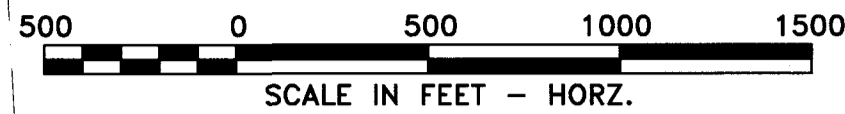


# PARTITION PLAT No. 2020 - 0005

LOCATED WITHIN THE SOUTHWEST ONE-QUARTER AND THE EAST ONE-HALF OF SECTION 14 IN TOWNSHIP 6 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N21°40'14"E	550.42'
L2	S66°15'20"E	293.29'
L3	N49°39'42"E	388.34'
L4	S89°51'52"E	164.44'
L5	S0°17'15"W	477.14'
L6	S49°13'50"W	173.63'
L7	S28°56'29"W	207.78'
L8	S89°48'27"W	577.83'
L9	N42°42'56"W	176.77'
L10	N88°48'03"E	17.91'
L11	N88°48'03"E	109.83'
L12	N21°40'14"E	35.67'
L13	S47°17'24"W	235.83'

RECORD INFORMATION		
DIRECTION	LENGTH	REF.
N89°21'28"W	17.88'	R2

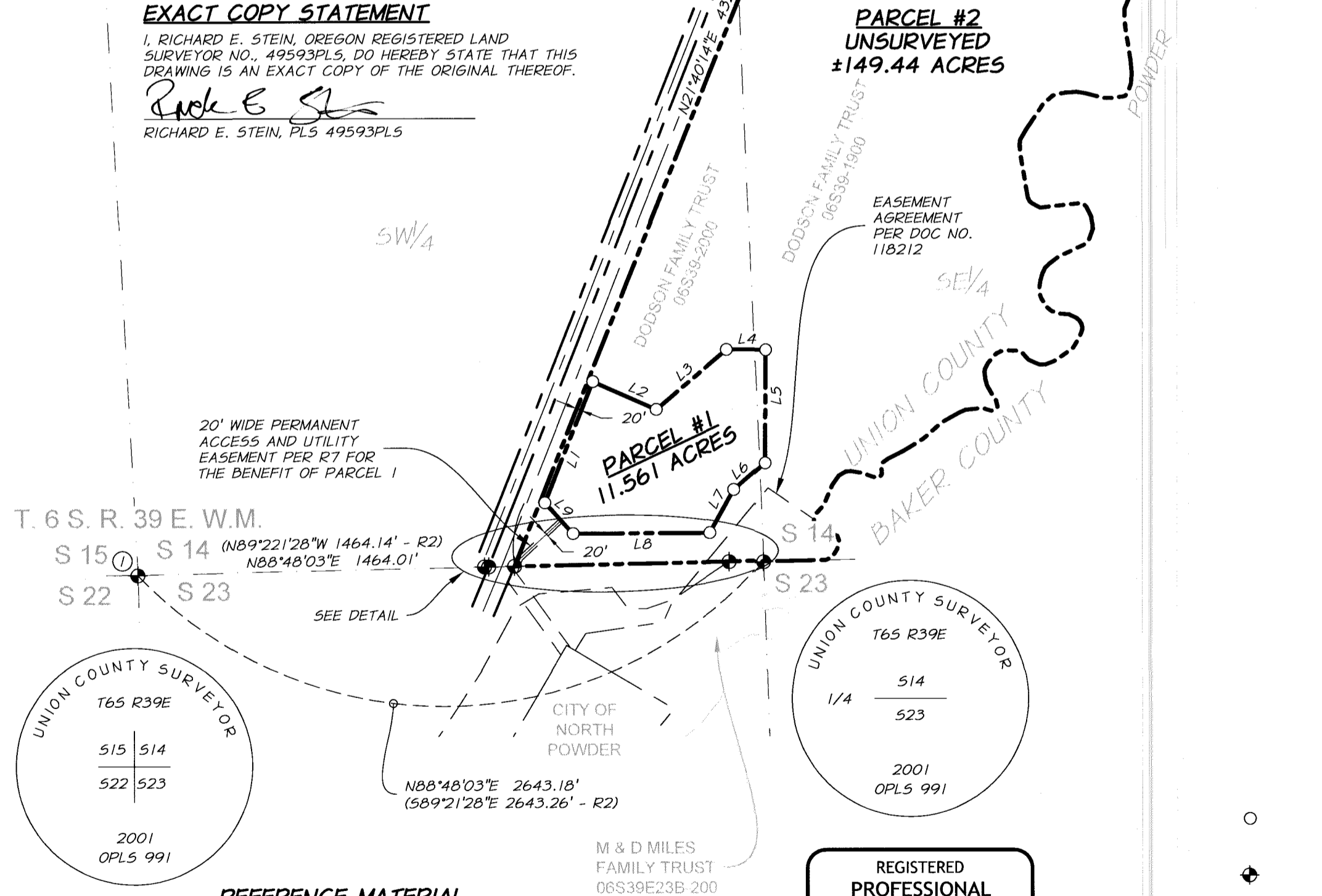
### EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

*Richard E. Stein*  
RICHARD E. STEIN, PLS 49593PLS

**PARCEL #2  
UNSURVEYED  
±149.44 ACRES**

**PARCEL #1  
UNSURVEYED  
±11.561 ACRES**



### FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 12/18/2019 - 12/19/2020

- FOUND 2 1/2-INCH ALUMINUM CAP, MARKED AS SHOWN - (PER R5)
- FOUND 2 1/2-INCH ALUMINUM CAP, MARKED AS SHOWN - (PER R6)
- FOUND 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP, MARKED "HANLEY ENGR PLS 1206" (PER R1)
- FOUND 5/8-INCH IRON ROD NO CAP, (PER R1)
- FOUND 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP, MARKED "BGB SURVEY MARKER" (PER R2)
- FOUND 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP, MARKED "BGB SURVEY MARKER" (PER R2)

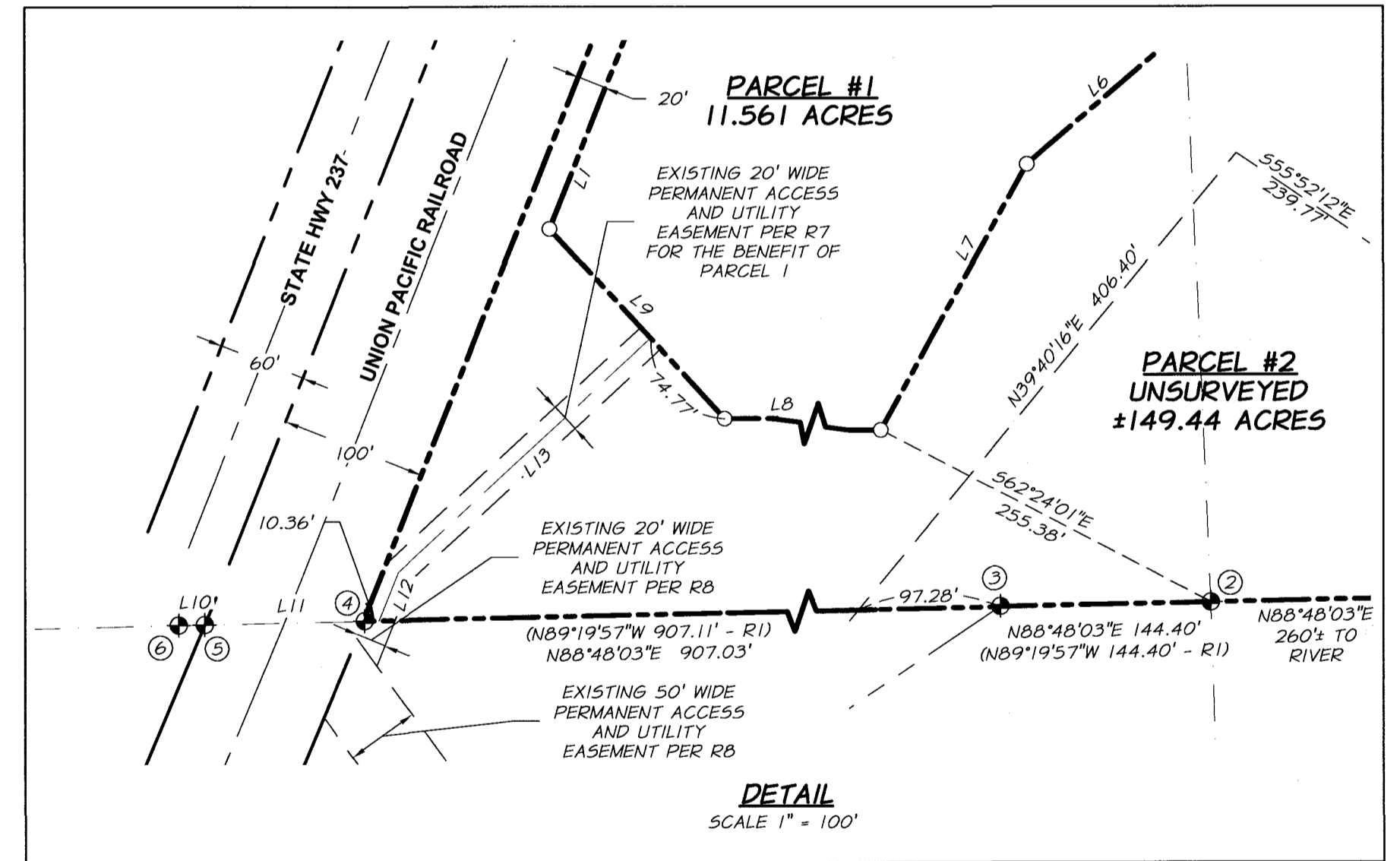
### SURVEY NARRATIVE

**PURPOSE:** THIS PARTITION WAS DONE AT THE REQUEST OF THE CITY OF NORTH POWDER FOR THE PURPOSE OF CREATING TWO SEPARATE PARCELS OF LAND AFTER A JUDGMENT IN FAVOR OF THE CITY OF NORTH POWDER, THE PLAINTIFF IN CASE NO. 19CV11988, ENTERED ON JULY 19, 2019, IN THE COURT REGISTER, IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR THE COUNTY OF UNION. THE JUDGMENT IN CASE NO. 19CV11988 WAS AN ORDER CONFIRMING THAT THE CITY OF NORTH POWDER IS THE FEE OWNER OF THE LAND SHOWN AS PARCEL 1 OF THIS PARTITION, AND AS APPROVED BY UNION COUNTY PLANNING DEPARTMENT. PARCEL 1 OF THIS PARTITION IS INTENDED TO ACCOMMODATE A NEW WASTE WATER STORAGE LAGOON.

THE 20 FOOT WIDE ACCESS AND UTILITY EASEMENT WAS CREATED BY SAID JUDGMENT IN FAVOR OF THE CITY OF NORTH POWDER, THE PLAINTIFF IN CASE NO. 19CV11988.

**PROCEDURE:** THE SOUTHWEST CORNER AND THE SOUTH ONE-QUARTER CORNER OF SECTION 14 WERE TIED AND HELD TO ESTABLISH THE SOUTHERN LINE OF THE ORIGINAL PROPERTY. PARCEL 1 IS LOCATED AT THE DIRECTION OF THE CITY OF NORTH POWDER AND SAID JUDGEMENT. PARCEL 2 REMAINS UNSURVEYED, IN ACCORDANCE WITH ORS 92.055.

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, T.6S, R.39E, W.M. AND ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011). DISTANCES HAVE BEEN SCALED TO THE GROUND USING A COMBINED SCALE FACTOR OF 1.00025407454.



### LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA 49593 PLS", UNLESS NOTED OTHERWISE
- ◆ FOUND MONUMENT AS NOTED
- ADJACENT PROPERTY LINE
- - - PROPOSED PARCEL BOUNDARY LINE
- CENTERLINE
- - - EXISTING EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINES

**PARTITION PLAT  
LOCATED IN SW 1/4, SE 1/4 & S 1/2 NE 1/4  
SEC. 14, T.6S., R.39E., W.M.  
UNION COUNTY, OR.**

CITY OF NORTH POWDER		635 3RD ST NORTH POWDER, OR 97067
SCALE: 1" = 500'	<p>anderson perry &amp; associates, inc. engineering · surveying · natural resources</p>	SHEET <b>1/2</b>
DATE: JUNE 8, 2020		
JOB NO. 888-14 (211)		

UNION COUNTY SURVEYOR  
T6S R39E  
1/4  
514  
523  
2001  
OPLS 991

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
RENEWAL DATE: 06/30/2020  
SIGNED: 6/17/2020

- REFERENCE MATERIAL**
- UNION CO. SURVEY 066-1991, BY HANLEY
  - UNION CO. PARTITION PLAT P2015-006T, MAY 14, 2015, MF NO. 20151376T BY HSU
  - EASTERN OREGON TITLE COMPANY - LOT BOOK REPORT, TITLE NO. 32-130, DATED JANUARY 21, 2020.
  - EASTERN OREGON TITLE COMPANY - LOT BOOK REPORT, TITLE NO. 32-131, DATED JANUARY 24, 2020.
  - UNION COUNTY LAND CORNER RECORD FILE NO. 025-2001R
  - UNION COUNTY LAND CORNER RECORD FILE NO. 026-2001R
  - UNION COUNTY CIRCUIT COURT CASE NO. 19CV11988 DATED JULY 19, 2019
  - UNION COUNTY CIRCUIT COURT CASE NO. 19CV11989 DATED AUGUST 08, 2019

# PARTITION PLAT No. 2020- 0005

LOCATED WITHIN THE SOUTHWEST ONE-QUARTER AND THE EAST ONE-HALF OF SECTION 14 IN TOWNSHIP 6 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED AS PARCEL 1 ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE COUNTY OF UNION ORDINANCES. I ALSO HEREBY CERTIFY AND SAY THAT I HAVE PLATTED THE UNSURVEYED LAND WITHIN THIS PARTITION REPRESENTED AS PARCEL 2 ON THIS PARTITION PLAT. ALL SAID LAND IS SITUATE IN SECTION 14, TOWNSHIP 6 SOUTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14 LYING WESTERLY OF NORTH POWDER RIVER AND POWDER RIVER, AND LYING EASTERLY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

TOGETHER WITH:

ALL THAT PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 39 EAST, LYING EASTERLY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

CONTAINING 162.00 ACRES OF LAND, MORE OR LESS.

Richard E. Stein  
RICHARD E. STEIN, PLS 49593



## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DONNY D. DODSON AND JESSIE R. DODSON, TRUSTEES OF THE DODSON FAMILY TRUST U/A/D APRIL 8, 2005, THE OWNERS OF PARCEL 2 AS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED ACCORDANCE WITH O.R.S. CHAPTER 92.

Donny D. Dodson  
DONNY D. DODSON, TRUSTEE

Jessie R. Dodson  
JESSIE R. DODSON, TRUSTEE

## ACKNOWLEDGEMENTS

STATE OF OREGON (55)  
COUNTY OF UNION



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF July, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED AND DONNY D. AND JESSIE R. DODSON, AS TRUSTEES AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Beth A Wendt 961329 April 9, 2021  
NOTARY PUBLIC OF THE STATE OF OREGON NOTARY NUMBER MY COMMISSION EXPIRES

### EXCEPTIONS:

PER LOT BOOK REPORT NO. 20-32130 DATED JANUARY 21, 2020 FOR 06N39E-TL1900

- EASEMENT FOR DISCHARGE OF WATER, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO THE CITY OF NORTH POWDER, RECORDED JULY 6, 1978, AS MICROFILM DOCUMENT NO. 78276, DEED RECORDS OF UNION COUNTY, OREGON. NOT PLOTTABLE.
- TERMS AND PROVISIONS OF AN APPARENT APPURTENANT EASEMENT, RESERVED BY A WARRANTY DEED, DATED NOVEMBER 1, 1979, RECORDED NOVEMBER 27, 1985, AS MICROFILM DOCUMENT NO. 117361, RECORDS OF UNION COUNTY, OREGON, FOR INGRESS AND EGRESS FROM THIS LAND. THIS EASEMENT IS NOT SPECIFICALLY DESCRIBED. NOT PLOTTABLE.
- EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN TIME ENERGY SYSTEMS, INC. AN OREGON CORPORATION, AND DON DEE DODSON AND JESSIE RUTH DODSON, HUSBAND AND WIFE, RECORDED MARCH 10, 1986, AS MICROFILM DOCUMENT NO. 118212, AND RERECORDED AUGUST 5, 1986, AS MICROFILM DOCUMENT NO. 119608, RECORDS OF UNION COUNTY, OREGON, FOR AN IRRIGATION DITCH ACROSS THIS PROPERTY, AS SET FORTH HEREIN. PLOTTED.

PER LOT BOOK REPORT NO. 20-32131 DATED JANUARY 24, 2020 FOR 06N39E-TL2000

- IRREVOCABLE LICENSE FOR ACCESS AND WATER DITCH, AS SET FORTH IN DECREE ENTERED JULY 13, 1942, IN SUIT NO. 14514.
- EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN TIME ENERGY SYSTEMS, INC., AN OREGON CORPORATION, AND DON DEE DODSON AND JESSIE RUTH DODSON, HUSBAND AND WIFE, RECORDED MARCH 10, 1986, AS MICROFILM DOCUMENT NO. 118212, DEED RECORDS OF UNION COUNTY, OREGON, FOR IRRIGATION DITCH ACROSS THIS PROPERTY, AS SET FORTH THEREIN. PLOTTED.  
DEED GRANTING EASEMENT ABOVE TO I.V.L.P. CORPORATION, A DELAWARE CORPORATION, DATED JULY 29, 1986, RECORDED JULY 29, 1986, AS MICROFILM DOCUMENT NO. 119608, DEED RECORDS OF UNION COUNTY, OREGON.
- RECIPROCAL EASEMENT FOR PIPELINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN DON DEE DODSON, AKA DON D. DODSON, AND JESSIE RUTH DODSON, AKA JESSIE R. DODSON, HUSBAND AND WIFE, AND HOWARD HARROD AND ZELDA J. HARROD, HUSBAND AND WIFE, AND LOUISE DODSON, A SINGLE PERSON, DATED JULY 13, 1994, RECORDED AUGUST 11, 1994, AS MICROFILM DOCUMENT NO. 155206, DEED RECORDS OF UNION COUNTY, OREGON, FOR INGRESS AND EGRESS FROM THIS LAND. NOT PLOTTABLE.

- ANY RIGHT, TITLE AND INTEREST OF THE CITY OF NORTH POWDER IN THIS LAND AS AWARDED BY JUDGMENT AGAINST DON D. DODSON AND JESSIE R. DODSON, TRUSTEES OF THE DODSON FAMILY TRUST U/A/D APRIL 8, 2005; COLUMBIA STATE BANK; RILEY W. MARTIN AND LACEY MARTIN, HUSBAND AND WIFE, CURTIS W. MARTIN; HOWARD LOWELL HARROD AND ZELDA JOY HARROD, TRUSTEES OF THE HOWARD LOWELL HARROD AND ZELDA JOY HARROD TRUST U/A/D AUGUST 4, 2006; WELLS FARGO BANK, N.A.; AND POWDER VALLEY WATER CONTROL DISTRICT IN FAVOR OF CITY OF NORTH POWDER, AN OREGON MUNICIPAL CORPORATION, FILED JULY 23, 2019, IN UNION COUNTY CIRCUIT COURT CASE NO. 19CV11988. NOT PLOTTABLE.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MIKE WISDOM, MAYOR OF THE CITY OF NORTH POWDER, THE OWNER OF PARCEL 1 AS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Mike Wisdom  
MIKE WISDOM, MAYOR

## ACKNOWLEDGEMENTS

STATE OF OREGON (55)  
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF June, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MIKE WISDOM, AS MAYOR OF CITY OF NORTH POWDER AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Beth A Wendt 961329 April 9, 2021  
NOTARY PUBLIC OF THE STATE OF OREGON NOTARY NUMBER MY COMMISSION EXPIRES

## APPROVALS

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92 THIS DAY OF July 31, 2020

Rick Robinson DEPUTY  
RICK ROBINSON, UNION COUNTY SURVEYOR

## UNION COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED

THIS 24 DAY OF August, 2020

Scott Hartell  
SCOTT HARTELL, UNION COUNTY PLANNING DIRECTOR

## 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 2019-2020 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 August, 2020

Cody Vavra  
CODY VAVRA, UNION COUNTY ASSESSOR / TAX COLLECTOR

## FILING STATEMENT

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 25 DAY OF August, 2020, AT 3:52 O'CLOCK PM., AND RECORDED AS PARTITION PLAT NO. 2020-0005 IN PLAT CABINET NO. 5490-5491 SLIDE NO. \_\_\_\_\_ UNION COUNTY RECORDS. INSTRUMENT NUMBER 20202842.

Ashley Tucker, Deputy Clerk  
UNION COUNTY CLERK BY:

### EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Richard E. Stein  
RICHARD E. STEIN, PLS 49593PLS

ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

**PARTITION PLAT**  
**LOCATED IN SW 1/4, SE 1/4 & S 1/2 NE 1/4**  
**SEC. 14, T.6S., R.39E., W.M.**  
**UNION COUNTY, OR.**

CITY OF NORTH POWDER 635 3RD ST NORTH POWDER, OR 97867

SCALE: NONE  
DATE: JUNE 8, 2020  
JOB NO. 888-14 (211)

**Anderson Perry**  
& associates, inc.  
engineering · surveying · natural resources

SHEET  
**2/2**