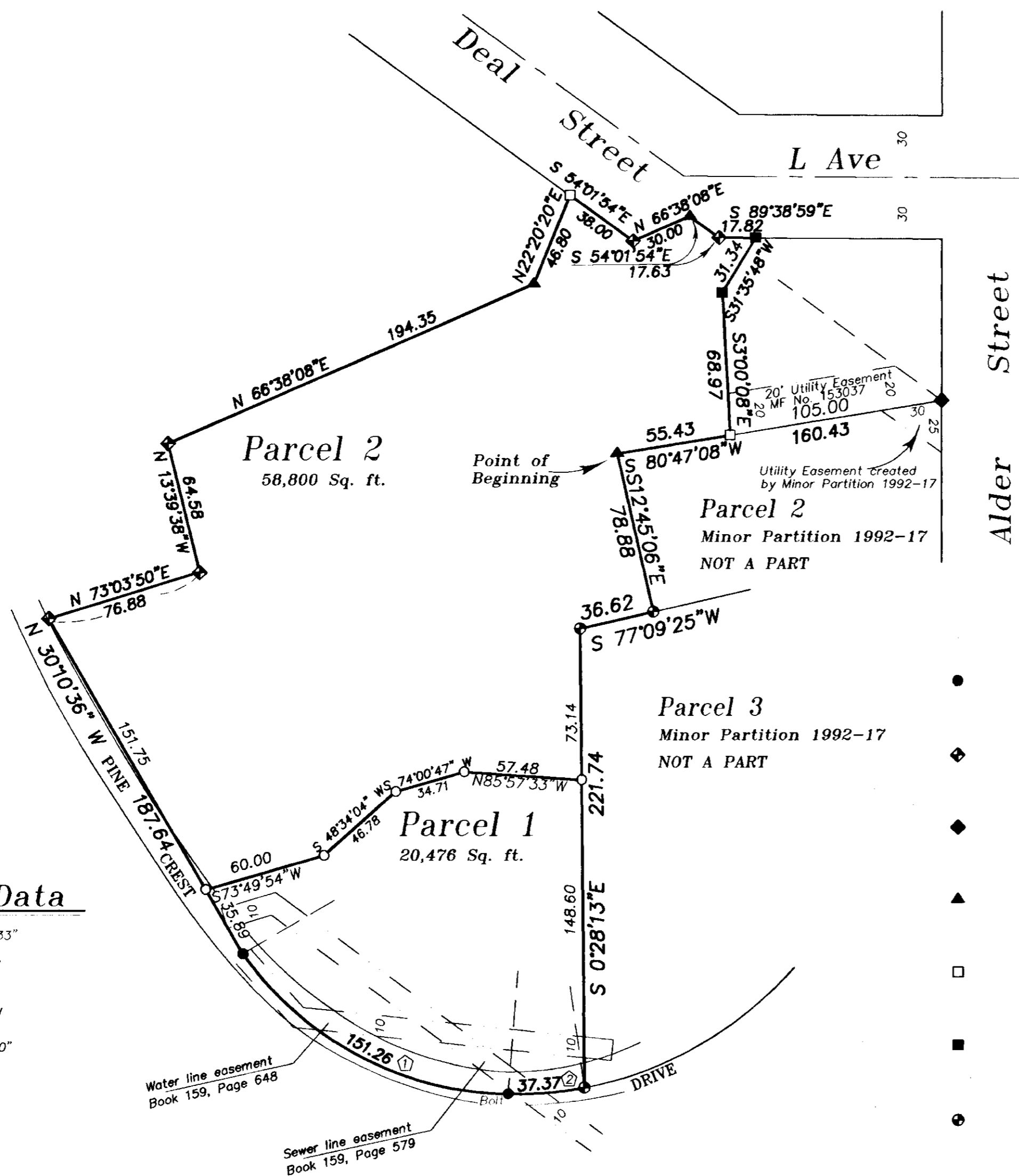


# Minor Partition Plat Number 1998-27

Microfilm Number 987163  
 Plat Cabinet Number B519

A Partition of a portion of Parcel 1 of Minor Partition Plat Number 1992-17, and adjacent tracts situated in the North half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon



### Curve Data

- ①  $\Delta = 52^{\circ}56'33''$   
 $R = 163.70'$   
 $L = 151.26'$   
 $T = 81.52'$   
 $LC = 145.94'$   
 $N 62^{\circ}27'31'' W$
- ②  $\Delta = 11^{\circ}36'20''$   
 $R = 184.50'$   
 $L = 37.37'$   
 $T = 18.75'$   
 $LC = 37.31'$   
 $S 85^{\circ}15'52'' W$

## BASIS OF BEARING

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

SCALE: 1"=50'

## REFERENCE MATERIAL

- Survey Number 155
- Survey Number 75-79
- Survey Number 13-83
- Survey Number 29-83
- Survey Number 003-1994
- Survey Number 005-1995
- Minor Partition Plat Number 1992-17

### DEED REFERENCES

- Volume 159, Page 579
- Volume 159 Page 648
- Microfilm Number 39590
- Microfilm Number 58408
- Microfilm Number 63794
- Microfilm Number 64140
- Microfilm Number 99869
- Microfilm Number 144201
- Microfilm Number 149491
- Microfilm Number 151732
- Microfilm Number 153039
- Microfilm Number 154058
- Microfilm Number 158384

Preliminary Title report number 32542 prepared by Abstract and Title Company

## LEGEND

- Found 5/8" iron pin (unless otherwise noted) set by survey number 155
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 75-79
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 13-83
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 29-83
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 003-1994
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 005-1995
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat No. 1992-17
- Set 5/8"x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement Line
- ② Curve Number

## EASEMENTS

As discussed on Minor Partition 1992-17, this land is also subject to utility easements recorded as microfilm Numbers 58408, 63794 and 64140, and also agreements regarding the use and maintenance of Pine Crest Drive (a private roadway) recorded as microfilm numbers 39590 and 154058.

## NARRATIVE

This partition was done at the request of Willard and Audrey Carey, owners of the land within this partition. This is a partition of Parcel 1 of Minor Partition Number 1992-17 and adjacent tracts that have been lot line adjusted into the ownership. The exterior of this partition was monumented by various surveys and partitions as shown. I place the line between Parcels 1 and 2 of this partition at the direction of the Careys.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Rick G. Robinson*  
 OREGON  
 JULY 17, 1986  
**RICK G. ROBINSON**  
 2219

Renewal Date: Dec. 31, 2000

A Partition of a portion of Parcel 1 of Minor Partition Plat Number 1992-17, and adjacent tracts situated in the North half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of a portion of Parcel 1 of Minor Partition Number 1992-17, and adjacent tracts situated in the North half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

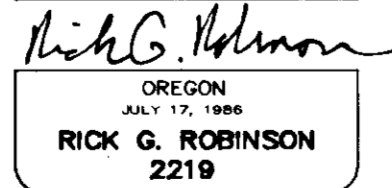
Beginning at an angle point on the Easterly boundary of said Parcel 1, said point being the Northwest corner of Parcel 2 of said Minor Partition Plat Number 1992-17,

- Thence; South 12°45'06" East, along the Westerly line of said Parcel 2, a distance of 78.88 feet to the Southwest corner of said Parcel 2, said point being on the North line of Parcel 3 of said partition plat,
Thence; South 77°09'25" West, along the North line of said Parcel 3, a distance of 36.62 feet, to the Northwest corner of said Parcel 3,
Thence; South 0°28'13" East, along the West line of said Parcel 3, said line also being the Easterly line of Parcel 1 of said partition plat, a distance of 221.74 feet, to the Southeast corner of said Parcel 1, said point being the Point of Curvature of a 184.50 ft. radius curve right,
Thence; Southwesterly, along said curve, and along the Southerly boundary of said Parcel 1, a distance of 37.37 feet (Long Chord bears South 85°15'52" West, a distance of 37.31 ft.), to the Point of Curvature of a 163.70 ft. radius curve right,
Thence; Northwesterly, along said curve, and along the Southerly boundary of said Parcel 1, a distance of 151.26 feet (Long Chord bears North 62°27'31" West, a distance of 145.94 ft.),
Thence; North 30°10'36" West, along the Westerly line of said Parcel 1, a distance of 187.64 feet,
Thence; North 73°03'50" East, along the Northerly line of said Parcel 1, a distance of 76.88 feet,
Thence; North 13°39'38" West, along the Northerly line of said Parcel 1, a distance of 64.58 feet,
Thence; North 66°38'08" East, along the Northerly line of said Parcel 1, a distance of 194.35 feet,
Thence; North 22°20'20" East, a distance of 46.80 feet,
Thence; South 54°01'54" East, a distance of 38.00 feet, to the Northerly line of said Parcel 1,
Thence; North 66°38'08" East, along the Northerly line of said Parcel 1, a distance of 30.00 feet,
Thence; South 54°01'54" East, along the Northerly line of said Parcel 1, a distance of 17.63 feet,
Thence; South 89°38'59" East, a distance of 17.82 feet,
Thence; South 31°35'48" West, a distance of 31.34 feet,
Thence; South 3°00'08" East, a distance of 68.97 feet, to the North line of Parcel 2 of said partition plat,
Thence; South 80°47'08" West, along the North line of said Parcel 2, a distance of 55.43 feet, to the Point of Beginning of this description.

Said tract containing 79,276 Sq. Ft. (1.82 Acres)

I further certify that I made this 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 plat in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2000

DECLARATION

Know all people by these presents that WILLARD K. CAREY and AUDREY L. CAREY Trustees of the Carey Family Trust, under agreement dated August 1, 1991, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions O.R.S. Chapter 92.

Willard K. Carey
WILLARD K. CAREY, Trustee
The Carey Family Trust

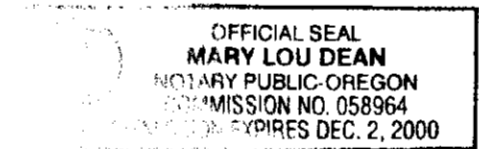
Audrey L. Carey
AUDREY L. CAREY, Trustee
The Carey Family Trust

ACKNOWLEDGMENT

State of Oregon
County of Union

Know all people by these presents, on this 12 day of November, 1998 before me a Notary Public in and for said State and County, personally appeared WILLARD K. CAREY and AUDREY L. CAREY, who are 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.

Mary Lou Dean
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 12th day of November, 1998.

Norman J. Paulus, Jr.
City Surveyor

City of LaGrande Community
Development Director/Planner

Approved this 13th day of November, 1998.

David E. Miller
Community Development Director/Planner

Union County Assessor / Tax Collector

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 1998-1999 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.

Patty Gooderham
Union County Assessor
Date: 11/10/98

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 23rd day of November, 1998, at 8:50 o'clock A.M., and recorded in Plat Cabinet No. B-519 Union County records. Microfilm Number 987163

R. Nellie Bogue Hibbert
Union County Clerk by B. Church, deputy