

# Partition Plat Number 20150015T

A Partition of Parcel 3 of Minor Partition Plat Number 20040004T, situate in the Southeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

## BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

**SCALE: 1"=50'**

## REFERENCE MATERIAL

Union County monumentation records  
Survey Number 5-80  
Survey Number 014-1997  
Survey Number 010-2001  
Major Partition Plat Number 2000-18  
Minor Partition Plat Number 2001-04  
Minor Partition Plat Number 20040004T

### DEED REFERENCES

Volume 64 Page 8  
Volume 82 Page 461  
Volume 128 Page 333  
Volume 149 Page 501  
Volume 155 Page 470  
Microfilm Number 15555  
Microfilm Number 117415  
Microfilm Number 139025  
Microfilm Number 20001478  
Microfilm Number 20091758  
Microfilm Number 20092279  
Microfilm Number 20112666

Title Report Number 14-26132 prepared by Eastern Oregon Title, Inc. dated April 19, 2015

## LEGEND

- Found 2 1/2" Brass Cap monument as per monumentation record 929-84R of the Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20040004T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - Center line of road right of way
- - - Easement line
- - - Ditch or pond
- - - Edge of Asphalt
- ▨ Area to be Dedicated by this plat
- W Well
- T Transformer

## NARRATIVE

This partition was done at the request of Geraldine Zastrow. The purpose of this partition is to divide the existing ownership into the two parcels as shown. This tract of land is Parcel 3 of Minor Partition Plat Number 20040004T and I use the monumentation of that plat to define the exterior of this partition. As a condition of approval with the Union County Planning Department, it was required to dedicate that portion of Haefer Lane as shown on the map. This was discussed on the 2004 plat, but not dedicated. This plat creates two 2 acre parcels not including road right of way, which meets the applicable zoning standards. This partition also creates a 10 ft. water line easement across Parcel 1 for the use and benefit of Parcel 2. In addition, this plat creates a utility easement to Oregon Trail Electric Consumers Cooperative (OTECC). OTECC has a utility easement by microfilm number 20092279 that calls a very specific location and is shown on the map. The actual electrical facilities are far removed from the record position of the deed. There is no language in the deed referring to "or as constructed on the ground", so I place the existing easement by deed call and create a new easement using the existing underground electrical line as the centerline of the easement to cover the actual electrical components. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

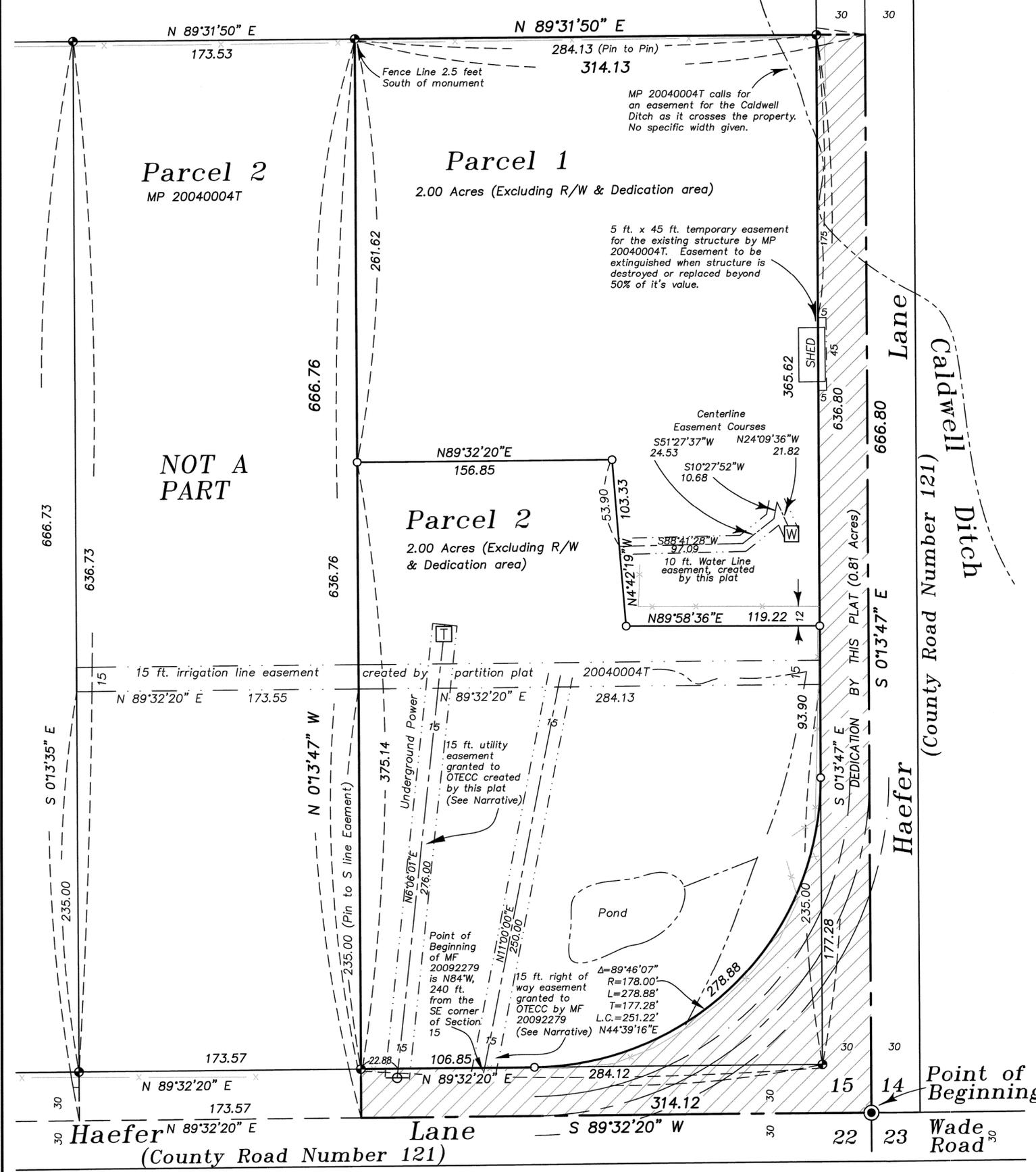
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2016

## 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. 20150015T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D311-D312 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



Partition Plat Number 20150015T  
A Partition of a Parcel 3 of Minor Partition Plat Number 20040004T,  
situate in the Southeast quarter of the Southeast quarter of Section 15,  
Township 3 South, Range 40 East of the Willamette Meridian.

Microfilm No. 20152928T  
Plat Cabinet No. D311-D312

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 Parcel 3 of Minor Partition Plat Number 20040004T, being situate in the Southeast quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows, with reference to said Partition Plat;

Beginning at the Southeast corner said Section 15,

Thence; South 89°32'20" West, along the South line of said Section 15, a distance of 314.12 feet, to the Southwest corner said Parcel 3,

Thence; North 0°13'47" West, along the West line of said Parcel 3, a distance of 666.76 feet, to the Northwest corner of said Parcel 3,

Thence; North 89°31'50" East, along the North line of said Parcel 3, a distance of 314.13 feet, to the Northeast corner of said Parcel 3,

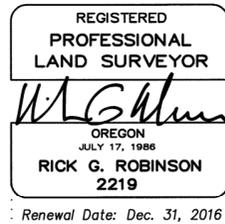
Thence; South 0°13'47" East, along the East line of said Parcel 3, said line also being the East line of said Section 15, a distance of 666.80 feet, to the Point of Beginning of this description.

Said tract containing 4.81 Acres  
Including County Road Right of Way

Said tract containing 4.00 Acres  
Excluding County Road Right of Way

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the parcel corners and the boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of 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



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. 20150015T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D311-D312 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

DECLARATION

Know all people by these presents that I, GERALDINE ZASTROW, am the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and I do hereby create the 10 ft. water line easement over and across Parcel 1 of this partition, for the use of Parcel 2, and the 15 ft. utility easement across Parcel 2 for the use of Oregon Trail Electric Consumers Cooperative, Inc. under the same terms and provisions as that of microfilm number 20092279 of the deed records of Union County, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of Haefler Lane as defined on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Geraldine L. Zastrow  
GERALDINE ZASTROW

Know all people by these presents that BANK OF AMERICA, N.A., is a mortgage holder on the land within this partition by virtue of that deed of trust recorded as microfilm number 20092279 of the deed records of Union County, and does hereby consent to the partition and road dedication shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. 20112666

Lisa M. Hill  
Authorized Representative of Lisa M. Hill  
BANK OF AMERICA, N.A. Assistant Vice President

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 13 day of August, 2015, before me a Notary Public in and for said State and County, personally appeared GERALDINE ZASTROW, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Margaret N. Schonbachtler  
Notary Public for  
the State of Oregon

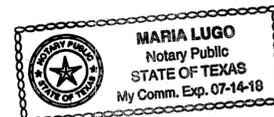


Notarial seal

State of Texas SS  
County of Collin

Know all people by these presents, on this 20 day of August, 2015, before me a Notary Public in and for said State and County, personally appeared Lisa M. Hill, who is known to me to be the authorized representative of BANK OF AMERICA, N.A., and who being duly sworn, did say that they executed the same freely and voluntarily.

Maria Lugo  
Notary Public for  
the State of Texas



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 2015-2016 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: 8/26/15  
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 26 day of August, 2015

Scott Hartell  
Scott Hartell  
Union County Planning Director

Union County Surveyor

Approved this 13<sup>th</sup> day of August, 2015

by Wallowa County Surveyor Gregory T. Blackman  
Gregory T. Blackman  
Deputy Wallowa County Surveyor

UNION COUNTY COMMISSION

Approved and accept the road dedication on the annexed map in accordance with the provisions of O.R.S. Chapter 92.

Approved this 2<sup>nd</sup> day of September, 2015.

Steve McClure Mark D. Davidson  
Steve McClure Mark D. Davidson

Jack Howard  
Jack Howard

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 2nd day of Sept, 2015, at 9:36 o'clock A.M., and recorded in Plat Cabinet No. D311-D312 Union County records. Microfilm Number 20152928T

Union County Clerk by Patricia Lee