

BAUM INDUSTRIAL PARK

A Subdivision of Parcel 3, Partition Plat Number 20180006T
 Situated in the Northeast and Southeast quarters of Section 35,
 Township 2 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20182235T
 Plat Cabinet Number E434 E435

BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1"=200'

REFERENCE MATERIAL

Survey Number 010-1998
 Survey Number 010-2000
 Survey Number 002-2001
 Survey Number 048-2017
 Minor Partition Plat Number 1997-24
 Minor Partition Plat Number 2000-16
 Minor Partition Plat Number 2002-006
 Minor Partition Plat Number 20090014T
 Minor Partition Plat Number 20150016T
 Partition Plat Number 20180006T

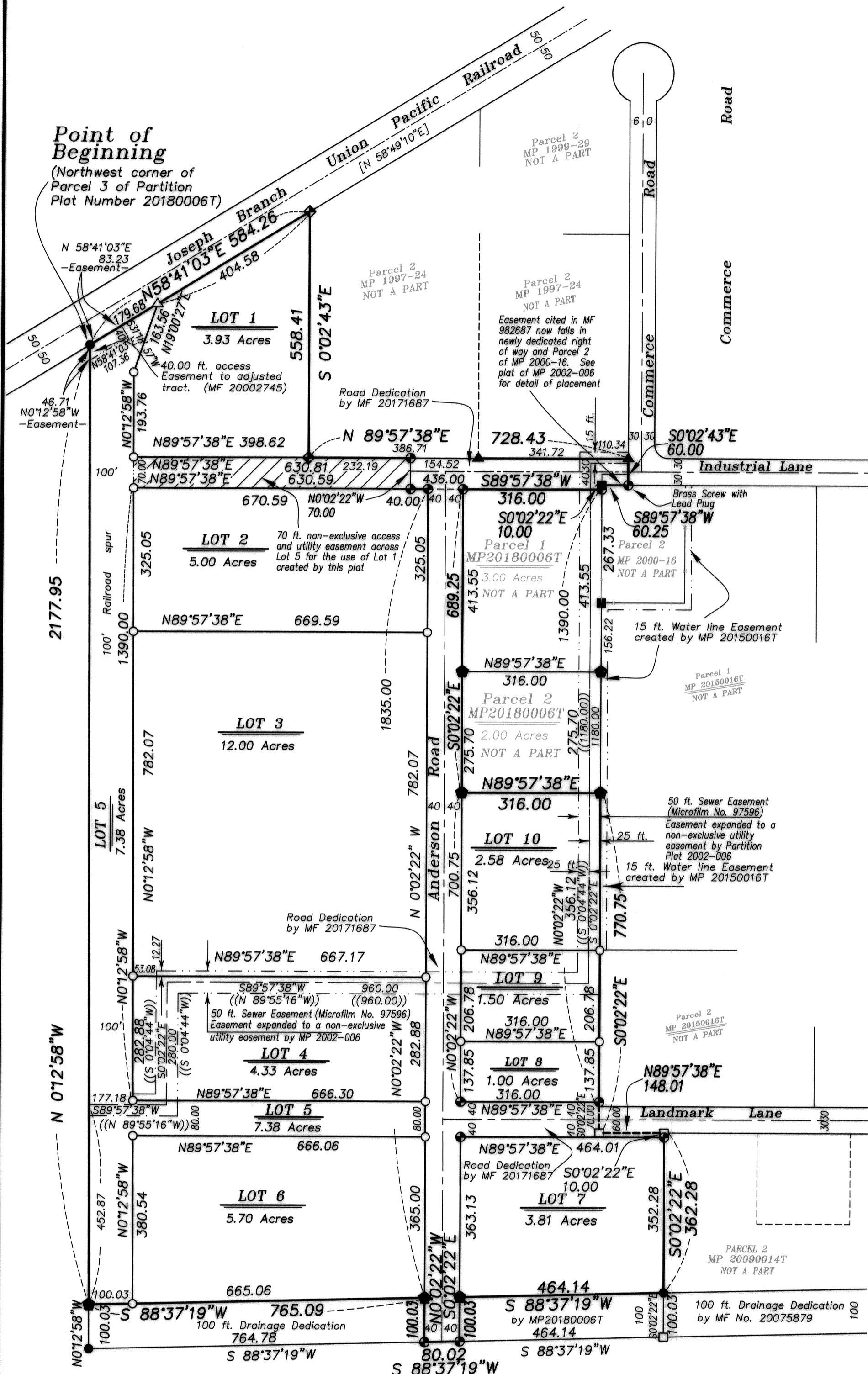
DEED REFERENCES

Microfilm Number 97596
 Microfilm Number 982687
 Microfilm Number 20022745
 Microfilm Number 20022791
 Microfilm Number 20075879
 Microfilm Number 20124246
 Microfilm Number 20171687

Partition Plat Report Number 18-29939
 prepared by Eastern Oregon Title, Inc.
 dated May 4, 2018

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Plat Number 1997-24
- △ Found 5/8" iron pin (No Cap) set by Survey Number 010-1998
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 010-2000
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-2001
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 2000-16
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 2002-006
- Found survey monument set by Survey Number 048-2017, 5/8" iron pin with aluminum cap marked APA 60000 unless otherwise noted
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20180006T
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Easement Line
- - - Centerline
- (()) Record measurement as per Microfilm Number 97596
- [] Record Bearing of Survey Number 043-1992



NARRATIVE

This subdivision was done at the request of Union County, owner of the land within this subdivision. The purpose of this plat is to create the Lots as shown. This plat also creates an 80 ft. non-exclusive easement for access and utilities across a portion of Lot 5 for the use of Lot 1 of this subdivision. The lot configuration was placed at the direction of the owner of the property. Anderson Road was created by Microfilm Number 20171687. The fences are at or very near the property lines of this partition. I find no other unusual conditions on this partition.

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 Plat of BAUM INDUSTRIAL PARK and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E434-E435 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2018

Rick G. Robinson, OPLS 2219

BAUM INDUSTRIAL PARK

A Subdivision of Parcel 3, Partition Plat Number 20180006T
Situating in the Northeast and Southeast quarters of Section 35,
Township 2 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20182235T
Plat Cabinet Number E434 + E435

SURVEYOR'S CERTIFICATE


I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within BAUM INDUSTRIAL PARK, being a subdivision of Parcel 3 of Partition Plat Number 20180006T, being situated in the Northeast and Southeast quarter of Section 35, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

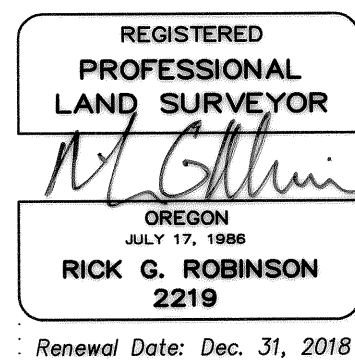
- Beginning at the Northwest corner of said Parcel 3, said point being on the Southerly right of way line of the Joseph Branch of the Union Pacific Railroad,
- Thence: North 58°41'03" East, along said right of way line, a distance of 584.26 feet,
- Thence: South 0°02'43" East, a distance of 558.41 feet, to the Westerly prolongation of the South line of Parcel 2 of Minor Partition Plat Number 1997-24,
- Thence: North 89°57'38" East, along said prolongation, and along the South line of said Parcel 2, a distance of 728.43 feet, to the Southeast corner of said Parcel 2, said point being on the West right of way line of Commerce Road,
- Thence: South 0°02'43" East, along said West right of way line, a distance of 60.00 feet, to the it's intersection with the North line of Parcel 2 of Minor Partition Plat Number 2000-16,
- Thence: South 89°57'38" West, along said North line, a distance of 60.25 feet, to the Northwest corner of said Parcel 2,
- Thence: South 0°02'22" East, along the West line of said Parcel 2, a distance of 10.00 feet, to the Northeast corner of Parcel 1 of Partition Plat Number 20180006T,
- Thence: South 89°57'38" West, along the North line of said Parcel 1, a distance of 316.00 feet, to the Northwest corner of said Parcel 1,
- Thence: South 0°02'22" East, along the West line of said Parcel 1, and the West line of Parcel 2 of said Partition Plat, a distance of 689.25 feet, to the Southwest corner of said Parcel 2,
- Thence: North 89°57'38" East, along the South line of said Parcel 2, a distance of 316.00 feet, to the Southeast corner of said Parcel 2,
- Thence: South 0°02'22" East, along the East line of Parcel 3 of Partition Plat Number 20180006T, a distance of 770.75 feet, to an angle point in the exterior of said Parcel 3,
- Thence: North 89°57'38" East, a distance of 148.01 feet, to an angle point in the exterior of said Parcel 3,
- Thence: South 0°02'22" East, along the East line of said Parcel 3, a distance of 362.28 feet, to the Southeast corner of said Parcel 3, said point being on the North line of the 100 ft. drainage dedication, created by said Partition Plat,
- Thence: South 88°37'19" West, along the South line of said Parcel 3, a distance of 464.14 feet, to an angle point in the exterior of said Parcel 3, said point being on the Easterly right of way of Anderson Road,
- Thence: South 0°02'22" East, along said right of way, a distance of 100.03 feet,
- Thence: South 88°37'19" West, a distance of 80.02, to the West right of way line of Anderson Road,
- Thence: North 0°02'22" West, along said right of way, a distance of 100.03, to the intersection of said right of way and the North line of said 100 ft. drainage dedication,
- Thence: South 88°37'19" West, along the South line of said Parcel 3, a distance of 765.09 feet, to the Southwest corner of said Parcel 3,
- Thence: North 0°12'58" West, along the West line of said Parcel 1, a distance of 2177.95 feet, to the Point of Beginning of this description.

Said tract subject to the rights of the public in that portion lying within the Deed of Dedication executed by Union County, Oregon, recorded May 30, 2017 as Document Number 20171687 of the deed records of Union County, Oregon.

Said parcel containing 52.18 Acres, Including Road Right of way
Said parcel containing 47.23 Acres, Excluding Road Right of way


I further certify that I made this plat by order and under the direction of the owner thereof, and that the Lots are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, Oregon 97850



DECLARATION

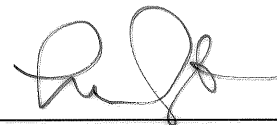
Know all people by these presents that UNION COUNTY, a Political Subdivision of the State of Oregon, is the owner of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and has caused the same to be subdivided into the Lots shown on the annexed map, and does hereby create the 70 ft. non-exclusive access and utility easement across the Northeasterly portion of Lot 5 for the use of Lot 1 of this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

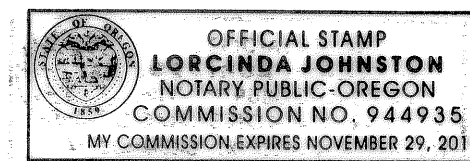

UNION COUNTY, a Political Subdivision of the State of Oregon
by Shelley Burgess, Administrative Officer

ACKNOWLEDGMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 25th day of July, 2018, before me a Notary Public in and for said State and County, personally appeared Shelley Burgess, as Administrative Officer of the UNION COUNTY, who being duly sworn, did say that said instrument was executed 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 2018-2019 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  Maiden J. Cooper for Cody Vavra Date: 7/25/18
Cody Vavra, Union County Assessor/Tax Collector

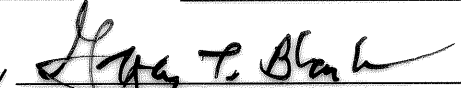
UNION COUNTY PLANNING COMMISSION

Approved this 25 day of July, 2018.


Scott Hartell
Union County Planning Director

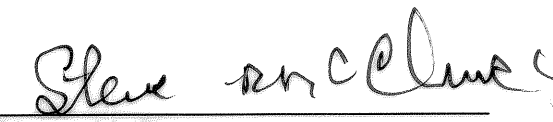

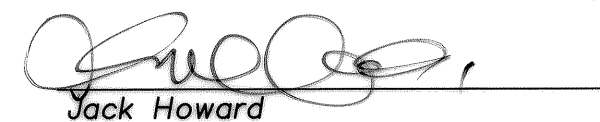
UNION COUNTY SURVEYOR

Approved this 20th day of July, 2018.

by 
Gregory T. Blackman
Deputy Wallowa County Surveyor

UNION COUNTY COMMISSION

Approved this 25th day of July, 2018.

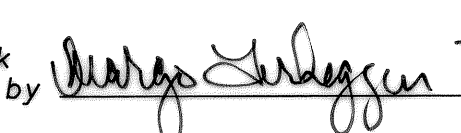
 Steve McClure
 Donna Beverage
 Jack Howard

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 25th day of July, 2018, at 9:28 o'clock A. M. and filed in Plat Cabinet No. E434 + E435 Union County records. Microfilm No. 20182235T.

Robin A. Church
Union County Clerk
by  Margo Schubert DEPUTY CLERK

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Rick G. Robinson, OPLS 2219