

# PARTITION PLAT NUMBER 2016-0009T

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

Microfilm Number 20161089T

Plat Cabinet Number D332-333

## BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

## REFERENCE MATERIAL

Union County Monumentation Records  
Original Plat of West Catherine Meadows  
Survey Number 16-78  
Survey Number 22-80  
Survey Number 003-1998  
Survey Number 032-1999

DEED RECORDS  
Volume 149 Page 587  
Microfilm Number 41963  
Microfilm Number 68807  
Microfilm Number 77187  
Microfilm Number 20133763  
Microfilm Number 20153254

Partition Plat Report Number 15-26523 prepared by Eastern Oregon Title Company, Inc. Dated August 10, 2015

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1986  
**RICK G. ROBINSON**  
2219

Renewal Date: Dec. 31, 2016

## LEGEND

- ⊙ Found 2 1/2" Copper Clad monument, set by Survey indicated
- ⊙ Found 2 1/2" Aluminum monument set by Survey Number 032-1999
- Found 5/8" iron pin set by Survey Number 67-78
- ⊙ Found 5/8" iron pin set by Survey Number 22-80
- 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
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of road
- - - Subdivisional Line of Section 13
- · - · - Easement Line
- × × Existing Fence Line
- - - Irrigation Ditch or edge of pond
- ( ) Record information of Survey Number 22-80
- [ ] Record information of Survey Number 032-1999

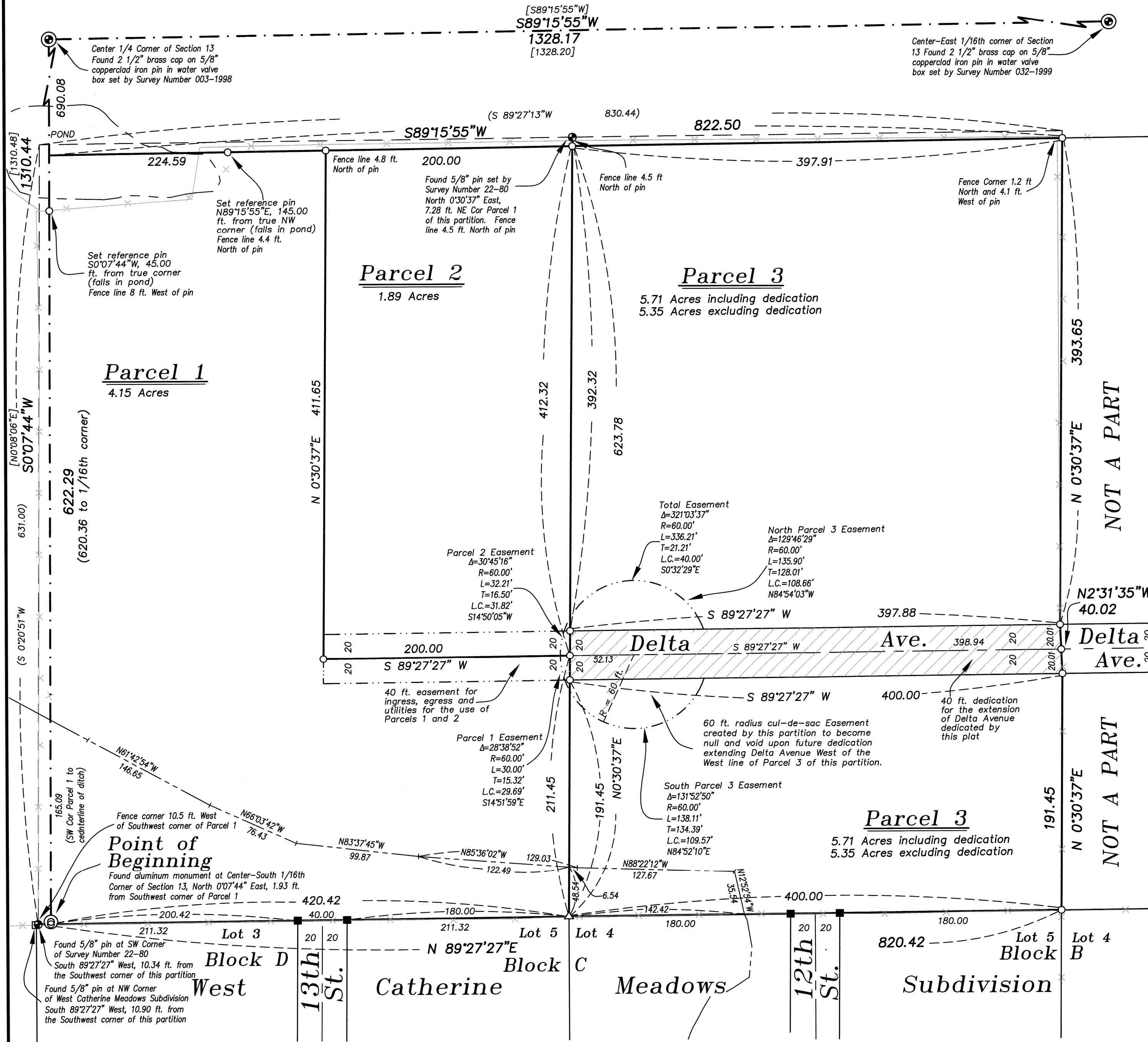
## NARRATIVE

This partition was done at the request of Craig Droke, potential buyer of one of the 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 have been described with reference to Survey Number 22-80, which originally was intended to be a subdivision plat, but was not completed. The East line of this partition is placed along one of the lines defined by survey number 22-80. The North and West lines of Survey Number 22-80 were monumented using the best available evidence of the aliquot lines of Section 13. The North line is 690 feet South of the North line of the Southeast quarter of Section 13 (Deed Volume 149 Page 587). I place this line 690 feet South by perpendicular offset from the North line of the Southeast quarter of Section 13 (Deed Microfilm Number 41963). Survey 032-1999 placed the aliquot lines of Section 13 and monumented the controlling corners. I accept the monuments set by survey 032-1999 as controlling the positions of this partition. This places the North line of this partition South of 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 line of this partition set by the plat of West Catherine Meadows were very 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 Southwesterly portion of this partition. I find the existing fences away from the true property lines as shown. I find no other unusual conditions on 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. 2016-0009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D332-333 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 Sheet 1 of 2



Partition Plat Number 2016-0009 T

Microfilm Number 20161089T

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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*

OREGON JULY 17, 1986 RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2016

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
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.

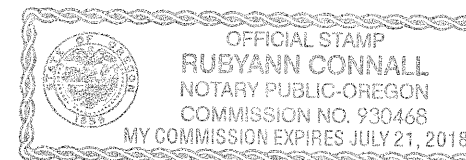
*Sharon Schubert*  
SHARON SCHUBERT  
aka Sherri Schubert

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 15<sup>th</sup> day of October, 2015, before 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.

*Rubyann Connall*  
Notary Public for  
the State of Oregon



Notarial seal

APPROVALS

City of Union

Approved this 23<sup>rd</sup> day of MARCH 23, 2016.

*Ken McCormack*  
Ken McCormack  
Mayor, City of Union

Union County Surveyor

Approved this 14<sup>th</sup> day of October, 2015.

By Wallowa County Surveyor *Gregory T. Blackman*  
Gregory T. Blackman  
Deputy Wallowa County Surveyor

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: 10/19/15  
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 6 day of APRIL, 2016.

*Mark D. Davidson* *Steve McClure*  
Mark D. Davidson Steve McClure

*Jack Howard*  
Jack Howard

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 6 day of APRIL, 2016, at 0905 o'clock A.M., and recorded in Plat Cabinet No. D332-333 Union County records. Microfilm Number 20161089T

Union County Clerk by *Ramona Campbell*

SURVEYOR'S EXACT COPY STATEMENT

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*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219