

Partition Plat Number 20160008T

Situate in the Southeast quarter of Section 22, and the Northeast quarter of Section 27,
Township 3 South, Range 40 East of the Willamette Meridian
Union County, Oregon

Microfilm No. 20160927T
Plat Cabinet No. D330-D331

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"=100'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 93-72
Survey Number 46-79
Survey Number 15-84
Survey Number 031-1995
Survey Number 027-1999
Partition Plat Number 2001-010
Partition Plat Number 20040003T

DEED REFERENCES
Microfilm Number 20038213
Microfilm Number 20052701
Microfilm Number 20065399
Microfilm Number 20073548
Microfilm Number 20133913

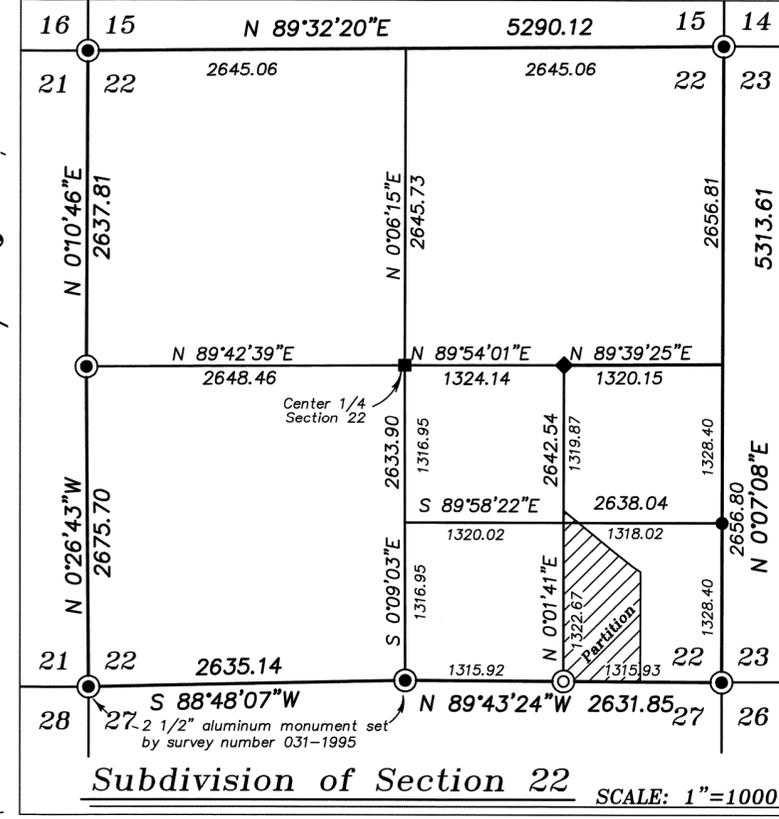
Partition Plat Report Number 16-27200
prepared by Eastern Oregon Title, Inc.
dated March 8, 2016

LEGEND

- Found brass cap monument as per Union County Monumentation Records (unless otherwise noted)
- ⊙ Found 2 1/2" aluminum cap on 5/8" iron pin set by Partition Plat 20040003T
- ◆ Found 2 1/2" aluminum cap on a 5/8" iron pin set by survey number 027-1999
- Found 3/4" iron pipe as per survey number 031-1995
- Found 1/2" iron pin with plastic cap marked "LS 427" set by survey number 15-84
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 031-1995
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- [] Record information of stated title report
- Centerline
- x-x- Existing fence line
- - - - - Creek or Pond
- o Spring

Curve Data

① Centerline Curve Δ = 12°45'55" R = 1350.00' L = 300.78' T = 151.01' L.C. = 300.16' N 57°20'11"W	② North Right of Way Δ = 12°45'55" R = 1320.00' L = 294.09' T = 147.66' L.C. = 293.49' N 57°20'11"W	③ Total South R/W Δ = 12°45'56" R = 1380.00' L = 307.46' T = 154.37' L.C. = 306.82' N 57°20'11"W
④ North Line Parcel 2 Δ = 6°28'57" R = 1380.00' L = 156.13' T = 78.15' L.C. = 156.05' N 54°11'42"W	⑤ R/W East of Parcel 2 Δ = 6°16'59" R = 1380.00' L = 151.33' T = 75.74' L.C. = 151.25' N 60°34'40"W	

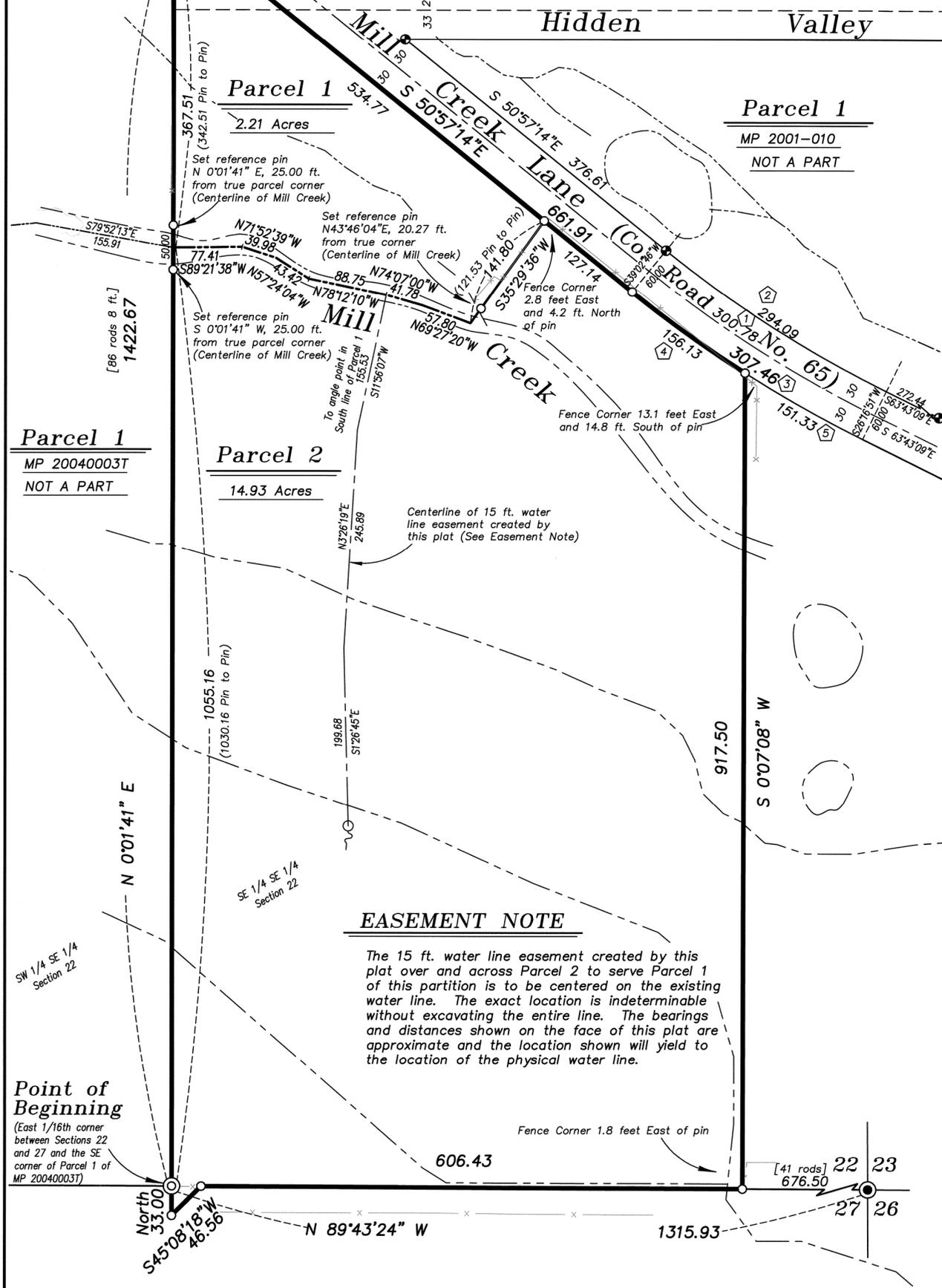


NARRATIVE

This partition was done at the request of Jesse and Isabelle Wright, on behalf of the owners of the land within this partition. The purpose of this partition is to create a parcel (Parcel 1) separating the existing house and approximately 2 acres away from the remaining parcel. I place the Southerly line of Parcel 1 at the centerline of Mill Creek and the Easterly line on an existing fence line as directed. This partition also creates an easement from an existing spring to Parcel 1 for a water line. (See easement note). I place the West and South lines of this partition along the aliquot lines of Section 22. The East line of the partition is 676.50 feet (41 rods) West of and parallel with the East line of Section 22. The North line of this partition is the South right of way line of Mill Creek Lane, placed by offsetting the right of way as determined by the monumentation along the North line of the road by survey number 031-1995. I find the existing fences away from the true deed lines as shown. I find no other unusual conditions on this partition.

EASEMENT NOTE

The 15 ft. water line easement created by this plat over and across Parcel 2 to serve Parcel 1 of this partition is to be centered on the existing water line. The exact location is indeterminable without excavating the entire line. The bearings and distances shown on the face of this plat are approximate and the location shown will yield to the location of the physical water line.



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. 20160008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D330-D331 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 20160008T

Microfilm No. 20160921T
Plat Cabinet No. D330-D331

Situate in the Southeast quarter of Section 22, and the Northeast quarter of Section 27,
Township 3 South, Range 40 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 situate in the Southeast quarter of Section 22, and in the Northeast quarter of Section 27, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 22, said point also being the Southeast corner of Parcel 1 of Minor Partition Plat Number 200400003T,

Thence; North 0°01'41" East, along the West line of the East half of the Southeast quarter of said Section 22, a distance of 1422.67 feet, to the South right of way line of Mill Creek Lane (Union County Road Number 65),

Thence; South 50°57'14" East, along said South line, a distance of 661.91 feet, to the Point of Curvature of a 1380.00 ft. radius curve left,

Thence; Southeasterly, along said South line, and around said curve left, a distance of 156.13 feet (Long Chord bears South 54°11'42" East, a distance of 156.05 feet), to a point 676.50 feet West of (when measured at right angles) the East line of said Section 22,

Thence; South 0°07'08" West, parallel with said East line, a distance of 917.50 feet, to the South line of said Section 22,

Thence; North 89°43'24" West, along said South line, a distance of 606.43 feet, to a point 33.00 feet East of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 22,

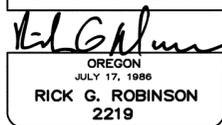
Thence; South 45°08'18" West, a distance of 46.56 feet, to a point 33.00 feet South of said Southwest corner,

Thence; North, a distance of 33.00 feet, to the Point of Beginning of this description.

Said tract containing 17.14 Acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that 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, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2016

DECLARATION

Know all people by these presents that BRIAN L. WRIGHT and THERESA A. WRIGHT 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, and we do hereby create the 15 ft. water line easement across Parcel 2 of this partition to serve Parcel 1 of this partition is to be centered over the existing water line, the approximate location shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.


BRIAN L. WRIGHT

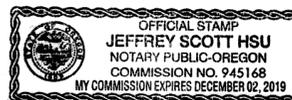

THERESA A. WRIGHT

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 21 day of MARCH, 2016, before me a Notary Public in and for said State and County, personally appeared BRIAN L. WRIGHT and THERESA A. WRIGHT, 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.


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 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  Date: 3/22/16
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 22 day of March, 2016.


Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 17 day of MARCH, 2016.

by Wallowa County Surveyor 
Richard A. Shaver

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 22nd day of March, 2016, at 2:30 1:30 o'clock P.M., and recorded in Plat Cabinet No. D330-D331 Union County records. Microfilm Number 20160921T

Robin A. Church
Union County Clerk by  Deputy Clerk

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. 20160008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D-330+D-331 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.


Rick G. Robinson, OPLS 2219