

# MINOR PARTITION PLAT NUMBER 20140003T

A Replat of Lots A, B, C, E and F of Frank Hall Tracts  
Situate in the Northwest quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 20141091T  
Plat Cabinet No. D243-D244

## 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"=200'

## LEGEND

- Found 2 1/2" brass cap in water valve box, set by Survey Number 003-1998
- 2 1/2" aluminum pipe with 2 1/2" aluminum cap, set by Survey Number 003-1998
- Found 2 1/2" brass cap in water valve box, set by Survey Number 032-1999
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per plat of Frank Hall Tracts
- [ ] Record measurement as per deed recorded in Book 84, Page 332
- { } Record measurement as per Survey Number 003-1998
- / / Record measurement as per survey Number 032-1999
- x — Fenceline

## NARRATIVE

This replat was done at the request of Nick Conklin and Wayne Herron, owners of the land within. The landowners wanted to consolidate the lots of Frank Hall Tracts into two individual parcels to comply with the established zoning requirements for minimum lot size. The entire Northwest quarter of Section 13 was owned by G.F. Hall (Book 70, Page 148) in 1919. Frank Hall Tracts was subdivided in 1920. The tract immediately to the North of Frank Hall tracts was conveyed in 1926 by deed recorded in Book 84, Page 332. It used a point of beginning at a point 1219.6 feet North of the Center 1/4 of Section 13. This is 0.4 feet shorter than the platted 1220 feet of Frank Hall tracts. Since the instrument that created Frank Hall Tracts preceded the deed recorded in Book 84, Page 332, I give the lots of the subdivision full measure in the North/South direction. The West line of Frank Hall Tracts is controlled by the railroad right of way. No visible evidence of the railroad was visible at the time of survey. I use the platted distances of Frank Hall Tracts as the best available evidence of the location of the railroad right of way line. Since the original plat shows recovery of monuments along the South line of the Northwest quarter, I place the North line of Frank Hall Tracts parallel with the said South line. The 30 foot roadway (hereon shown as Faith Lane) was dedicated to the public by the plat of Frank Hall Tracts. The acreages on the original plat of Frank Hall Tracts appears to contain the land within the dedicated roadway. For clarification, I have shown acreages hereon both with and without the area within Faith Lane using the centerline as the parcel exterior. Fencelines are off of title lines on the South and West end of the partition as shown hereon. I find no other unusual conditions with this partition.

## REFERENCE MATERIAL

- Union County Monumentation Records  
 Survey Number 003-1998  
 Survey Number 032-1999  
 Minor Partition Plat No. 2001-17  
 Plat of Frank Hall Tracts
- DEED REFERENCES  
 Book 70, Page 148  
 Book 84, Page 332  
 Book 86, Page 556  
 Book 87, Page 597  
 Book 89, Page 449  
 Book 105, Page 536  
 Book 111, Page 421  
 Book 117, Page 392  
 Book 137, Page 357  
 Book 142, Page 86
- Partition Plat Report no 14-24685,  
 dated February 6, 2014, prepared by  
 Eastern Oregon Title, Inc.
- Microfilm Document Number 49930  
 Microfilm Document Number 20140017

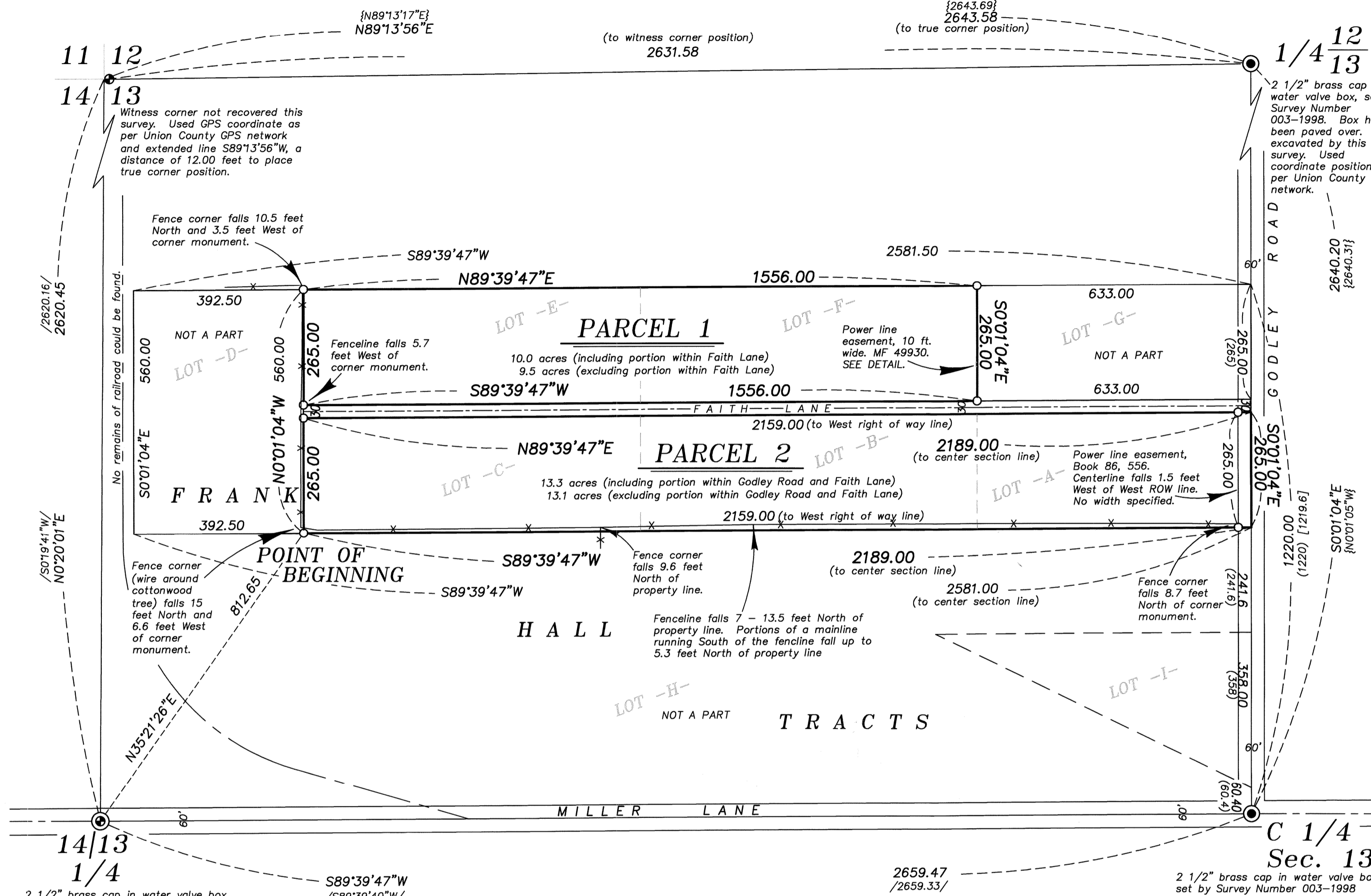
## NOTES AND EASEMENTS

- Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company by Microfilm Document No. 49930.
- Easement granted by Book 86, Page 556 to Eastern Oregon Development Company, over the East portion of Parcel 1.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

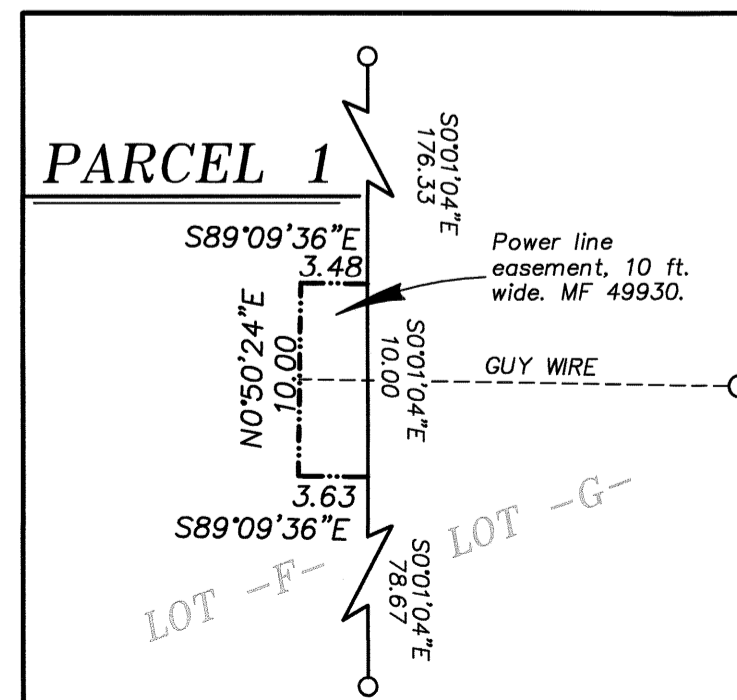
Renewal Date: June 30, 2015



## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D243-D244 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571



EASEMENT DETAIL SCALE 1"=10'

MINOR PARTITION PLAT NUMBER 20140003T

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A Replat of Lots A, B, C, E and F of Frank Hall Tracts  
Situate in the Northwest quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1 and 2 of this partition, said partition being a replat of Lots A, B, C, E and F of Frank Hall Tracts, situate in the Northwest quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon.

Beginning at the Southwest corner of Lot C of Frank Hall Tracts, said point which bears North 35°21'26" East, a distance of 812.65 from the East quarter corner common to Sections 13 and 14 of said Township and Range,

Thence: North 0°01'04" West, along the East line of Lot D of Frank Hall Tracts, a distance of 560.00 feet, to the Northeast corner thereof,

Thence: North 89°39'47" East, along the North line of Lots E and F of Frank Hall Tracts, a distance of 1556.00 feet, to the Northeast corner of said Lot F,

Thence: South 0°01'04" East, along the East line of said Lot F, a distance of 265.00 feet, to the North right of way line of Faith Lane,

Thence: South 89°39'47" West, along said North line, a distance of 1556.00 feet, to the East line of said Lot D,

Thence: South 0°01'04" East, along said East line, a distance of 30.00 feet, to the South right of way line of Faith Lane,

Thence: North 89°39'47" East, along said South right of way line, a distance of 2189.00 feet, to the East line of Lot A of said subdivision,

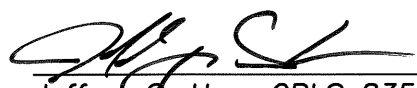
Thence: South 0°01'04" East, along said East line, a distance of 265.00 feet, to the Southeast corner of said Lot A,

Thence: South 89°39'47" West, along the South line of said Lots A, B and C, a distance of 2189.00 feet, to the Point of Beginning.

Subject to the rights of the public in Godley Road and Faith Lane.

Containing 22.6 acres


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

  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D243-D244 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

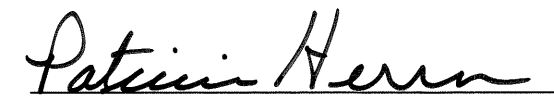
DECLARATION

Know all people by these presents that NICHOLAS CONKLIN, CHRISTINA M. CONKLIN, WAYNE HERRON (also known as WAYNE R. HERRON) and PATRICIA HERRON (also known as PATRICIA A. HERRON), 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 map, all in accordance with the provisions of O.R.S. Chapter 92.

  
NICHOLAS CONKLIN

  
CHRISTINA M. CONKLIN

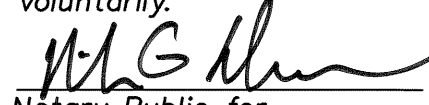
  
WAYNE HERRON  
also known as WAYNE R. HERRON

  
PATRICIA HERRON  
also known as PATRICIA A. HERRON

ACKNOWLEDGMENT

State of Oregon  
County of Union SS

Know all people by these presents, on this 18<sup>th</sup> day of April, 2014, before me a Notary Public in and for said State and County, personally appeared NICHOLAS CONKLIN and CHRISTINA M. CONKLIN 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

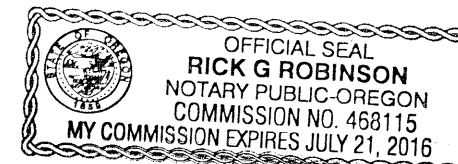


Notarial seal

State of Oregon  
County of Union SS

Know all people by these presents, on this 18<sup>th</sup> day of April, 2014, before me a Notary Public in and for said State and County, personally appeared WAYNE HERRON (also known as WAYNE R. HERRON) and PATRICIA HERRON (also known as PATRICIA A. HERRON) 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

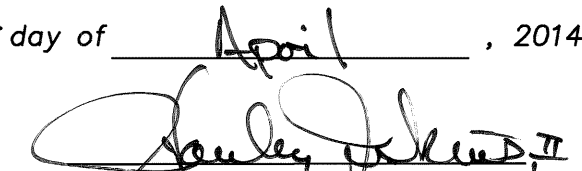


Notarial seal

APPROVALS

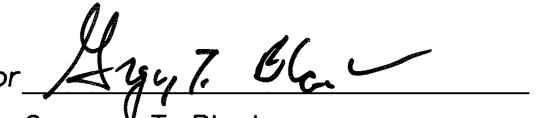
Union County Planning Commission

Approved this 30<sup>th</sup> day of April, 2014.

  
Hanley Jenkins  
Union County Planning Director

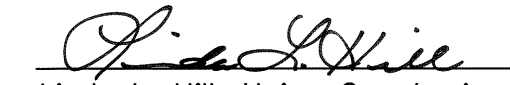
Union County Surveyor

Approved this 17<sup>th</sup> day of April, 2014.

by Wallowa County Surveyor   
Gregory T. Blackman  
Deputy Wallowa 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 2013-2014 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.

  
Linda L. Hill, Union County Assessor/Tax Collector Date: 4/21/14

FILING STATEMENT

Union County Clerk

State of Oregon  
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 30<sup>th</sup> day of April, 2014, at 10:40 o'clock A.M., and recorded in Plat Cabinet No. D243-D244 Union County records. Microfilm Number 20141091T

Robin A. Church  
Union County Clerk by 