

# Minor Partition Plat No. 1998-22

A Replat of Parcels 1, 2 and 3 of Major Partition Plat Number 1997-001  
 Situated in the Southeast quarter of the Southeast quarter of Section 3,  
 Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm No. 980764  
 Plat Cabinet No. B-488

## BASIS OF BEARING

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

## EASEMENT NOTES

The following easements are appurtenant to the land within the partition, however due to the manner in which they are described, they cannot be accurately located:

A water ditch easement recorded in deed Volume R on Page 603, exact location not given.

A right of way for ditches and irrigation purposes recorded in deed Volume 106 on Page 527, exact location not given.

SCALE: 1" = 60'

## LEGEND

- Found 2 1/2" aluminum monument as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-025
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Major Partition Plat Number 1993-006
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 1997-001
- ⊙ Existing power pole
- Centerline
- Existing fence line
- Existing overhead power line
- Edge of slough

## REFERENCE MATERIAL

Union County Monumentation Records  
 Minor Partition Plat Number 1992-025  
 Major Partition Plat Number 1993-006  
 Major Partition Plat Number 1997-001

### DEED RECORDS

Volume R Page 603  
 Volume 106 Page 527  
 Microfilm Number 147077  
 Microfilm Number 152934  
 Microfilm Number 155521  
 Microfilm Number 960843  
 Microfilm Number 970071  
 Microfilm Number 970722  
 Microfilm Number 970747  
 Partition Plat Report No. 96-7533  
 prepared by Eastern Oregon Title, Inc.

## NARRATIVE

This partition was done at the request of John Collins, representing the owners of the land within this partition. The purpose of this partition is to reconfigure the parcels created by Major Partition plat number 1997-001 to the parcels as shown on this plat. This plat was a requirement of the Union County Planning Department to accomplish the reconfiguration. No new pins were set with this plat. There is an additional utility easement as shown across the South 10 feet of Parcel 1 of this plat, as cited in deed microfilm number 970071, as well as the easement North from the existing power pole within parcel 3 of this partition. The width of the easement within parcel 3 is not specified. I find no other unusual conditions on this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Nick G. Robinson*

OREGON  
 JULY 17, 1986  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 1998

## CURVE DATA

### 1) Total Curve

Δ = 286°36'06"  
 R = 70.00'  
 L = 350.14'  
 T = 52'18"  
 L.C. = 83'67"  
 N 37°04'54"E

### 2) Parcel 3 Curve

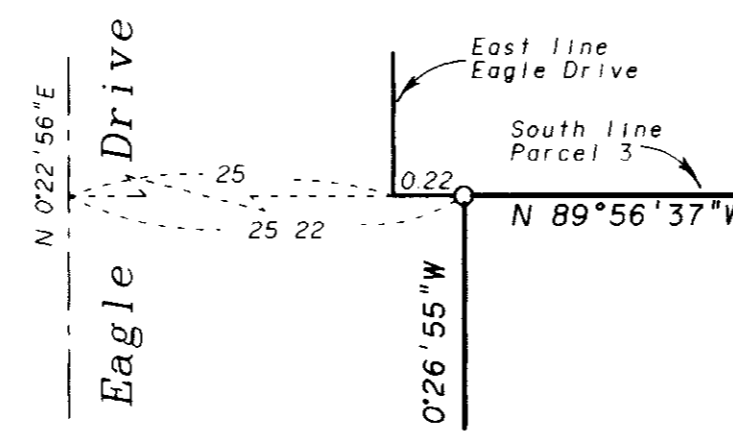
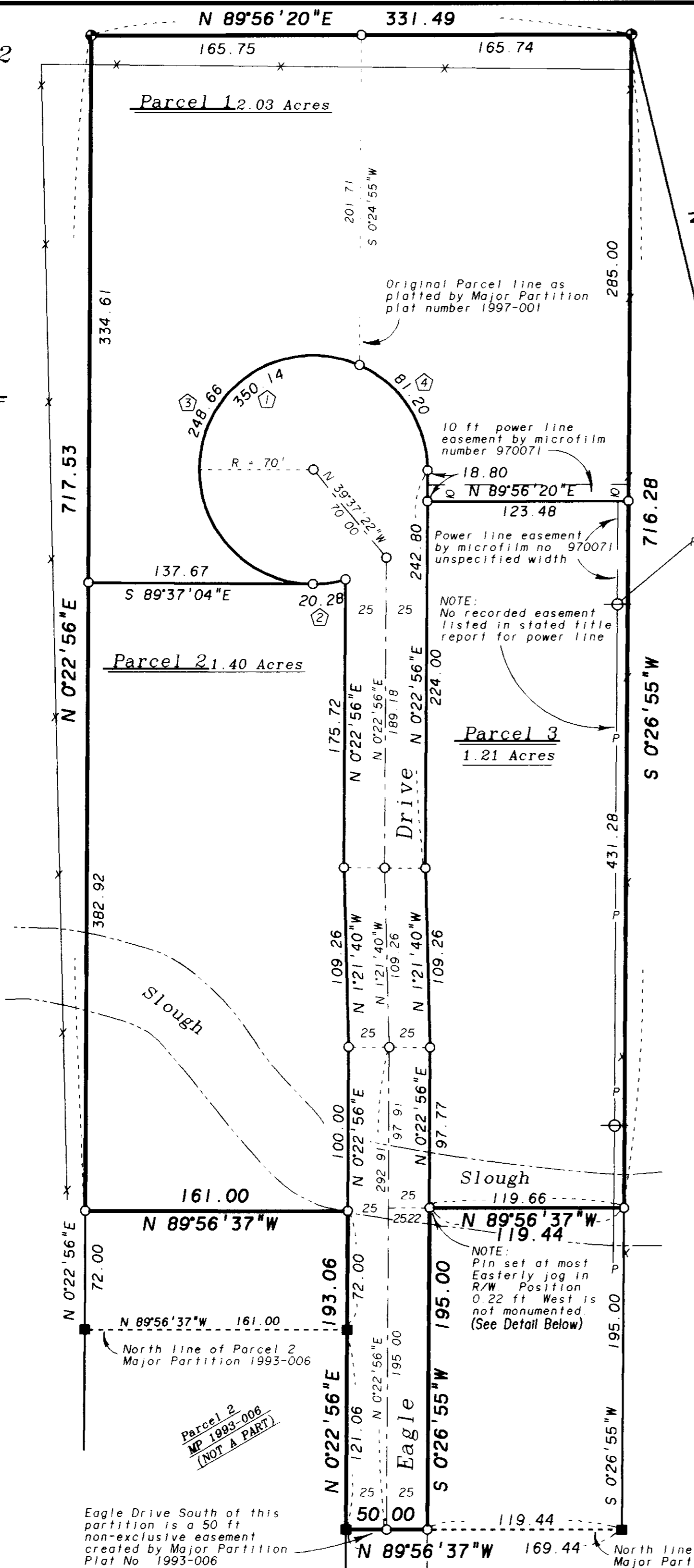
Δ = 16°36'06"  
 R = 70.00'  
 L = 20.28'  
 T = 10'21"  
 L.C. = 20'21"  
 S 82°04'53"W

### 3) Parcel 1 Curve

Δ = 203°32'04"  
 R = 70.00'  
 L = 248.66'  
 T = 336.03'  
 L.C. = 137'06"  
 S 12°08'59"W

### 4) Parcel 2 Curve

Δ = 66°27'56"  
 R = 70.00'  
 L = 81'20"  
 T = 45'86"  
 L.C. = 76'73"  
 S 32°51'01"E



Detail (Not to Scale)

Eagle Drive South of this partition is a 50 ft non-exclusive easement created by Major Partition Plat No. 1993-006

North line of Parcel 1, Major Partition 1993-006

NOTE: Pin set at most Easterly jog in R/W. Position 0.22 ft West is not monumented (See Detail Below)

# Minor Partition Plat No. 1998-02

A Replat of Parcels 1, 2 and 3 of Major Partition Plat Number 1997-001  
Situating in the Southeast quarter of the Southeast quarter of Section 3,  
Township 3 South, Range 38 East of the Willamette Meridian.

## SURVEYOR'S STATEMENT

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and platted the land represented on the attached Minor Partition map in accordance with the provisions of O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

Parcels 1, 2 and 3 of Union County Partition Plat Number 1997-001, situated in the Southeast quarter of the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of said Minor Partition Plat, said point being North 13°29'38" West, a distance of 1369.36 feet from the Southeast corner of Section 3,

- Thence: South 0°26'55" West, along the East line of Parcels 2 and 3 of said partition, a distance of 716.28 feet, to the South line of said Parcel 3.
- Thence: North 89°56'37" West, along said South line, a distance of 119.66 feet, to the East right of way of Eagle Drive.
- Thence: North 0°22'56" East, along said East line, a distance of 97.77 feet.
- Thence: North 1°21'40" West, along said East line, a distance of 109.26 feet.
- Thence: North 0°22'56" East, along said East line, a distance of 242.80 feet, to the Point of Curvature of a 70 ft. radius Curve left.
- Thence: Counter clockwise, along said curve, a distance of 250.14 feet, (Long Chord bears South 37°04'54" West, a distance of 83.67 feet), to a point on the West right of way line of said Eagle Drive.
- Thence: South 0°22'56" West, along said West line, a distance of 175.72 feet.
- Thence: South 1°21'40" East, along said West line, a distance of 109.26 feet.
- Thence: South 0°22'56" West, along said West line, a distance of 100.00 feet, to the South line of Parcel 3 of said partition.
- Thence: North 89°56'37" West, along said South line, a distance of 161.00 feet, to the West line of said partition.
- Thence: North 0°22'56" East, along said West line, a distance of 717.53 feet, to the North line of said partition.
- Thence: North 89°56'20" East, along said North line, a distance of 331.49 feet, to the Point of Beginning of this description.

Said parcel containing 4.64 acres.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1996  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
BAGETT-GRIFFITH & BLACKMAN  
2006 Adams Avenue  
LaGrande, Oregon 97850

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 13<sup>th</sup> day of February, 1998, before me a Notary Public in and for said State and County, personally appeared Daniel A. Davidson and Tracy L. Davidson, 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.

*Marcia L. Rynearson*  
Notary Public for  
the State of Oregon



Notarial Seal

## DECLARATION

Know all people by these presents that Daniel A. Davidson and Tracy L. Davidson Lawrence J. Chess and Sandra M. Chess, Daniel J. Gibbs and Cindy L. Gibbs are the owners, and Richard M. Espinola and Rhonda K. Espinola are contract purchasers of 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 partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92.

*Daniel A. Davidson*  
Daniel A. Davidson

*Tracy L. Davidson*  
Tracy L. Davidson

*Lawrence J. Chess*  
Lawrence J. Chess

*Sandra M. Chess*  
Sandra M. Chess

*Richard M. Espinola*  
Richard M. Espinola

*Rhonda K. Espinola*  
Rhonda K. Espinola

*Daniel J. Gibbs*  
Daniel J. Gibbs

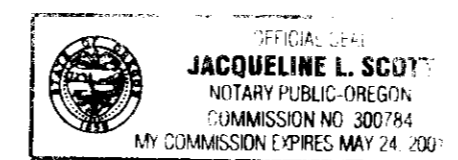
*Cindy L. Gibbs*  
Cindy L. Gibbs

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 6<sup>th</sup> day of February, 1998, before me a Notary Public in and for said State and County, personally appeared Lawrence J. Chess and Sandra M. Chess, 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.

*Jacqueline L. Scott*  
Notary Public for  
the State of Oregon

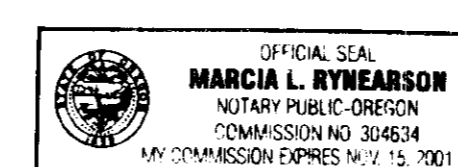


Notarial Seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 10<sup>th</sup> day of February, 1998, before me a Notary Public in and for said State and County, personally appeared Richard M. Espinola and Rhonda K. Espinola, 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.

*Marcia L. Rynearson*  
Notary Public for  
the State of Oregon



Notarial Seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 12<sup>th</sup> day of February, 1998, before me a Notary Public in and for said State and County, personally appeared Daniel J. Gibbs and Cindy L. Gibbs, 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.

*Marcia L. Rynearson*  
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 law to be placed upon the 1997-1998 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 Donna Lewis *Donna Lewis* Date: 2/18/98  
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 upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by Peggy Sutton *Peggy Sutton* Date: 2/18/98  
Peggy Sutton, Union County Treasurer

### UNION COUNTY SURVEYOR

Examined and approved this 16<sup>th</sup> day of Feb., 1998.

*Thomas J. Hanley*  
Thomas J. Hanley, Baker County Surveyor  
for the Union County Surveyor

### UNION COUNTY PLANNING COMMISSION

Examined and approved this 18<sup>th</sup> day of Feb., 1998.

*Hopley Jenkins II*  
Hopley Jenkins II,  
Union County Planning Director

## 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 the 18<sup>th</sup> day of February, 1998, at 3:30 o'clock P.M., and in Plat Cabinet No. B-488, Union County records.  
Microfilm No. 980764

Union County Clerk by H. Nellie Boque Herbert  
*H. Nellie Boque Herbert*