

Major Partition No. 1994-24

Situated in the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

**BASIS OF BEARING**

Solar observation taken at the Southeast corner of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

**REFERENCE MATERIAL**

Plat of Schubert Subdivision  
 Minor Partition Plat No. 1994-008  
 Survey No. 20-74  
 Survey No. 72-77  
 Survey No. 64-79  
 Survey No. 74-79  
 Survey No. 045-1994

**DEED REFERENCES**

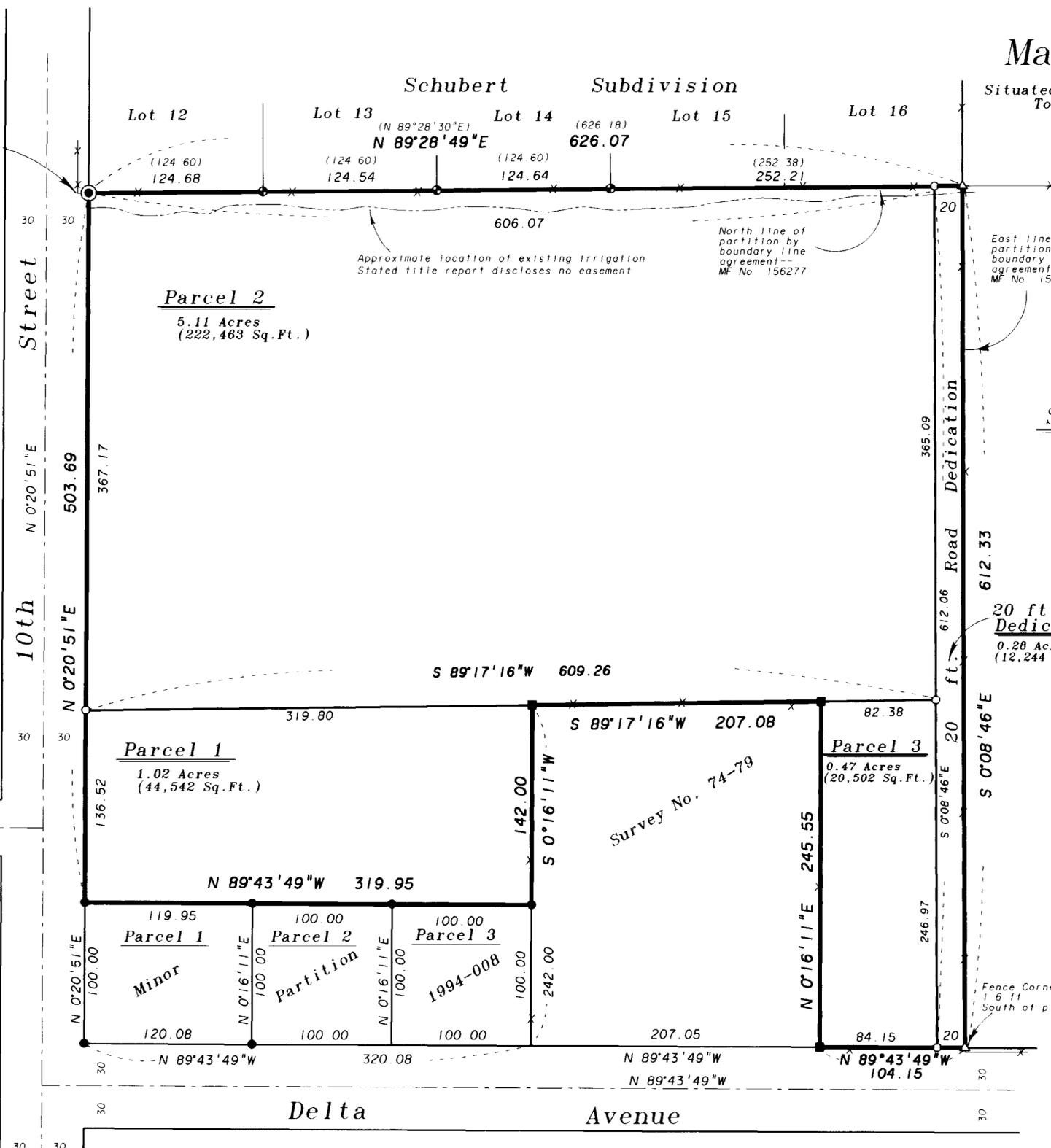
Microfilm No. 70214  
 Microfilm No. 136446  
 Microfilm No. 148598  
 Microfilm No. 152985  
 Microfilm No. 154498  
 Microfilm No. 156277  
 Microfilm No. 156278  
 Preliminary Title Report No. 34516  
 prepared by The Abstract and Title Company

**LEGEND**

- Found 5/8" iron pin set by Survey Number 20-74
- Found 1/2" iron pin set by the plat of Schubert Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 74-79
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Plat number 1994-008
- △ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 045-1994
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record dimension of Schubert Subdivision
- - - Existing fence line
- - - Centerline
- - - Existing irrigation ditch

**NARRATIVE**

This partition was done at the request of Frank Golden. The exterior of this partition was determined by survey number 045-1994. The North and East lines of this partition are by boundary line agreements based on legal descriptions based on that survey. The City of Union required a 20 ft. dedication for street purposes along the East side of this partition. The dividing lines of the parcels were placed at the direction of the owners. I find no unusual conditions on this partition.



**WATER RIGHTS STATEMENT**

Water Right Certificate 6274 is appurtenant to the land within this partition. Priority date 1870.

**EASEMENT STATEMENT**

A water line easement by Microfilm no. 92628 is called for from the parcel located by survey no. 74-79 Easterly along the existing water line as constructed. The exact location of this easement could not be determined. Discussions with the owners of this partition and adjoining owners indicate the line has been abandoned but the easement has not.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Rick G. Robinson  
 OREGON  
 JULY 17, 1996  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 1994

# Major Partition No. 1774-54

Situated in the Northeast quarter of the Southeast quarter of Section 13,  
Township 4 South, Range 39 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed partition, situated in the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at a point on the East line of 10th Street, said point being the Southwest corner of Lot 12 of Schubert Subdivision.

Thence: North 89°28'49" East, along the South line of Lots 12 through 16 of said Subdivision, a distance of 626.07 feet, to the Southeast corner of Lot 16 of said Subdivision, said South line also being that line described in the boundary line agreement filed as Microfilm no. 156277 in the Union County deed records.

Thence: South 0°08'46" East, along the line described in the boundary line agreement filed as Microfilm no. 156278 in the Union County deed records, a distance of 612.33 feet, to the North right of way line of Delta Avenue.

Thence: North 89°43'49" West, along said North line, a distance of 104.15 feet.

Thence: North 0°16'11" East, a distance of 245.55 feet.

Thence: South 89°17'16" West, a distance of 207.08 feet.

Thence: South 0°16'11" West, a distance of 142.00 feet, to the Northeast corner of Parcel 3 of Minor Partition 1994-008.

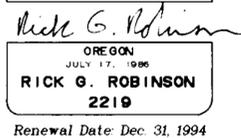
Thence: North 89°43'49" West, along the North line of said partition, a distance of 319.95 feet, to the Northwest corner of Parcel 1 of said partition, said point being on the East right of way line of Tenth Street.

Thence: North 0°20'51" East, along said East right of way line, a distance of 503.69 feet, to the Point of Beginning of this description.

Said parcel containing 6.88 Acres. (299,751 sq. ft.)

I further depose and say that I made the survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Associates  
2006 Adams Avenue  
LaGrande, Oregon



## FILING STATEMENT

### Union County Clerk

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 21<sup>ST</sup> day of DEC, 1994, at 9:45 o'clock A.M., and recorded in Plat Cabinet No. A376 Union County records. Microfilm Number 157257

R. NELLIE DOANE HIGBERT  
Union County Clerk

by S. Nelson, Deputy

## DEDICATIONS

Know all people by these presents that Maurice F. Golden, Jr. and Nancy L. Golden, and James T. Martin and Patti S. Martin are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the 20 ft. road dedication shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Maurice F. Golden, Jr.      Nancy L. Golden  
Maurice F. Golden, Jr.      Nancy L. Golden  
James T. Martin      Patti S. Martin  
James T. Martin      Patti S. Martin

Know all people by these presents that Pioneer Bank, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and does hereby consent to the dedication of the 20 ft. roadway shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

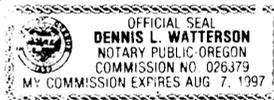
Jeff Puckett  
Jeff Puckett, Vice President of Pioneer Bank

## ACKNOWLEDGEMENTS

State of Oregon  
County of Union

Know all these people by these presents, on this 10<sup>th</sup> day of NOVEMBER, 1994, before me a Notary Public in and for said State and County, personally appeared Maurice F. Golden, Jr. and Nancy L. Golden, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Dennis L. Watterson  
Notary Public for  
the State of Oregon

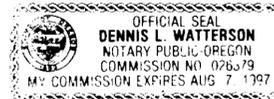


Notarial Seal

State of Oregon  
County of Union

Know all these people by these presents, on this 9<sup>th</sup> day of NOVEMBER, 1994, before me a Notary Public in and for said State and County, personally appeared James T. Martin and Patti S. Martin, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



Notarial Seal

State of Oregon  
County of Union

Know all these people by these presents, on this 2<sup>nd</sup> day of November, 1994, before me a Notary Public in and for said State and County, personally appeared Jeff Puckett, Vice President of the above named Pioneer Bank, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he is an authorized representative of said Pioneer Bank, and that said instrument was executed freely and voluntarily.

Trudy L. Lademaecher  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

### Union County Assessor

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 the law to be placed on the 1994-1995 tax roll which became a lien on this partition or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid to me.

11/14/94      Patty Goodenham  
Date      Union County Assessor

### Union County Treasurer

I hereby certify that all ad valorem taxes and all special assessments fees and other charges required by law to be placed on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

11/18/94      Jeggy Sutter  
Date      Union County Treasurer

### City of Union City Council

Approved this 12 day of November, 1994.

Isaac M. Dwyer  
Mayor

### Union County Surveyor

Approved this 11<sup>th</sup> day of NOVEMBER, 1994

by Willamette County Surveyor Jack W. Burris  
Jack W. Burris

### Union County Commission

Approved this 21<sup>ST</sup> day of DECEMBER, 1994.

Jahn Howard  
Jahn Howard  
Lawrence D. Savage  
Lawrence D. Savage  
Steve McClure  
Steve McClure