

MICROFILM 138947  
PLAT CAB No A-294

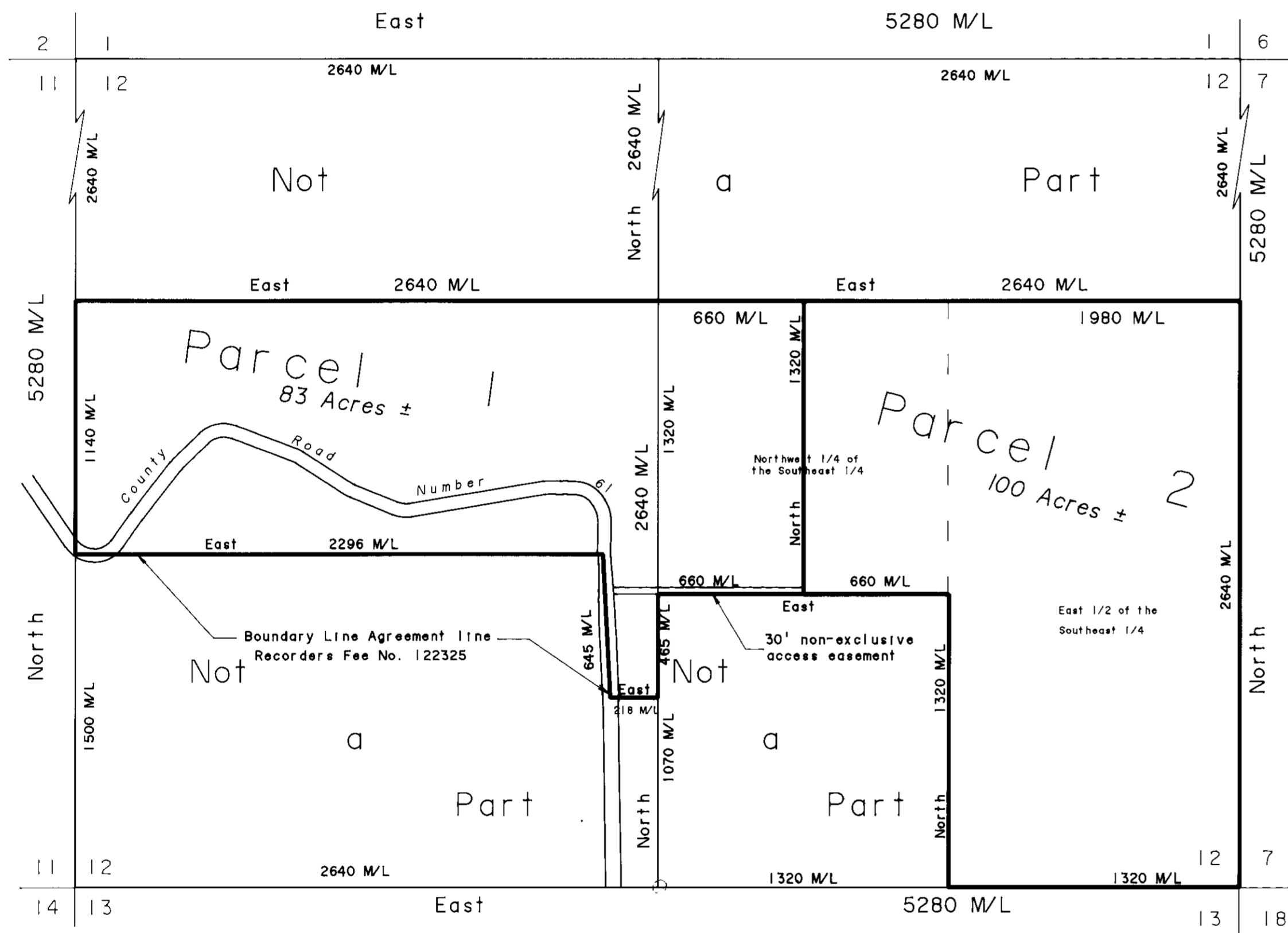
SHEET 1 OF 2

# MINOR PARTITION PLAT NO. 1991-014

Situated in the South 1/2 of  
Section 12, T 1 N, R 40 E, WM.



SCALE: 1" = 500'



Section 12, T 1 N, R 40 E, WM

### EASEMENTS

Subject to water pipe easements Union County Deed Records Microfilm No. 135657, Recorder's Fee No. 24679, and Recorder's Fee No. 47836.  
 Subject to utility easement Union County Deed Records Recorder's Fee No. 24211.  
 Subject to right of way easements Recorder's Fee No. 90797 and County Road No. 61.

### REFERENCE MATERIAL

UNION COUNTY DEED RECORDS  
 Microfilm No. 135657  
 Recorder's Fee No. 24211  
 Recorder's Fee No. 24679  
 Recorder's Fee No. 47836  
 Recorder's Fee No. 90797  
 Recorder's Fee No. 122325

### WATER RIGHTS STATEMENT

I find no water rights appurtenant to this parcel.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 10, 1964  
 DUANE I. GRIFFITH  
 644

SHEET 1 OF 2

# MINOR PARTITION

## PLAT NO. 1991-014

### SURVEYOR'S CERTIFICATE

No survey was made of this parcel. The purpose of this plat is to show the approximate location of parcels 1 and 2. The easements shown are of record, as searched and furnished by Eastern Oregon Title Company. No inspection was made on the ground. Bearings are based on cardinal, distances are based on a neat mile (5280 feet). The description of the partitioned tract is as follows.

A tract of land situated in the South one-half of Section 12, Township 1 North, Range 40 East of the Willamette Meridian. Being more particularly described as follows:

The East one-half of the Southeast one-quarter of said Section 12.

The Northwest one-quarter of the Southeast one-quarter of said Section 12.

That part of the Southwest one-quarter of said Section 12, lying Northerly and/or Easterly of the following described line (as described in a Boundary Line Agreement, recorded April 27, 1987, Recorder's Fee No. 122325):

Beginning at a point on the West line of said Section 12 which is 1500 feet Northerly of the Southwest corner of said Section 12:

Thence: Easterly, parallel to the South line of the Southwest one-quarter of said Section 12, 2296 feet, more or less, to the center line of County Road No. 61;

Thence: Southerly, along said center line, 645 feet, more or less, to the Northwest corner of the land conveyed to Thomas and Namoi Witherspoon (Union County Deed Records Recorder's Fee No. 39105);

Thence: Easterly, along the North line of said Witherspoon tract, 218 feet, more or less, to the east line of the Southwest one-quarter of said Section 12, and the end point of said Boundary Line Agreement.

*Duane I. Griffith*  
Duane I. Griffith, OPLS 644  
Baggett-Griffith & Associates  
2006 Adams Avenue  
LaGrande, OR 97850

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Duane I. Griffith*  
OREGON  
JULY 10, 1984  
DUANE I. GRIFFITH  
644

### DEDICATIONS

Know all people by these presents that Ellis ~~and Kaye F. Grace~~ owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned into parcels as shown on the annexed map, and do hereby dedicate all easements as shown hereon.

*Ellis Grace*  
Ellis Grace

Know all people by these presents that Terry L. Simonson and Janice M. Simonson mortgage holders of a portions of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned into parcels as shown on the annexed map, and do hereby dedicate all easement as shown hereon.

*Terry L. Simonson* *Janice M. Simonson*  
Terry L. Simonson Janice M. Simonson

### NARRATIVE

This partition was performed in order to divide this tract of land into 2 parcels. No survey work was performed in the field. A 30' non-exclusive access easement is created by this partition for access across parcel 1 to parcel 2.

### ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 3<sup>rd</sup> day of October, 1991, before me a Notary Public in and for said state and county, personally appeared Ellis Grace and ~~Kaye F. Grace~~ who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Beverly A. Ledridge*  
Notary Public for the State of Oregon  
My commission expires: 6-14-93

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 7<sup>th</sup> day of Oct, 1991, before me a Notary Public in and for said state and county, personally appeared Terry L. Simonson and Janice M. Simonson who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Dava A. Spikes*  
Notary Public for the State of Oregon  
My commission expires: 2-6-92

### APPROVALS

State of Oregon  
SS  
County of Union

I do hereby certify that the attached partition plat was received for record on the 9<sup>th</sup> day of OCT, 1991, at 1:17 o'clock P.M., and recorded as Partition Plat No. 1991-014 Union County records.

Union County Clerk, *R. NELLIE BOGUE HIBBERT*  
by *B. Nelson, DEPUTY*

WALLAWA  
UNION COUNTY SURVEYOR

Approved this 19<sup>th</sup> day of SEPTEMBER, 1991.

Wallowa County Surveyor  
by *Jack W. Surris*

UNION COUNTY PLANNING COMMISSION

Approved this 30 day of September, 1991.

Union County Planning Commission  
by *Jeff Wilson*