

MAJOR PARTITION PLAT NO. 1992-06

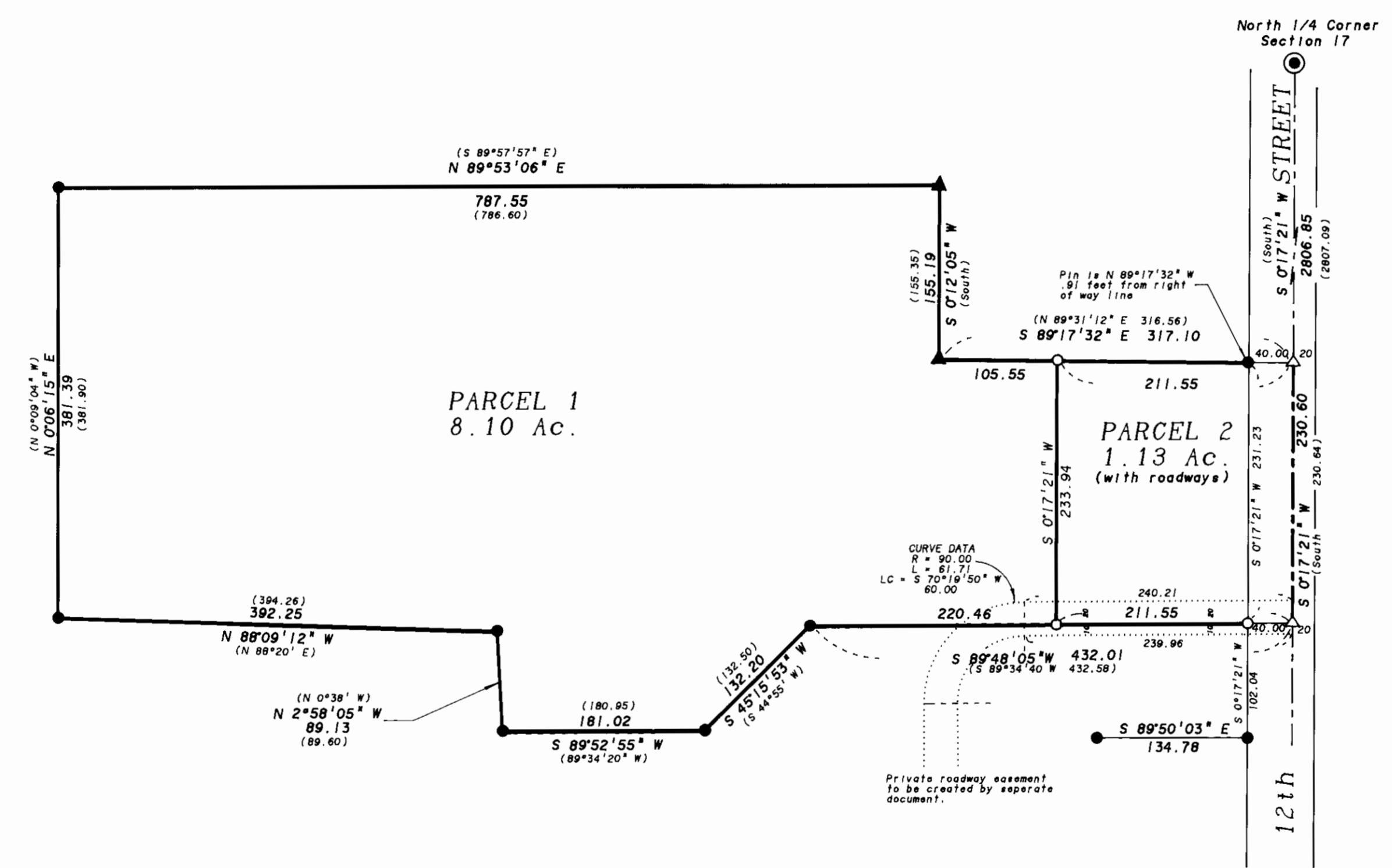
SITUATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.



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" = 100'



LEGEND

- Set 5/8" x 30" Iron pin (rebar) with plastic cap marked BGA SURVEY MARKER.
- Found 5/8" Iron pin (rebar) from survey 006-73.
- ▲ Found 5/8" Iron pin (rebar) from survey 034-74.
- ⊙ Found brass screw in lead plug set in concrete by survey 018-89.
- △ Computed position, nothing set.
- 12th Street Reference Line
- () Record information from survey 034-74.
- Private easement line.

EASEMENTS

Utility easements 10 feet in width location not specified as recorded in Book 149 Page 117 and Microfilm No. 51060. Subject to right of way easement for 12th Street over and across the East side of tract.

REFERENCE MATERIAL

UNION COUNTY SURVEYS
 006-73
 034-74
 030-90
 022-79

UNION COUNTY DEED RECORDS
 Book 149 Page 117
 Microfilm No. 51060

Preliminary Title Report Order No. 92-5147, dated April 8, 1992.
 Prepared by Eastern Oregon Title, Inc.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman

OREGON
 JULY 13, 1975
 GREGORY T. BLACKMAN
 991

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SURVEYOR'S STATEMENT

I, Gregory T. Blackman, being first duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, in accordance with O.R.S. Chapter 92, the boundaries being described as follows.

A tract of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows.

Beginning at a point which bears S 0° 17' 21" W 2806.85 feet from the North one-quarter corner of said Section 17.

- Thence: S 0° 17' 21" W, 230.60 feet;
- Thence: S 89° 48' 05" W, 432.01 feet;
- Thence: S 45° 15' 53" W, 132.20 feet;
- Thence: S 89° 52' 55" W, 181.02 feet;
- Thence: N 2° 58' 05" W, 89.13 feet;
- Thence: N 88° 09' 12" W, 392.25 feet;
- Thence: N 0° 06' 15" E, 381.39 feet;
- Thence: N 89° 53' 06" E, 787.55 feet;
- Thence: S 0° 12' 05" W, 155.19 feet;
- Thence: S 89° 17' 32" E, 317.10 feet to the Point of Beginning of this description, containing 9.23 acres.

Gregory T. Blackman

Gregory T. Blackman, OPLS 991
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

DECLARATION

Know all people by these presents that Gary Vaughn and Rebecca E. Vaughn 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 and surveyed into parcels as shown on the annexed map.

Gary Vaughn
Gary Vaughn

Rebecca E. Vaughn
Rebecca E. Vaughn

NARRATIVE

This partition was done at the request of Gary Vaughn. Mr. Vaughn instructed us to divide his tract into 2 parcels. Parcel 2 containing 1.13 acres, 1 acre plus the area of the private roadway easement located on this tract.

I find that the exterior of this tract had been surveyed by survey 034-74. I found all of the monuments called on survey 034-74 except for the one at the SE corner. This monument had been tied on survey 030-90, along with the original monument to the South and West of it. I use a distance-distance intersect from these found monuments. And the distances as determined by survey 030-90 to place the missing monument.

To place 12th Street I use the "12th Street Reference Line" as shown on survey 022-79 and Minor Partition No. 1991-006. 12th Street being 60 feet in width, 20 feet to the East of the reference line and 40 feet to the West of the reference line.

The courses for the metes and bounds deed description of the tract and the courses given on survey 034-74 for the same tract are identical. The deed description also makes calls to the East line of this tract being on the North-South center of section line and the most Northerly line of this tract being on the East-West center of section line. At the time of survey 034-74 and even at this present time the South one-quarter corner and the West one-quarter corner of Section 17 are lost, therefore the center of section lines alluded to in the description could not have been located. I believe that the monuments shown on survey 034-74 are the best evidence for determining the intent of the deed. When the lost one-quarter corners of Section 17 are properly placed the East and North lines of this tract may or may not fall on the center of section lines as called in the deed.

I find no other problems with this survey.

WATER RIGHTS

I find no water rights appurtenant to this tract

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 29th day of April, 1992, before me a Notary Public in and for said state and county, personally appeared Gary Vaughn and Rebecca E. Vaughn 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
BEVERLY A. LEDRIDGE
NOTARY PUBLIC
6-14-93

Notary Public for the State of Oregon
My commission expires

APPROVALS

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 4th day of May, 1992, at 4:45 o'clock P.M., and recorded as Partition Plat No. 1992-06 Union County records.

R. Velle Doque Hibbert
Union County Clerk by *R. Nelson, Deputy*

UNION COUNTY SURVEYOR

Approved this 28th day of APRIL, 1992.

Willowa County Surveyor by *Jack W. Burris*

UNION COUNTY PLANNING COMMISSION

Approved this 27th day of April, 1992.

Union County Planning Commission by *E.C.B. Smith*