

Minor Partition Number 20120009T

A Partition of Parcel 1 of Minor Partition Plat Number 20090018T, situated in the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

Microfilm Number 20124066T
Plat Cabinet Number D198-D199

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

REFERENCE MATERIAL

Union County Monumentation Records
Original Plat of SCHUBERT SUBDIVISION
Minor Partition Plat Number 1996-07
Minor Partition Plat Number 2001-16
Major Partition Plat Number 20090018T
Minor Partition Plat Number 20110003T
Dead Records
Survey No. 71-72
Survey No. 24-73
Survey No. 64-79
Survey No. 032-1999
Survey No. 010-2009
Microfilm No. 88144 Microfilm No. 89370
Microfilm No. 92523 Microfilm No. 100716
Microfilm No. 119547 Microfilm No. 122575
Microfilm No. 156277 Microfilm No. 20045431
Microfilm No. 20101748 Microfilm No. 20101749
Preliminary Title Report 12-23271
by Eastern Oregon Title Company

LEGEND

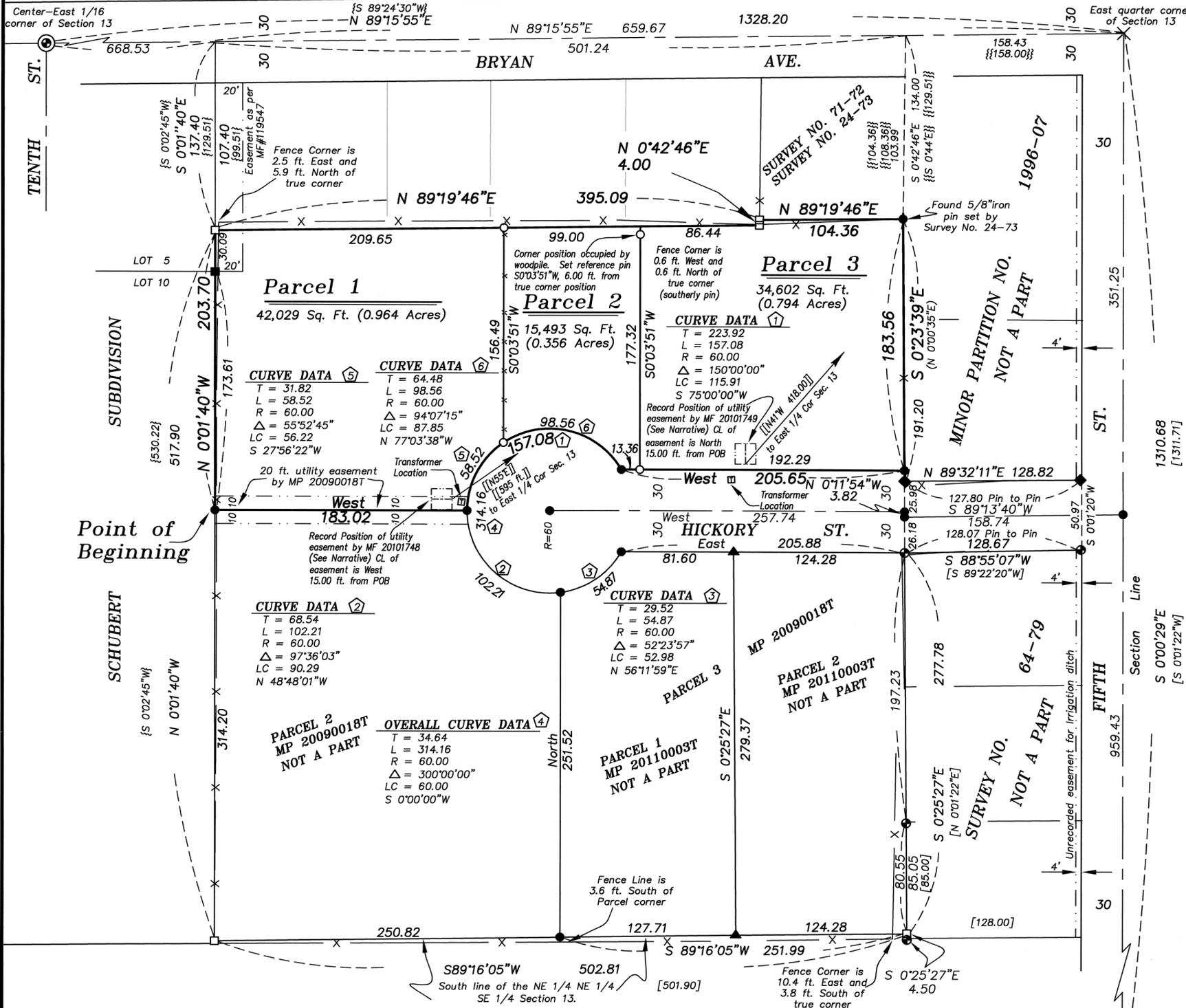
- ⊙ Found 2 1/2" Copper Clad monument in water valve box, set by Survey No. 032-1999
- Found 5/8"x 30" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Major Partition Plat Number 20090018T unless otherwise noted
- ◆ Found 5/8" iron pin with plastic cap marked "APA" set by Minor Partition Plat Number 1996-07
- ⊙ Found 5/8" iron pin, set by Survey Number 64-79
- Found 1/2" iron pin, set by the plat of Schubert Subdivision
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 010-2009
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 200110003T
- Set 5/8"x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊗ Found + on manhole rim as per monumentation records
- ⊠ Existing Electrical Transformer
- Existing fence line
- - - Centerline
- - - Easement Line
- [] Record bearing or distance as per Survey Number 64-79
- { } Record bearing or distance as per the Plat of Schubert Subdivision
- { } Record bearing or distance as per Survey Numbers 71-72 and 24-73
- () Record bearing or distance as per Minor Partition Plat Number 1996-07
- [] Record bearing or distance of deed Microfilm Numbers 20101748 and 20101749

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. 20120009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D198-D199 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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

Renewal Date: Dec. 31, 2014



NARRATIVE

This Partition was done at the request of Rob & Linda Burton. The exterior of this partition was located and previously monumented as documented by Major Partition number 20090018T. The portion of Hickory Street shown on this plat was created and dedicated to the public by said Plat. I place the lines of the parcels within this partition at the direction of Mr. and Mrs. Burton. I find the fences to be away from the true property lines as shown. There is an existing woodpile that occupies the position of the Northwest corner of Parcel 3. A reference pin was set South of the true position as shown. Since the 2009 partition, two utility easements were issued to accommodate electrical transformers. The easements list the bearing and distance to the transformer and contain the language "as actually constructed". I show the record position of these easements, however, the physical location of the Westerly transformer (MF 20101748) falls within the utility easement created by the 2009 partition near the Southeasterly corner of Parcel 1 of this partition. The record position of the other easement (MF 20101749) is also shown at the record deed call. The physical location of the transformer falls in the Northerly right of way of West Hickory Street as shown. I find no other unusual conditions with this partition.

South 1/16 corner between Sections 13 and 18
DELTA AVE.

Minor Partition Number 20120009T

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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Minor Partition Plat, being a partition of Parcel 1 of Major Partition Plat Number 20090018T, situated in the Northeast quarter of 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 the Southwest corner of Parcel One of said Major Partition Plat Number 20090018T;

Thence; North 0°01'40" West, along the West line of said Parcel 1, said line also being the East line of Schubert Subdivision, a distance of 203.70 feet, to the Northwest corner of said Parcel 1,

Thence; North 89°19'46" East, along the exterior of said Parcel 1, a distance of 395.09 feet, to an angle point in said exterior,

Thence; North 0°42'46" East, along the exterior of said Parcel 1, a distance of 4.00 feet,

Thence; North 89°19'46" East, along the exterior of said Parcel 1, a distance of 104.36 feet, to the Northeast corner of said Parcel 1,

Thence; South 0°23'39" East, along the East line of said Parcel 1, a distance of 183.56 feet, to the Southeast corner of said Parcel 1, said point being on the North right of way line of Hickory Street,

Thence; West, along said North line, said line also being the South line of said Parcel 1, a distance of 205.65 feet, to the Point of Curvature of a 60.00 ft. Radius curve left,

Thence; Southwesterly along said South line, and around curve, said line also being the South line of said Parcel 1, a distance of 157.08 feet (Long Chord bears South 75°00'00" West, a distance of 115.91 feet), to the an angle point on the South line of said Parcel 3,

Thence; West, along the South line of said Parcel 1, a distance of 183.02 feet to the Southwest corner of said Parcel 1, to the Point of Beginning of this description.

Said parcel containing 2.11 Acres (92,194 Sq. Ft.)

I further certify 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
Bagett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2014

DECLARATION

Know all people by these presents that ROBERT A. BURTON and LINDA K. BURTON are the owners of the land represented on the annexed map, 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 map, all in accordance with the provisions of O.R.S. Chapter 92.

Robert A. Burton
ROBERT A. BURTON

Linda K. Burton
LINDA K. BURTON

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 6th day of December, 2012.

by Gregory T. Blackman
Gregory T. Blackman
Union County Surveyor

City of Union

Approved this 10 day of DECEMBER, 2012.

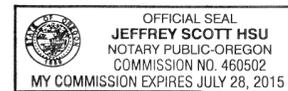
William Lindsley
William Lindsley, Mayor of Union

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 7 day of DECEMBER, 2012, before me a Notary Public in and for said State and County, personally appeared ROBERT A. BURTON and LINDA K. BURTON husband and wife, 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial Seal

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 2012-2013 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: 12/12/12
Linda L. Hill, Union County Assessor/Tax Collector

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. 20120009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D198 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

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 12th day of December, 2012, at 8:42 o'clock A.M., and recorded in Plat Cabinet No. D198-D199 Union County records. Microfilm Number 20124066T

Robin A. Church
Union County Clerk, by Shirley K. Kinsdale, Deputy