

PARTITION PLAT NUMBER 20160025T

A partition of a tract situate in Sections 2, 3, 10, 11,
Township 4 South, Range 38 East of the Willamette Meridian,
Union County, Oregon

Microfilm Number 20164152T
Plat Cabinet Number D368-D369
BASIS OF BEARING

Forward bearing as published by the U.S.C.
and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

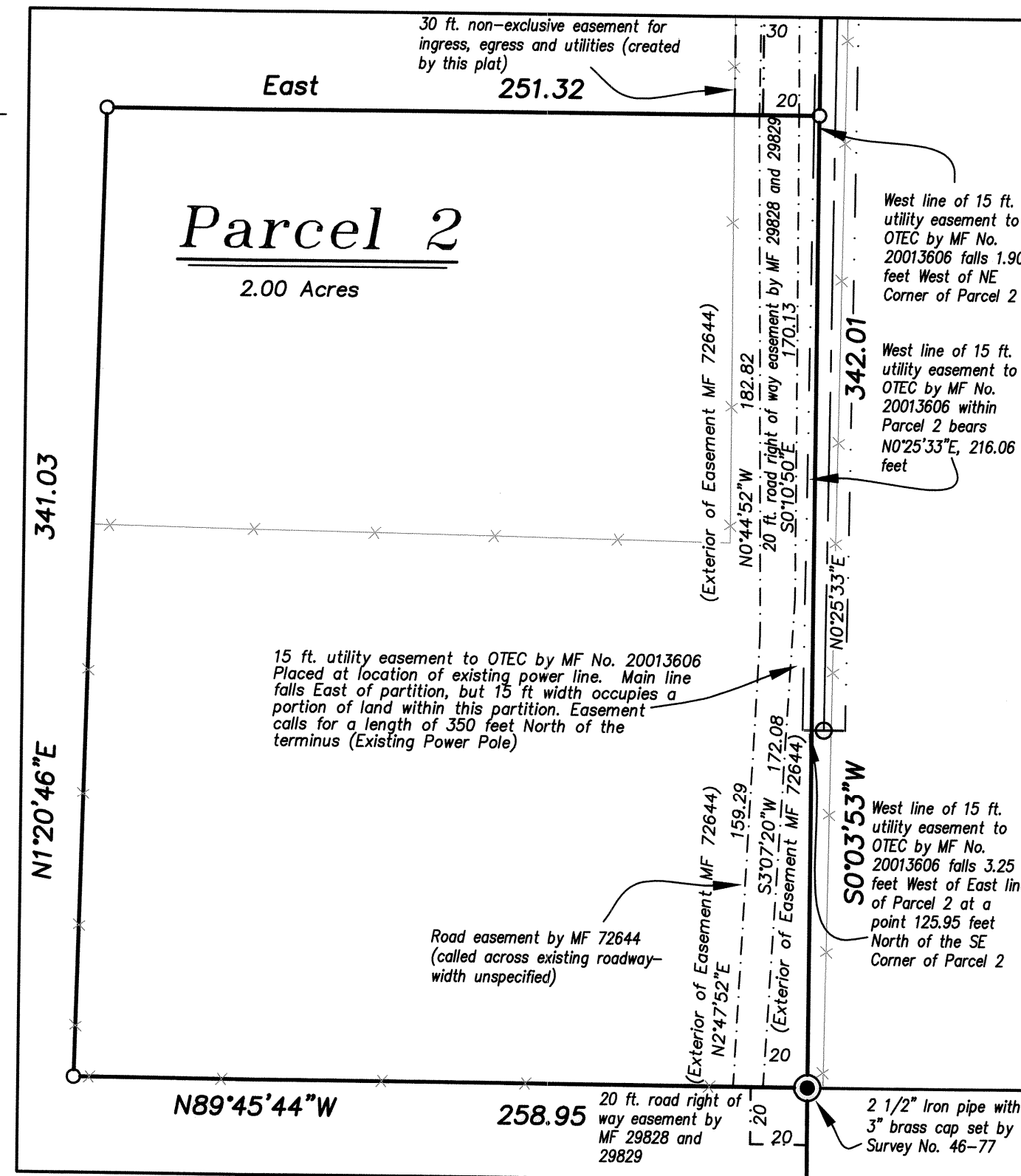
SCALE: 1" = 1000'

REFERENCE MATERIAL

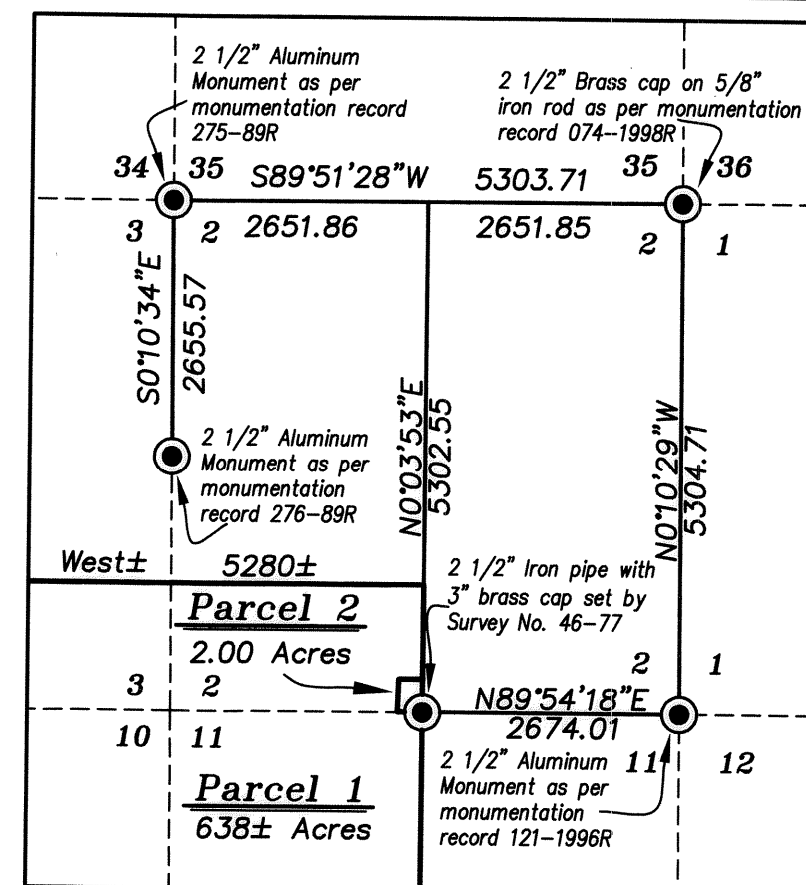
- Union County Monumentation Records
Survey Number 21-72
Survey Number 81-72
Survey Number 46-77
Survey Number 042-2006
- DEED REFERENCES**
Volume 121 Page 229
Volume 135 Page 327
Volume 135 Page 363
Microfilm Number 29828
Microfilm Number 72396
Microfilm Number 72644
Microfilm Number 963872
Microfilm Number 20013606
Microfilm Number 20091783
- Preliminary Title Report Number 16-28185
prepared by Eastern Oregon Title, Inc.
Dated November 22, 2016

LEGEND

- \odot Found monument as described
- \circ Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- \ominus Existing Utility Pole
- Centerline of Utility Easement by Microfilm Number 20013606
- - - Easement line
- Creek
- Edge of Gravel (also limits of road easement by Microfilm Number 72644)
- * * * Existing Fence line



Parcel 2 Detail Scale 1" = 50'

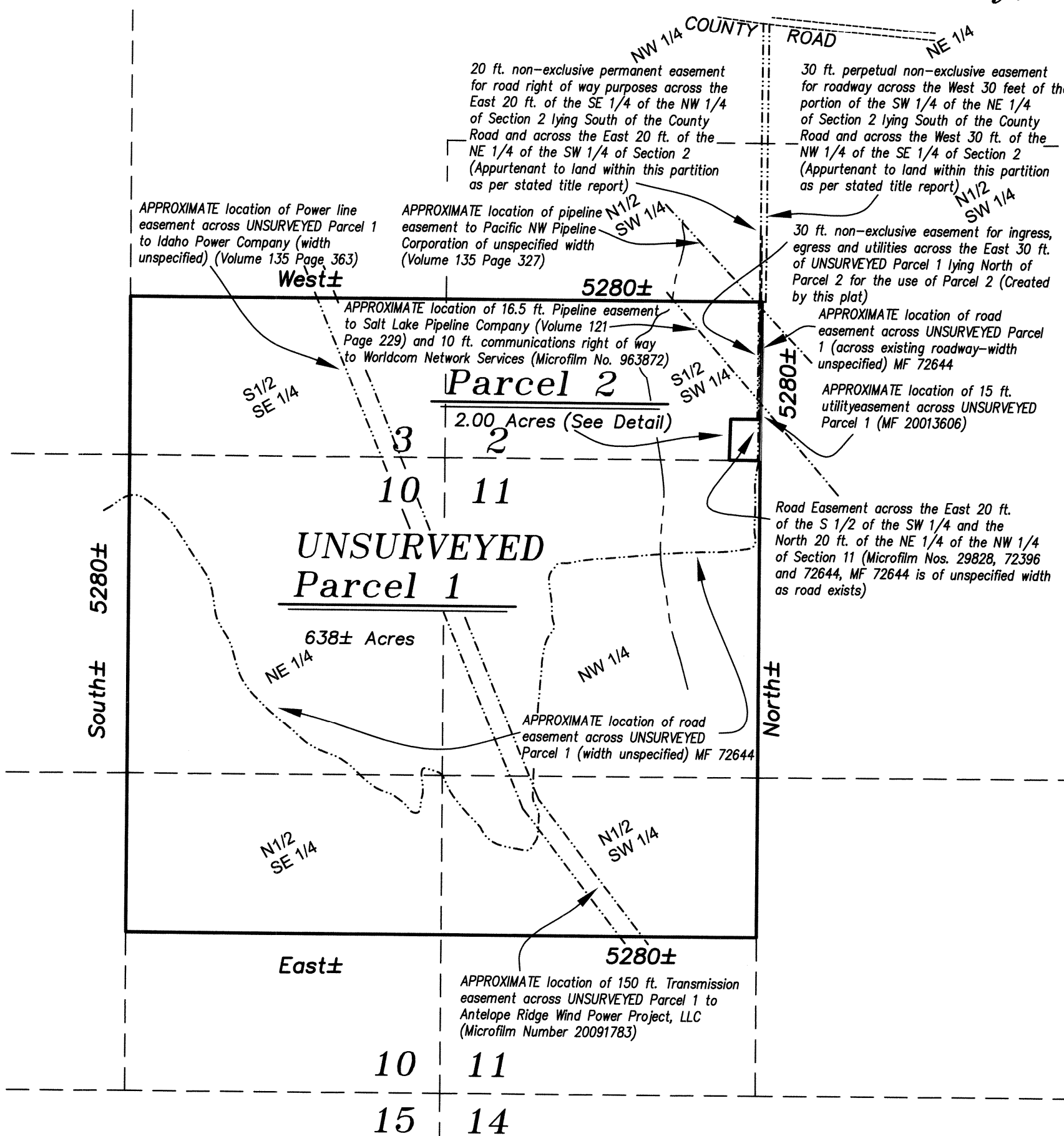


Section Break Scale 1" = 2000'

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. 20160025T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D368, D369 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



NARRATIVE

This partition was done at the request of Ted Kramer on behalf of the owner of the land within this partition. The purpose of this partition is to create a non-farm parcel currently occupied by a residence. Parcel 1 of this partition is UNSURVEYED. Parcel 2 was surveyed and monumented with the location of the parcel placed as per the instructions of Mr. Kramer and the Union County Planning Department. The South and Southerly portion of the West line is along an existing fence line. The North line was placed so as to accommodate the existing and emergency replacement location of the septic system for the residence located on Parcel 2. Several access and utility easements cross this property. The portions falling on the UNSURVEYED parcel are placed by record deed call or by aerial photo and are approximate only. The easements falling on Parcel 2 of this partition were placed by deed call (MF 29828 & 29829), the physical location of the existing gravel roadway (MF 72644) and the physical location of the overhead utility lines (MF 20013606). The overhead lines fall East of the land in this partition, but using the 15 ft. width of the easement, a portion of the easement does fall on this partition. This plat also creates a 30 ft. non-exclusive easement for ingress, egress and utilities across the East 30 feet of that portion of UNSURVEYED Parcel 1 lying North of Parcel 2 of this partition. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2016

PARTITION PLAT NUMBER 20160025T

Microfilm Number 2016 4152 T
Plat Cabinet Number D368-D369

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Township 4 South, Range 38 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 Parcel 2 and platted UNSURVEYED Parcel 1 of this partition, being situate in Sections 2, 3, 10 and 11, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon, containing the following lands:

SECTION 2:

The South half of the Southwest quarter

SECTION 3:

The South half of the Southeast quarter.

SECTION 10:

The Northeast quarter and the North half of the Southeast quarter

SECTION 11:

The Northwest quarter and the North half of the Southwest quarter

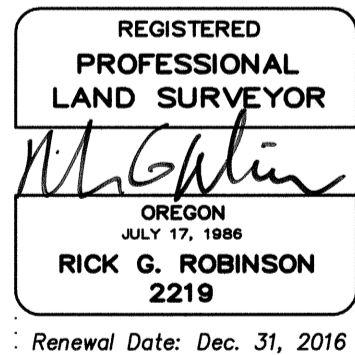
TOGETHER WITH a non-exclusive permanent easement for road right of way purposes across the East 20 feet of that part of the Southeast quarter of the Northwest quarter of said Section 2, lying South of the County Road and across the East 20 feet of the Northeast quarter of the Southwest quarter of said Section 2, Township 4 South, Range 38 East of the Willamette Meridian

TOGETHER WITH a perpetual non-exclusive easement for roadway across the West 30 feet of that portion of the Southwest quarter of the Northeast quarter of said Section 2, lying South of the Foothill County Road and across the West 30 feet of the Northwest quarter of the Southeast quarter of said Section 2, Township 4 South, Range 38 East of the Willamette Meridian

Said tract containing approximately 640 Acres.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that Parcel 2 is surveyed and monumented, and UNSURVEYED Parcel 1 is platted in accordance with O.R.S. 92.050 and 92.060.

Rick 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 DEBRA SUE WAITE 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 platted as shown on the annexed map, and does hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities as shown on the annexed map, in accordance with O.R.S. Chapter 92.

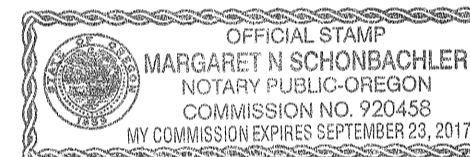
Debra Sue Waite
DEBRA SUE WAITE

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of December, 2016, before me a Notary Public in and for said State and County, personally appeared DEBRA SUE WAITE, 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.

Margaret N. Schonbacher
Notary Public for
the State of Oregon



Notarial seal

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: 12/8/16
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 8 day of December, 2016.

Scott Hartell
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 1st day of December, 2016.

Gregory T. Blackman
Gregory T. Blackman
Deputy Wallawa 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 8th day of December, 2016, at 11:45 o'clock A.M., and recorded in Plat Cabinet No. D-368-D-369 Union County records. Microfilm Number 2016 4152 T

Robin A. Church by Helen Tucker, Deputy Clerk
Union County Clerk

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219