

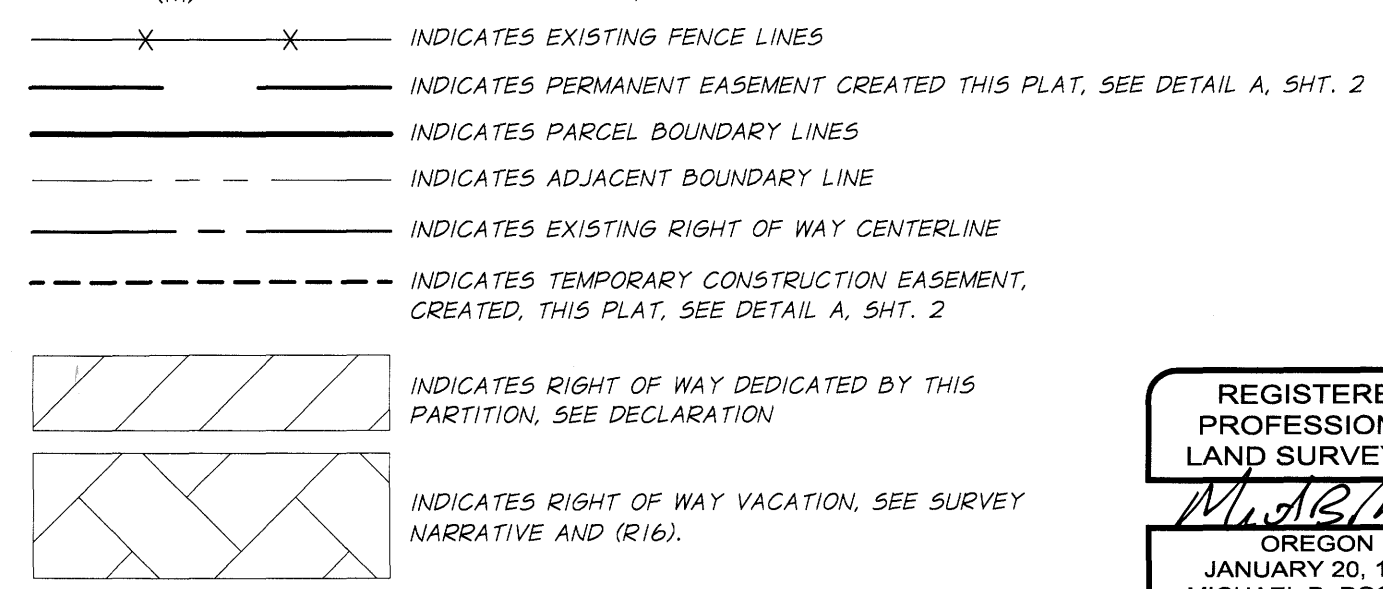
WEST 1/4 COR. SEC. 18  
 FOUND REFERENCE MONUMENT (RM), CHISELED TRIANGLE WITH PUNCH MARK IN WEST EDGE MANHOLE RIM, USED RECORD CALL FROM LAND CORNER MONUMENTATION RECORD 001-2016 R (R15) TO ESTABLISH TRUE POINT OF WEST 1/4 COR. SEC. 18. SEE SURVEY NARRATIVE.

- REFERENCES**
- R1. UNION COUNTY MINOR PARTITION PLAT NO. 20160005T, PLAT CABINET D325-D326, MICROFILM 20160671T
  - R2. UNION COUNTY DOCUMENT NO. 981751, 4-16-98, WARRANTY DEED TO DEBORAH & JOHNNY KENNON
  - R3. UNION COUNTY MINOR PARTITION PLAT NO. 20080025T, PLAT CABINET D033-D034, MICROFILM 20084952T
  - R4. UNION COUNTY MINOR PARTITION PLAT NO. 20120009T, PLAT CABINET D198-D199, MICROFILM 20124066T
  - R5. UNION COUNTY MAJOR PARTITION PLAT NO. 20090018T, PLAT CABINET D078-D079, MICROFILM 20093488T
  - R6. UNION COUNTY UNION COUNTY SURVEY NUMBER 23-78
  - R7. UNION COUNTY UNION COUNTY SURVEY NUMBER 64-79
  - R8. UNION COUNTY UNION COUNTY SURVEY NUMBER 72-77 & 11-81
  - R9. UNION COUNTY UNION COUNTY SURVEY NUMBER 007-2001
  - R10. UNION COUNTY UNION COUNTY SURVEY NUMBER 18-83
  - R11. UNION COUNTY UNION COUNTY SURVEY NUMBER 035-79
  - R12. EASTERN OREGON TITLE, INC., PARTITION PLAT REPORT TITLE NO. 20-32553
  - R13. LEWIS' ADDITION TO THE TOWN OF NORTH UNION, UNION COUNTY, OREGON
  - R14. VACATION ORDER NUMBER SV 01-16 DATED 2-10-16, CITY OF UNION, OREGON
  - R15. CERTIFIED RECORD OF LAND CORNER MONUMENTATION 001-2016-R FILED 2-24-16
  - R16. CITY OF UNION ORDINANCE NUMBER NO. 561, EFFECTIVE DATE JULY 1, 2020
  - R17. UNION COUNTY UNION COUNTY SURVEY NUMBER 032-1999

# PARTITION PLAT NO. 2020-0009

A PARTITION OF PARCEL 1 OF MINOR PARTITION PLAT NO. 2016-0005T IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, T.4S, R.40E., W.M., CITY OF UNION, UNION COUNTY, OREGON.

- LEGEND**
- INDICATES A 5/8" INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA OR 2849", SET THIS SURVEY, UNLESS OTHERWISE NOTED.
  - ⊕ INDICATES A 1 1/2" ALUM. CAP MARKED "APA OR 2849 WA 41295", FROM PP 20160005T (R1) FOUND FLUSH AND HELD FOR THIS PARTITION, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "BGB SURVEY MARKER". FROM UNION CO. MINOR PARTITION 2008-0025T (R3), FOUND FLUSH AND HELD, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 5/8" REBAR WITH NO CAP OR ILLEGIBLE PLASTIC CAP. FROM UNION CO. SURVEY NO. 23-78, (R6) FOUND FLUSH AND HELD, SEE NOTATION.
  - ⊙ INDICATES FOUND BENT 5/8" REBAR WITH NO CAP, SHOT AT SPIN HOLE 0.2' BELOW PAVEMENT. FROM UNION CO. MAJOR PARTITION 2009-0018T, (R5) HELD SPIN HOLE LOCATION.
  - (RXX) INDICATES A RECORD DIMENSION PER CALL OUT, SEE REFERENCES
  - (M) INDICATES A MEASURED DIMENSION, THIS SURVEY



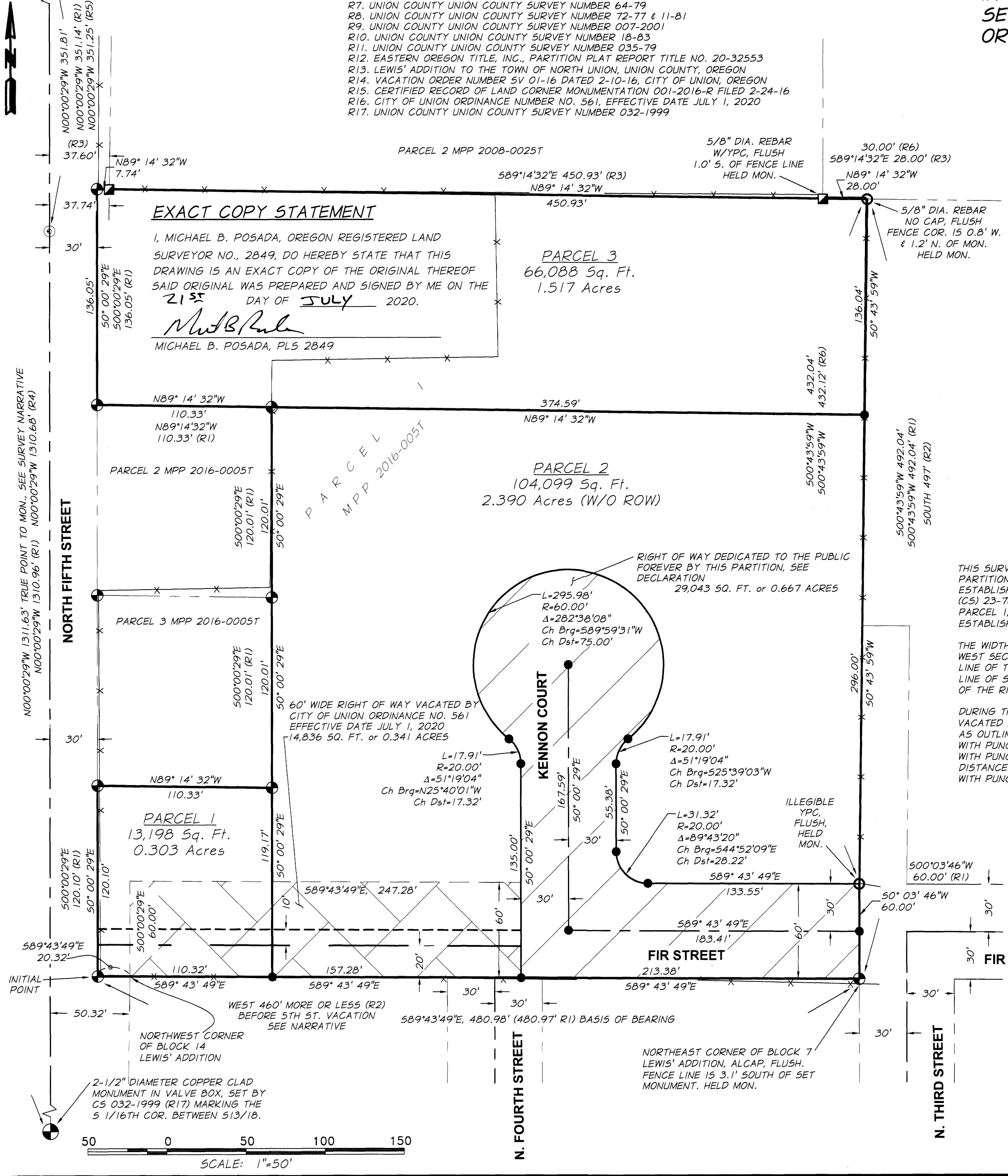
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael B. Posada*  
 OREGON  
 JANUARY 20, 1998  
 MICHAEL B. POSADA  
 02849LS  
 EXPIRES: 12-31-2020

## SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHNNY & DEBORAH KENNON FOR THE PURPOSE OF PARTITIONING PARCEL 1 OF MINOR PARTITION PLAT (MPP) 2016-0005T INTO THREE PARCELS, AS SHOWN. THE NORTH LINE AND THE EAST LINE OF THIS PROPERTY WERE ESTABLISHED USING FOUND MONUMENTS FROM SAID MPP 2016-0005T, UNION COUNTY MINOR PARTITION PLAT 2008-0025T AND COUNTY SURVEY (CS) 23-78. FOUND MONUMENTS FROM THOSE SURVEYS WERE ACCEPTED AND HELD, AS SHOWN, INCLUDING THE SOUTHEAST CORNER OF SAID PARCEL 1, WHICH IS AT THE NORTHEAST CORNER OF BLOCK 7 OF LEWIS' ADDITION. RECORD CALLS FROM MPP 2016-0005T WERE HELD TO ESTABLISH THE SOUTH LINE OF SAID PARCEL 1 AT THE NORTH LINE OF LEWIS' ADDITION.

THE WIDTH OF N. FIFTH STREET RIGHT OF WAY SOUTH OF THE SOUTHWEST CORNER OF SAID PARCEL 1 WAS DETERMINED TO BE 50.32' FROM THE WEST SECTION LINE OF SECTION 18, BASED ON FOUND MONUMENTS FROM MPP 2016-0005T AND THE PUBLIC LAND CORNERS MARKING THE WEST LINE OF THE SW 1/4 OF SEC. 18. THE RIGHT OF WAY WIDTH OF N. FIFTH STREET ADJOINING THIS PARTITION IS 30' WIDE FROM THE WEST SECTION LINE OF SECTION 18, BASED ON THE CITY OF UNION ORDER NO.: SV 01-16 GRANTING APPROVAL OF A STREET VACATION OF A 20.32' WIDE STRIP OF THE RIGHT OF WAY OF N FIFTH ST.

DURING THIS PARTITION PROCESS A PORTION OF THE 60' WIDE PUBLIC RIGHT OF WAY ALONG THE SOUTHERLY 60' OF SAID PARCEL 1 WAS VACATED BY THE CITY OF UNION AND THE 60' WIDE PUBLIC RIGHT OF WAY OF FIR STREET AND KENNON LANE WERE DEDICATED BY THE OWNERS, AS OUTLINED IN THE DECLARATION ON SHEET 2. THE LAND CORNER MONUMENT RECORD (R15) DETAILS THE HISTORY OF THE CHISELED TRIANGLE WITH PUNCH MARK REFERENCING THE WEST 1/4 CORNER OF SECTION 18. THE RECORD CALL TO THE TRUE POINT FROM THE CHISELED TRIANGLE WITH PUNCH MARK ON (R15) WAS USED TO COMPUTE THE TRUE POINT OF SAID CORNER AND THE MEASUREMENTS ON THIS SURVEY REFLECT DISTANCES TO THE TRUE POINT AND ARE ALSO IN HARMONY WITH THE RECORD CALLS FROM (R8), THE ORIGINAL CALL TO THE CHISELED TRIANGLE WITH PUNCH MARK AND (R6). SEE (R15) FOR DETAILS.



**PARTITION PLAT**  
**NW 1/4 OF THE SW 1/4 SEC. 18**  
**T.4S., R.40E., W.M., UNION, OR.**

JOHNNY & DEBORAH KENNON 105 NORTH 5TH STREET UNION, OREGON 97863 541-910-7781

SCALE: 1"=50'

DATE: JULY, 2020

JOB NO. 2732-59

**anderson perry & associates, inc.**  
 engineering surveying natural resources  
 LA GRANDE, OR. WALLA WALLA, WA.

**1/3**

ANDERSON-PERRY & ASSOC.  
 1901 N. FIR STREET  
 LA GRANDE, OREGON 97850  
 (541) 963-8309

**SURVEYOR'S CERTIFICATE**

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF UNION ORDINANCES. THE INITIAL POINT OF THIS PARTITION IS A 5/8" x 30" REBAR WITH A 1-1/2" ALUMINUM CAP MARKED "APA OR 2849 WA 41295" SET AT THE SOUTHWEST CORNER OF THIS PARTITION. SAID LAND IS LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNION, UNION COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF MINOR PARTITION PLAT NO. 2016-005T, FILED FOR RECORD FEBRUARY 24, 2016 AS MICROFILM NUMBER 20160671T IN PLAT CABINET D325-D326 OF UNION COUNTY RECORDS.

CONTAINING 212,425 SQUARE FEET OR 4.877 ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

EXPIRES: 12-31-2020

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT DEBORAH L. KENNON AND JOHNNY C. KENNON, JR., THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND PRIVATE UTILITY EASEMENTS TO BE CREATED AND HEREBY DEDICATE TO THE PUBLIC FOREVER THAT PORTION OF FIR STREET AND KENNON COURT SHOWN HEREON, IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND CITY OF UNION ORDINANCES.

*Deborah L. Kennon*  
DEBORAH L. KENNON

*Johnny C. Kennon, Jr.*  
JOHNNY C. KENNON, JR.

**ACKNOWLEDGMENTS**

STATE OF OREGON 55  
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23<sup>rd</sup> DAY OF July, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DEBORAH L. KENNON AND JOHNNY C. KENNON, JR. AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

*Jamie Daniel*  
NOTARY SIGNATURE

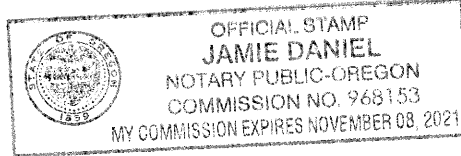
Jamie Daniel  
NOTARY PUBLIC PRINTED NAME

STATE OF Oregon

COUNTY OF Union

COMMISSION NO. 968153

MY COMMISSION EXPIRES 11-8-21



**PARTITION PLAT NO. 2020-0009**

A PARTITION OF PARCEL 1 OF MINOR PARTITION PLAT NO. 2016-0005T IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, T.4S, R.40E., W.M., CITY OF UNION, UNION COUNTY, OREGON.

**APPROVALS**

MAYOR - CITY OF UNION

APPROVED THIS 31 DAY OF August, 2020

*Leonard Flint*  
LEONARD FLINT - MAYOR, CITY OF UNION

ADMINISTRATOR/RECORDER - CITY OF UNION

APPROVED THIS 31 DAY OF August, 2020

*Doug Wiggins*  
DOUG WIGGINS - CITY OF UNION ADMINISTRATOR/RECORDER

UNION COUNTY SURVEYOR

APPROVED THIS 27 DAY OF AUGUST, 2020

*Jeffery Perry*  
UNION COUNTY SURVEYOR

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 2021-2022 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.

*Codey W. ...* 9/2/20  
UNION COUNTY ASSESSOR/TAX COLLECTOR

UNION COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 16 DAY OF September, 2020

*Paul Anderes* PAUL ANDERES  
*Donna Beverage* DONNA BEVERAGE  
*Matt Scarfo* MATT SCARFO

**FILING STATEMENT**

STATE OF OREGON (55)  
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 17<sup>th</sup> DAY OF Sept., 2020, AT 1:34 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 2020-0009 IN PLAT CABINET NO. E 498- E 499 E 500, UNION COUNTY RECORDS. MICROFILM NUMBER 20203112

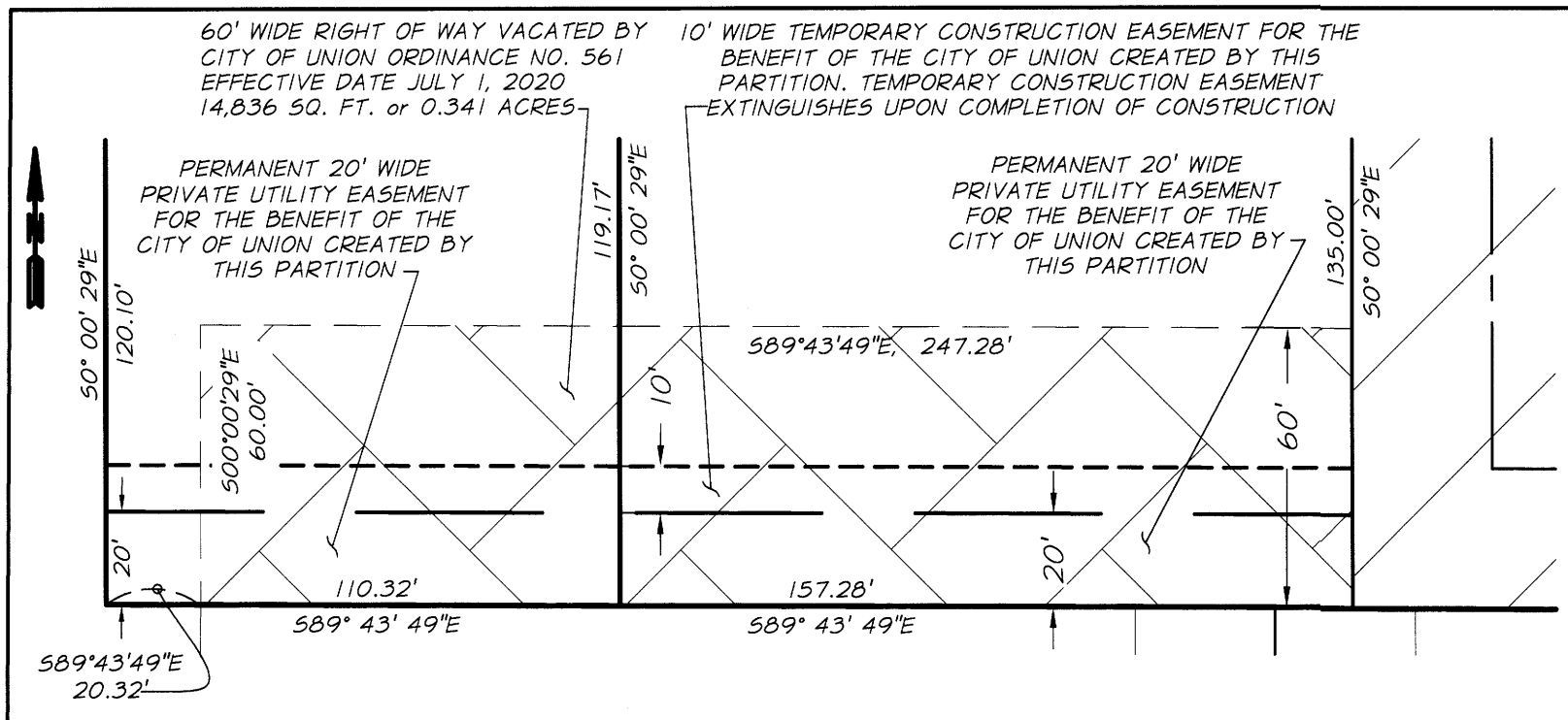
*Lisa Freik*, Chief Deputy Clerk  
UNION COUNTY CLERK

**EXACT COPY STATEMENT**

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 21<sup>ST</sup> DAY OF JULY 2020.

*Michael B. Posada*  
MICHAEL B. POSADA, PLS 2849

ANDERSON-PERRY & ASSOC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
(541) 963-8309



**DETAIL A**

SCALE: 1" = 40'

<b>MINOR PARTITION PLAT NW 1/4 OF THE SW 1/4 SEC. 18 T.4S., R.40E., W.M., UNION, OR.</b>		
JOHNNY & DEBORAH KENNON		105 NORTH 5TH STREET UNION, OREGON 97863 541-910-7781
SCALE: N/A	 <b>anderson perry &amp; associates, inc.</b> engineering surveying natural resources LA GRANDE, OR. WALLA WALLA, WA.	SHEET 2/3
DATE: JULY, 2020		
JOB NO. 2732-59		

**PARTITION PLAT NO.** 2020-0009

A PARTITION OF PARCEL 1 OF MINOR PARTITION PLAT NO. 2016-0005T IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, T.4S, R.40E., W.M., CITY OF UNION, UNION COUNTY, OREGON.

**DECLARATION**

UMPQUA BANK, BENEFICIARY OF THAT LINE OF CREDIT DEED OF TRUST, RECORDED OCTOBER 4, 2017 AS MICROFILM DOCUMENT NO. 20173285, UNION COUNTY DEED RECORDS, HEREBY CONSENTS TO THE DEDICATION, TO THE PUBLIC FOREVER, OF FIR STREET AND KENNON COURT, AS SHOWN HEREON.

*Matthew Hay*

Matthew Hay, Default Litigation Supervisor AUTHORIZED REPRESENTATIVE OF UMPQUA BANK

**ACKNOWLEDGMENTS**

STATE OF OREGON  
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20<sup>th</sup> DAY OF August, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Matthew Hay, Default Litigation Spvr. AUTHORIZED REPRESENTATIVE OF UMPQUA BANK, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

*Dannine M. Consoli*

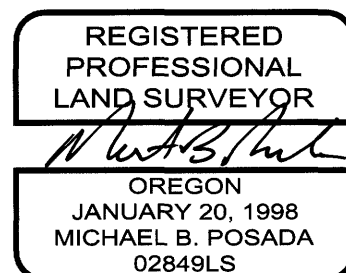
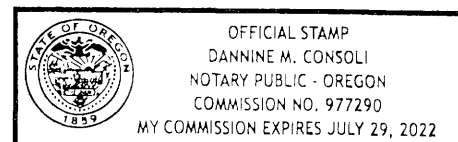
Dannine M. Consoli  
NOTARY PUBLIC PRINTED NAME

STATE OF Oregon

COUNTY OF Washington

COMMISSION NO. 977290

MY COMMISSION EXPIRES 07-29-22



EXPIRES: 12-31-2020

**EXACT COPY STATEMENT**

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*Michael B. Posada*  
Michael B. Posada, PLS 2849

ANDERSON-PERRY & ASSOC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
(541) 963-8309

<b>MINOR PARTITION PLAT NW 1/4 OF THE SW 1/4 SEC. 18 T.4S., R.40E., W.M., UNION, OR.</b>		
JOHNNY & DEBORAH KENNON		541-910-7781
SCALE:	N/A	SHEET
DATE:	JULY, 2020	<b>3 / 3</b>
JOB NO.	2732-59	
 <b>anderson perry &amp; associates, inc.</b> <small>engineering surveying natural resources</small> LA GRANDE, OR. WALLA WALLA, WA.		