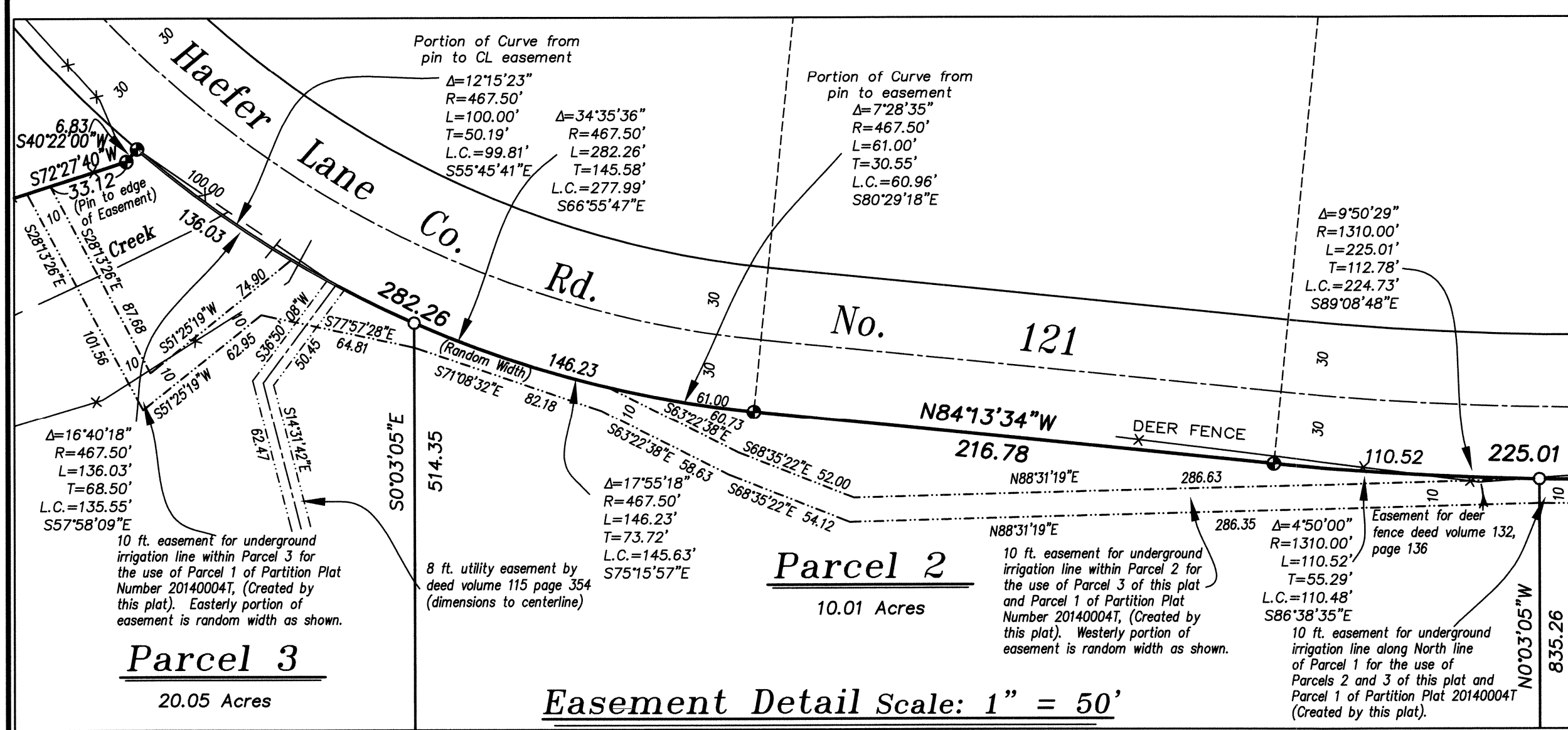
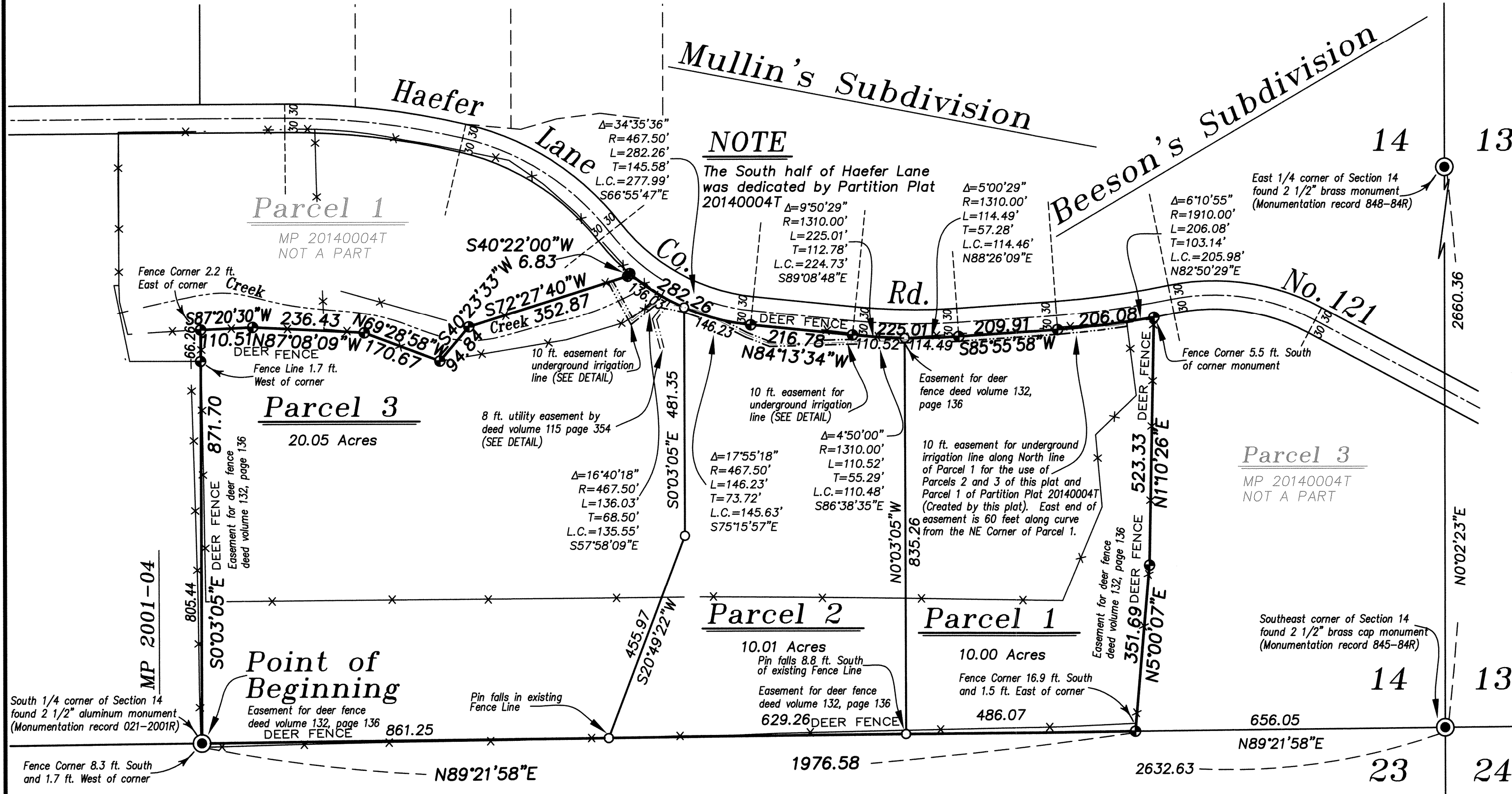
- Found monument as described as per Union County monumentation records
- Found 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Partition Plat Number 20140004T
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- x - Existing fence line
- ~ ~ ~ Creek

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R.G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016



NARRATIVE

This partition was done at the request of Andy Miller, owner of the land within this partition. The purpose of this survey is to divide the existing ownership into three parcels as shown. The monumentation of Partition Plat Number 20140004T was used to control the exterior of this partition. This partition creates an easement for an existing irrigation line over the Northerly portion of this partition. The portion across Parcel 1 is 10 feet in width, adjacent to the North line of the Parcel. The remaining portion of the easement is detailed as shown. Haefer lane was dedicated with the 2014 partition plat, so the parcels created do not include any of the right of way. I find no unusual conditions on this partition.

EASEMENT NOTES

- 1). Deed Volume 115 Page 354 calls for an easement for electrical lines 8 feet in width over the Southeast quarter of Section 14 as located on the ground. The majority of the utility lines fall within the right of way of Haefer Lane. I show the easement on the existing pole line across a portion of Parcel 3 near Haefer Lane
- 2). Deed Volume 132 Page 136 calls for an easement to construct and maintain a "lawful" fence across the land within this partition. No location or width is stated in the document. I show the location of the existing deer fence as it exists as of the date of 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. 20160022T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D362-D363 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

R.G. Robinson
Rick G. Robinson, OPLS 2219

PARTITION PLAT NUMBER 20160022T

Microfilm Number 20164120T
Plat Cabinet Number D362-D363

A Partition of Parcel 2 of Partition Plat Number 20140004T,
Situate in the Southeast Quarter of Section 14, Township 3 South,
Range 40 East of the Willamette Meridian, 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 Parcel 2 of Partition Plat Number 20140004T situate in the Southeast quarter of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 14;

Thence; North 89°21'58" East, along the South line of said Section 14, a distance of 1976.58 feet, to the Southeast corner of said Parcel 2,

Thence; North 5°00'07" East, along the East line of said Parcel 2, a distance of 351.69 feet,

Thence; North 1°10'26" East, along the East line of said Parcel 2, a distance of 523.33 feet, to the South right of way line of Union County Road Number 121 (Haefer Lane), to the Point of Curvature of an 1910.00 ft. radius curve right with a delta angle of 6°10'55",

Thence; Westerly around said curve and along said right of way line, a distance of 206.08 feet (Long Chord bears South 82°50'29" West, a distance of 205.98 feet),

Thence; South 85°55'58" West, along said right of way line, a distance of 209.91 feet, to the Point of Curvature of a 1310.00 ft. radius curve right with a delta angle of 9°50'29",

Thence; Westerly around said curve and along said right of way line, a distance of 225.01 feet, (Long Chord bears North 89°08'48" West, a distance of 224.73 feet),

Thence; North 84°13'34" West, along said right of way line, a distance of 216.78 feet, to the Point of Curvature of a 467.50 ft. radius curve right with a delta angle of 34°35'36",

Thence; Northwesterly around said curve and along said right of way line, a distance of 282.26 feet, (Long Chord bears North 66°55'47" West, a distance of 277.99 feet),

Thence; South 40°22'00" West, along the Northerly line of said Parcel 2, a distance of 6.83 feet,

Thence; South 72°27'40" West, along the Northerly line of said Parcel 2, a distance of 352.87 feet,

Thence; South 40°23'33" West, along the Northerly line of said Parcel 2, a distance of 94.84 feet,

Thence; North 69°28'58" West, along the Northerly line of said Parcel 2, a distance of 170.67 feet,

Thence; North 87°08'09" West, along the Northerly line of said Parcel 2, a distance of 236.43 feet,

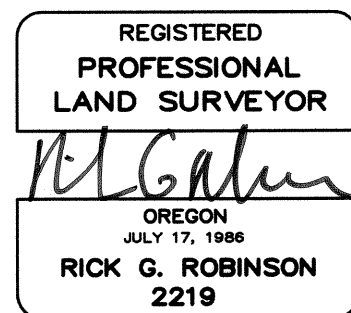
Thence; South 87°20'30" West, along the Northerly line of said Parcel 2, a distance of 110.51 feet, to the Northwest corner of said Parcel 2,

Thence; South 0°03'05" East, along said the West line of said Parcel 2, a distance of 871.70 feet, to the Point of Beginning of this description.

Said tract containing 40.06 Acres

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the parcel and boundary corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that ANDREW S. MILLER and PAMELA K. MILLER are the owners of the land within this Partition, 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 map and do hereby create the irrigation easement for the purposes and benefits as shown on the annexed map, in accordance with O.R.S. Chapter 92.

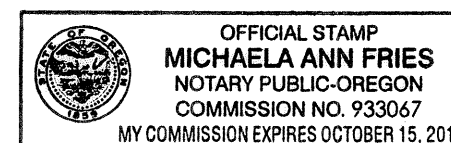
Andrew S. Miller Pamela K. Miller
ANDREW S. MILLER PAMELA K. MILLER

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 30 day of Nov., 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.

Michaela Ann Fries
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.

R.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 2016-2017 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: 12/5/16
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 6 day of December, 2016.

Scott Hartell
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 22nd day of November, 2016.

By Wallowa County Surveyor 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 this 10th day of December, 2016, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. D362-D363 Union County records. Microfilm Number 20164120T

Robin A. Church by Patricia Lee, Deputy Clerk
Union County Clerk