

**BASIS OF BEARING**

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

SCALE: 1"=60'

**REFERENCE MATERIAL**

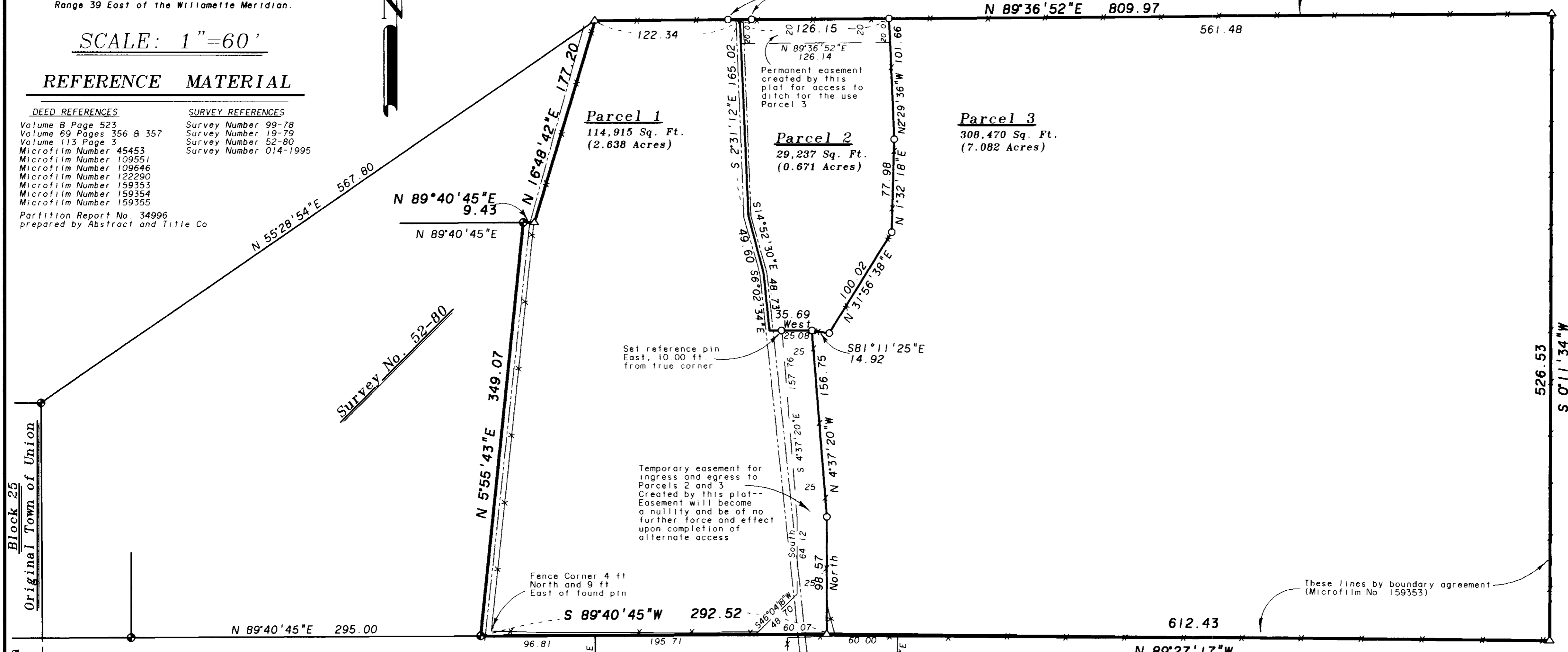
**DEED REFERENCES**  
Volume B Page 523  
Volume 69 Pages 356 & 357  
Volume 113 Page 3  
Microfilm Number 45453  
Microfilm Number 109551  
Microfilm Number 109646  
Microfilm Number 122290  
Microfilm Number 159353  
Microfilm Number 159354  
Microfilm Number 159355  
Partition Report No. 34996  
prepared by Abstract and Title Co

**SURVEY REFERENCES**  
Survey Number 99-78  
Survey Number 19-79  
Survey Number 52-80  
Survey Number 014-1995

**Minor Partition No. 1995-13**

Situated in the Northeast quarter of Section 19,  
Township 4 South, Range 40 East of the Willamette Meridian.

These lines by boundary agreement (Microfilm No. 159354)



**WATER RIGHTS STATEMENT**

The records of the Union County Watermaster indicate that Water Right Certificate Numbers 6225 and 6376 may be appurtenant to the land within this partition

**NARRATIVE**

This partition was done at the request of Roger Goodman, on behalf of Frank and Magdalena Nielsen. The exterior of this partition was monumented by survey number 014-1995. I place the interior division lines at the direction of Mr. Goodman. Note that the West line of Parcel 2 is the centerline of the existing ditch and the corners are referenced at 10 ft. offsets. Parcel 1 of this partition is intended to be further developed after the completion of this partition. When the improvements are made, an alternate access to Parcel 2 of this partition will be created and the access easement shown South of Parcel 2 will become null and void. As discussed on survey 014-1995, the 60 ft. strip East of the Original Town of Union and West of the 60 ft. non-exclusive easement has been used for many years as a street. No formal dedication or transfer of fee title to the City of Union could be found in the deed records, or the records of the City of Union. The City of Union is aware of this as stated in the 1995 survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1996

**LEGEND**

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 99-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 19-79
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 52-80
- △ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 014-1995
- Set 5/8" iron pin with plastic cap marked BGG SURVEY MARKER
- — — — — Easement line
- x-x-x- Existing fence line
- - - - - Ditch
- - - - - Centerline

# Minor Partition No. 1995-13

Situated in the Northeast quarter of Section 19,  
Township 4 South, Range 40 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 Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

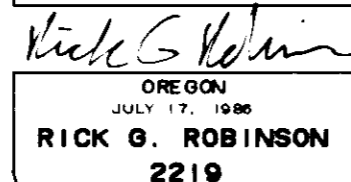
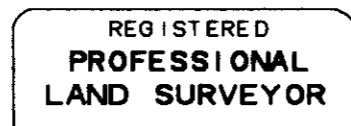
Beginning at a point which bears North 55°28'54" East, a distance of 567.80 feet from the Northeast corner of Block 25 of the Original Town of Union,

- Thence: North 89°36'52" East, a distance of 809.97 feet.
- Thence: South 0°11'34" West, a distance of 526.53 feet.
- Thence: North 89°27'17" West, a distance of 612.43 feet.
- Thence: South 89°40'45" West, a distance of 292.52 feet.
- Thence: North 5°55'43" East, a distance of 349.07 feet.
- Thence: North 89°40'45" East, a distance of 9.43 feet.
- Thence: North 16°48'42" East, a distance of 177.20 feet, to the Point of Beginning of this description.

Said parcel containing 10.391 Acres. (452,622 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 & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



Renewal Date: Dec. 31, 1996

## DEDICATION

Know all people by these presents that Frank A. Nielsen and Magdalena Nielsen are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and that we have caused the same to be surveyed and platted as shown on the annexed map, and we do for ourselves, our heirs and assigns hereby create the access easement across the North 20 feet of Parcel 2 for the use of Parcel 3, and the temporary easement for ingress and egress for the use of Parcels 2 and 3, lying South of Parcel 2, as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

*Frank A. Nielsen*  
Frank A. Nielsen

*Magdalena Nielsen*  
Magdalena Nielsen

Know all people by these presents that Beneficial Mortgage Company of Washington, a Delaware Corporation, is the beneficiary of that deed of trust dated April 16, 1987 recorded April 23, 1987, microfilm number 122290, records of Union County, Oregon, which is a lien on the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to the partition of said land, as shown on the annexed map, and does further consent to the creation of the access easement across the North 20 feet of Parcel 2 for the use of Parcel 3, and the temporary easement for ingress and egress for the use of Parcels 2 and 3, lying South of Parcel 2, as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

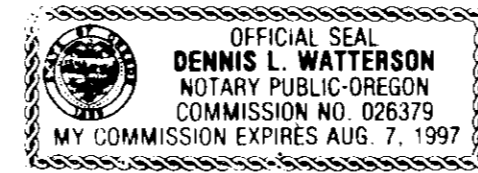
*Dennis L. Watterson*  
Dennis L. Watterson, Notary Public for the State of Oregon

## ACKNOWLEDGEMENTS

State of Oregon  
County of Union

Know all these people by these presents, on this 5th day of JUNE, 1995, before me a Notary Public in and for said State and County, personally appeared Frank A. Nielsen and Magdalena Nielsen, 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*  
Dennis L. Watterson  
Notary Public for the State of Oregon

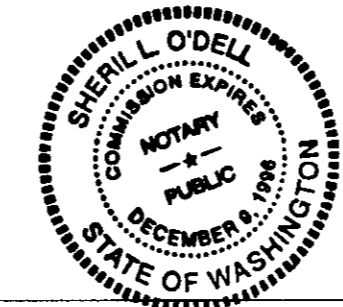


Notarial Seal

State of Washington  
County of Benton

Know all these people by these presents, on this 15th day of June, 1995, before me a Notary Public in and for said State and County, personally appeared Dan Swenden of Beneficial Mortgage Company of Washington, a Delaware Corporation, who is an authorized representative of said Corporation named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

*Sherill O'Dell*  
Notary Public for the State of Washington



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 tax year but not yet certified to the tax collector for collection have been paid to me.

5/95  
Date *Patty Gooderham*  
Patty Gooderham, 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.

5/95  
Date *Peggy Sutton*  
Peggy Sutton, Union County Treasurer

### City of Union City Council

Approved this 12 day of JUNE, 1995.

*Susan M. Breyer*  
Mayor

### Union County Surveyor

Approved this 6th day of JUNE, 1995.

by Wallawa County Surveyor *Jack W. Burris*  
Jack W. Burris

## 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 21st day of June, 1995, at 9:35 o'clock A.M. and recorded in Plat Cabinet No. A-395 Union County records. Microfilm Number 159605

Union County Clerk *A. Edwin Ragan*  
A. Edwin Ragan