

# Minor Partition Plat Number 20060220T

Microfilm Number 20060377T  
Plat Cabinet Number C848-C849

A partition of a tract situated in the South half of Section 2  
and in the North half of the Northeast quarter of Section 11,  
Township 5 South, Range 40 East of the Willamette Meridian



SCALE: 1"=300'

### REFERENCE MATERIAL

- ODOT Drawing Number 5B-7-7
- Deed Volume 106 Page 13
- Deed Microfilm Number 29538
- Deed Microfilm Number 36993
- Deed Microfilm Number 90404
- Deed Microfilm Number 90405
- Deed Microfilm Number 97738

Preliminary Title Report Number 06-17980  
prepared by Eastern Oregon Title Company  
dated October 31, 2006

### NARRATIVE

This partition was done at the request of Dan Hoyt. This is an UNSURVEYED Partition. The bearings and distances shown are the record deed courses. The dividing line between Parcels 1 and 2 is intended to be 500 feet East and parallel with the West line of the Southwest quarter of Section 2. The exterior of this partition is determined by the combination of those tracts described in deed microfilm numbers 90405 and 97738.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2006

### LEGEND

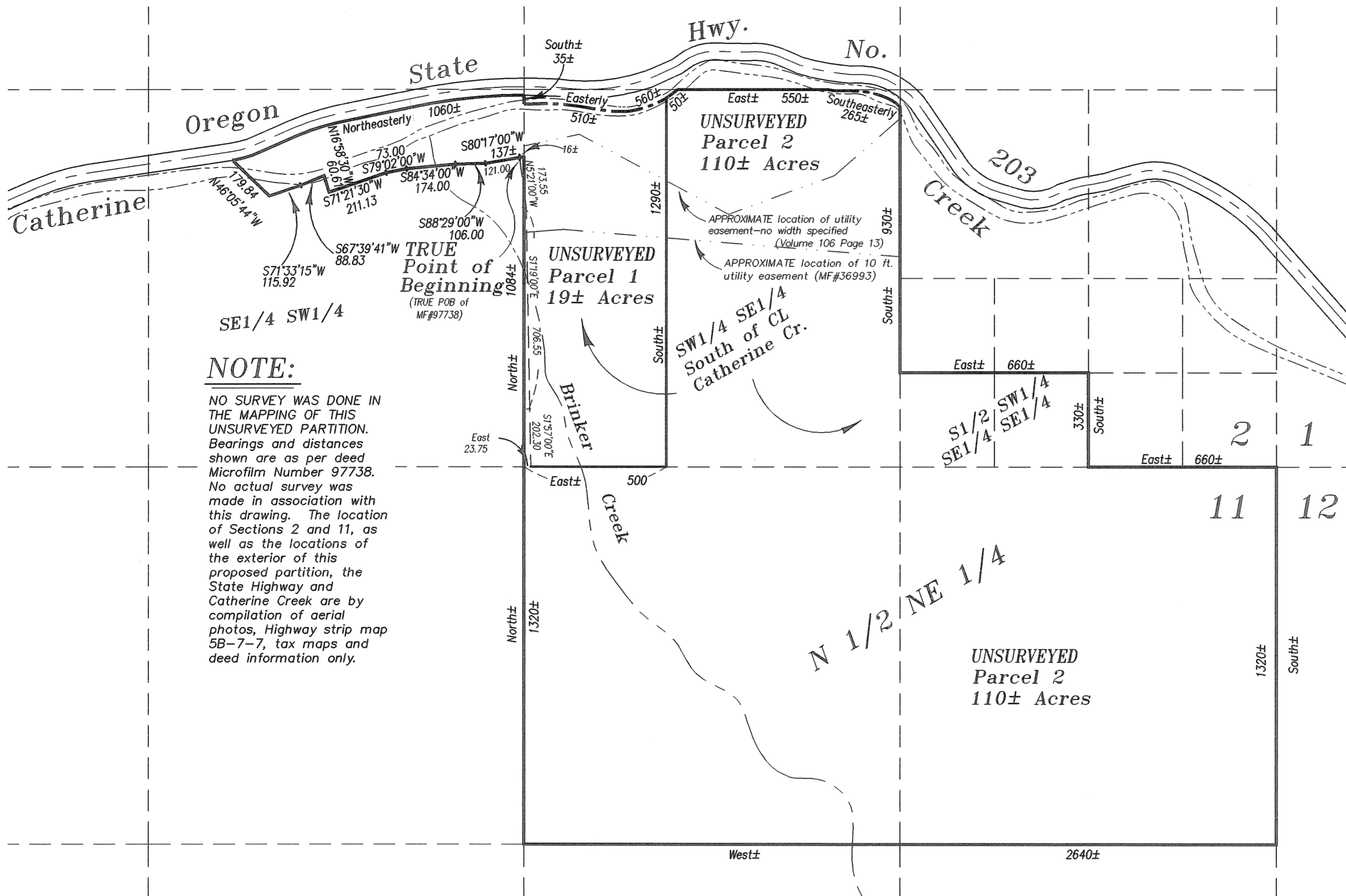
- Approximate Centerline easement as stated
- Approximate Centerline of State Highway 203
- - - Approximate Limits of Catherine Creek or other water course

### SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060220T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C848-C849 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Rick G. Robinson*

Rick G. Robinson, OPLS 2219



### NOTE:

NO SURVEY WAS DONE IN THE MAPPING OF THIS UNSURVEYED PARTITION. Bearings and distances shown are as per deed Microfilm Number 97738. No actual survey was made in association with this drawing. The location of Sections 2 and 11, as well as the locations of the exterior of this proposed partition, the State Highway and Catherine Creek are by compilation of aerial photos, Highway strip map 5B-7-7, tax maps and deed information only.

### EASEMENTS

There are two utility easements shown in their record positions on this plat. The easements call courses in bearing and distance, which I have plotted on the map above. No placement of the physical utility lines have been made by survey on this plat. The easement in Deed Volume 106 Page 13 is an easement of unspecified width for a telephone line granted to the USA. The easement cited in deed microfilm number 33477 is a 10 ft. utility easement granted to California-Pacific Utilities Co.

# Minor Partition Plat Number 20060020T

A partition of a tract situated in the South half of Section 2  
and in the North half of the Northeast quarter of Section 11,  
Township 5 South, Range 40 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have correctly platted the land within the annexed UNSURVEYED partition, in accordance with the provisions of O.R.S. Chapter 92, said partition being situated in the South half of Section 2, and in North half of the Northeast quarter of Section 11, Township 5 South, Range 40 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to deed microfilm numbers 90405 and 97738 as filed in the deed records of Union County, Surveyor.

COMMENCING at the quarter section corner common to said Sections 2 and 11,  
Thence: East, a distance of 23.75 feet to a fence,  
Thence; North 1°57'00" West, along said fence, a distance of 202.30 feet,  
Thence; North 1°19'00" West, along said fence, a distance of 706.55 feet,  
Thence; North 5°21'00" West, along said fence, a distance of 173.55 feet,  
to a point on the South side of County Road No. 238 as was located in the year 1911 and prior, said point being the TRUE POINT OF BEGINNING.

Thence: South 80°17'00" West, along said South side of road, a distance of 121.00 feet,

Thence: South 88°29'00" West, along said South side of road, a distance of 106.00 feet,

Thence: South 84°34'00" West, along said South side of road, a distance of 174.00 feet,

Thence: South 79°02'00" West, along said South side of road, a distance of 73.00 feet,

Thence: South 71°21'30" West, along said South side of road, a distance of 211.13 feet,

Thence: North 16°58'30" West, across said road, a distance of 60.61 feet, to a point on the South side of Catherine Creek,

Thence: South 67°39'41" West, along said creek, a distance of 88.83 feet,

Thence: South 71°33'15" West, along said creek, a distance of 115.92 feet, to the SE Corner of a bridge that crosses Catherine Creek,

Thence: North 46°05'44" West, along a fence a distance of 179.84 feet to a point on the South side of State Highway Number 203,

Thence: Northeasterly, along the South right of way line of said highway, a distance of 1060 feet, more or less, to the West line of the Southeast quarter of said Section 2,

Thence: South, along said West line, a distance of 35 feet, more or less, to the centerline of Catherine Creek,

Thence: Easterly, along said centerline, a distance of 560 feet, more or less, to the North line of the Southwest quarter of the Southeast quarter of said Section 2,

Thence: East, along said North line, a distance of 550 feet, more or less, to the centerline of Catherine Creek,

Thence: Southeasterly, along said centerline, a distance of 265 feet, more or less, to the West line of the Southeast quarter of the Southeast quarter of said Section 2,

Thence: South, along said West line, a distance of 930 feet, more or less, to the North line of the South half of the Southwest quarter of the Southeast quarter of the Southeast quarter of said Section 2,

Thence: East, along said North line, a distance of 660 feet, more or less, to the Northeast corner of said South half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 2,

Thence: South, along the East line of said South half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 2, a distance of 330 feet, more or less, to the South line of said Section 2,

Thence: East, along said South line, a distance of 660 feet, more or less, to the Southeast corner of said Section 2,

Thence: South, along the East line of Section 11 of said Township and Range, a distance of 1320 feet, more or less, to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 11,

Thence: West, along the South line of the North half of the Northeast quarter of said Section 11, a distance of 2640 feet, more or less, to the Southwest corner of the North half of the Northeast quarter of said Section 11,

## SURVEYOR'S CERTIFICATE (Cont)

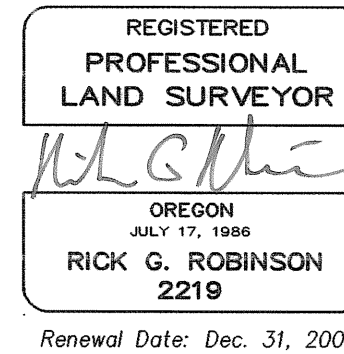
Thence: North, along the West line of the said North half of the Northeast quarter of said Section 11, a distance of 1320 feet, more or less, to the Northwest corner thereof,

Thence: North, along the West line of the Southeast quarter of said Section 2, a distance of 1084 feet, more or less, to a point which bears North 80°17'00" East of the TRUE POINT OF BEGINNING,

Thence: South 80°17'00" West, a distance of 16 feet, more or less, to the TRUE POINT OF BEGINNING of this description.

Said tract containing approximately 129 Acres

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
La Grande, Oregon 97850



## DEDICATION

Know all people by these presents that DANIEL A. HOYT and LINDA M. HOYT are the owners of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Daniel A. Hoyt  
DANIEL A. HOYT

Linda M. Hoyt  
LINDA M. HOYT

## ACKNOWLEDGMENT

State of Oregon  
SS  
County of Union

Know all people by these presents, on this 27<sup>th</sup> day of November, 2006, before me, a Notary Public in and for said State and County, personally appeared DANIEL A. HOYT and LINDA M. HOYT, who are known to me to be the identical persons named in the foregoing instrument, and have acknowledged that said instrument was executed freely and voluntarily.

Patricia J. Sinner  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

### 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 2006-2007 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 Linda L. Hill Date: 11/29/06  
Linda L. Hill, Union County Assessor/Tax Collector

### UNION COUNTY PLANNING COMMISSION

Approved this 5<sup>th</sup> day of December, 2006.

Hanley Jenkins, II  
Hanley Jenkins, II  
Union County Planning Director

### UNION COUNTY SURVEYOR

Approved this 20<sup>th</sup> day of November, 2006.

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

## 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 5<sup>th</sup> day of December, 2006, at 2:50 o'clock P.M., and filed in Plat Cabinet No. C 848-C849, Union County records. Microfilm No. 20066377T.

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

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060020T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C848-C849 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219