

PARTITION PLAT NUMBER 20160023T

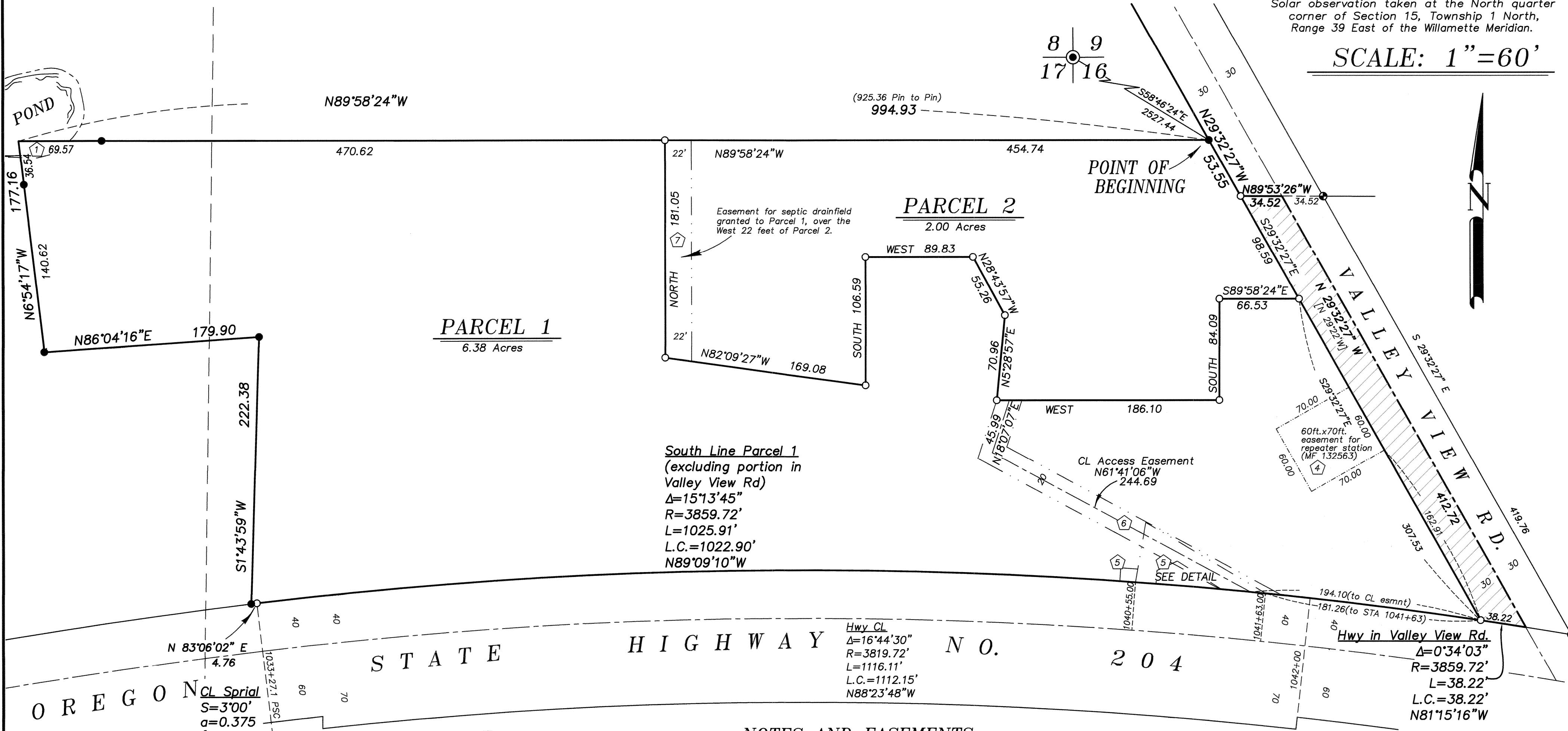
Situate in the Northwest quarter of Section 16, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20164133T
Plat Cabinet Number D364-D365

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1" = 60'



REFERENCE MATERIAL

Union County Monumentation Records
 ODOT Drawing Number 4B-26-11
 Survey Number 17-80
 Survey Number 7-88
 Survey Number 30-89
 Survey Number 025-1998
 Survey Number 011-2003
 Survey Number 035-2015
 Minor Partition Plat Number 1994-01

DEED REFERENCES
 Volume Q, Page 456
 Volume 76 Page 240
 Volume 98 Page 55
 Volume 102 Page 453

Microfilm Number 128424
 Microfilm Number 132563
 Microfilm Number 992241
 Microfilm Number 20151949
 Microfilm Number 20151950

Partition Plat Report No. 16-28113, dated November 25, 2016, prepared by Eastern Oregon Title, Inc.

LEGEND

- Found 2 1/2" aluminum pipe with cap marked as per Union County Monumentation Records
- ⊙ Found 5/8" iron pin with plastic cap marked AP&A, set by Survey Number 30-89
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 035-2015
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- ▨ Portion of property to be dedicated

NARRATIVE

This partition was done at the request of Cheryl Coe, owner of the land within. Ms. Coe wanted to divide the property as shown. Extérieurs of the property were resolved by Survey Number 035-2015. I find no unusual conditions with this partition.

NOTES AND EASEMENTS

- 1 Reservation of right to build and maintain a water reservoir near a group of springs, dig trenches and lay down pipes, as well as rights to construct and repair said pipes, as reserved by Book "Q", Page 456.
- 2 Ditch easement, granted to L.A. McIntyre and Chares E. Fields, recorded in Book 76, Page 240. No specific location given. No visible ditches appear to leave the property.
- 3 Right of way Easement granted to Eastern Oregon Light and Power Company, recorded in Book 102, Page 453 for electric transmission line. Legal description does not place the line on the property.
- 4 Easement for Repeater Station, granted to American Telephone and Telegraph Company, by Microfilm Document Number 132563.
- 5 Easement, granted to State of Oregon by and through its Department of Transportation, for construction, installation and maintenance of a highway sign and access to said sign, by Microfilm Document Number 20140513. Detailed on Page 2.
- 6 Access easement over Parcel 2 for benefit of Parcel 1, created by this plat.
- 7 Drainfield easement, over Parcel 1 for benefit of Parcel 2, created by this plat.

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. 20160023T 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-364-D365 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JUNE 2, 2010
**JEFFREY S. HSU
 83571**

Renewal Date: June 30, 2017

Jeffrey S. Hsu
 Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2016 00 23 T

Situate in the Northwest quarter of Section 16, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2016 4133 T
Plat Cabinet Number D364-D365

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the lands within this partition, situate in the Northwest quarter of Section 16, Township 1 North, Range 39 East of the Willamette Meridian, Oregon, more particularly described as follows, with reference to Map of Survey Number 035-2015, as filed in the office of the Union County Surveyor,

Beginning at a point which bears South 58°46'24" East, a distance of 2527.44 feet from the Northwest corner of said Section 16, said point being at the intersection of an existing fence line and the Westerly right of way line of Union County Road Number 40 (Valley View Road);

Thence: North 89°58'24" West, along said fence line, a distance of 994.93 feet, to the Northerly extension of an existing fence line,

Thence: South 6°54'17" East, along said fence line, a distance of 177.16 feet, to a corner in said fence line,

Thence: North 86°04'16" East, a distance of 179.90 feet, to a corner in said fence line,

Thence: South 1°43'59" West, along said fence line, a distance of 222.38 feet, to the North right of way line of Oregon State Highway Number 204, said point being 40 feet distant from the centerline of said Highway, said centerline being a spiral curve (centerline curve data S = 3°00', a = 0.375),

Thence: Northeasterly, along said right of way line and along a spiral curve 40 feet distant from said centerline, Long Chord along said 40 ft. offset is North 83°06'02" East, a distance of 4.76 feet, to the Point of Curvature of a 3859.72 ft. radius curve right, said point being opposite Highway Engineer's Station 1033+27.1 PSC,

Thence: Easterly, along said right of way line and around said curve, a distance of 1025.91 feet, (Long Chord bears South 89°09'10" East, a distance of 1022.90 feet), to the intersection of said North right of way line and the West line of said Valley View Road,

Thence: Easterly, continuing along said right of way line and around said curve, a distance of 38.22 feet, (Long Chord bears South 81°15'16" East, a distance of 38.22 feet), to the intersection of said North right of way line and the centerline of said Valley View Road,

Thence: North 29°32'27" West, along said centerline, a distance of 412.72 feet, to a point 2 rods South of the North line of the Southeast quarter of the Northwest quarter of said Section 16,

Thence: North 89°53'26" West, parallel with said North line, a distance of 34.52 feet, to the West right of way line of said Valley View Road,

Thence: North 29°32'27" West, along said right of way line, a distance of 53.55 feet, to the Point of Beginning of this description.

Subject to the rights of the public in said Valley View Road and easements of record or as they exist.

Said Tract containing 8.38 Acres (not including County Road right of way)

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all corners of this partition 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
La Grande OR 97850

DECLARATION

Know all people by these presents that EULENNA CHERYL COE is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does for herself, her heirs and assigns, hereby dedicate, donate and convey to public use forever, that 30 foot wide portion of Valley View Road, and does hereby create the 20 ft. access easement and 22 ft. drainfield easement as shown on the annexed map and has caused the same to be surveyed and platted, all in accordance with the provisions of O.R.S. Chapter 92.

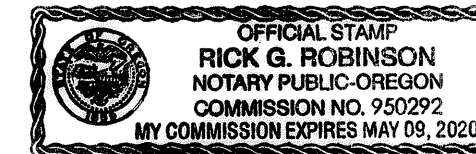
Eulenna Cheryl Coe
EULENNA CHERYL COE

ACKNOWLEDGMENTS

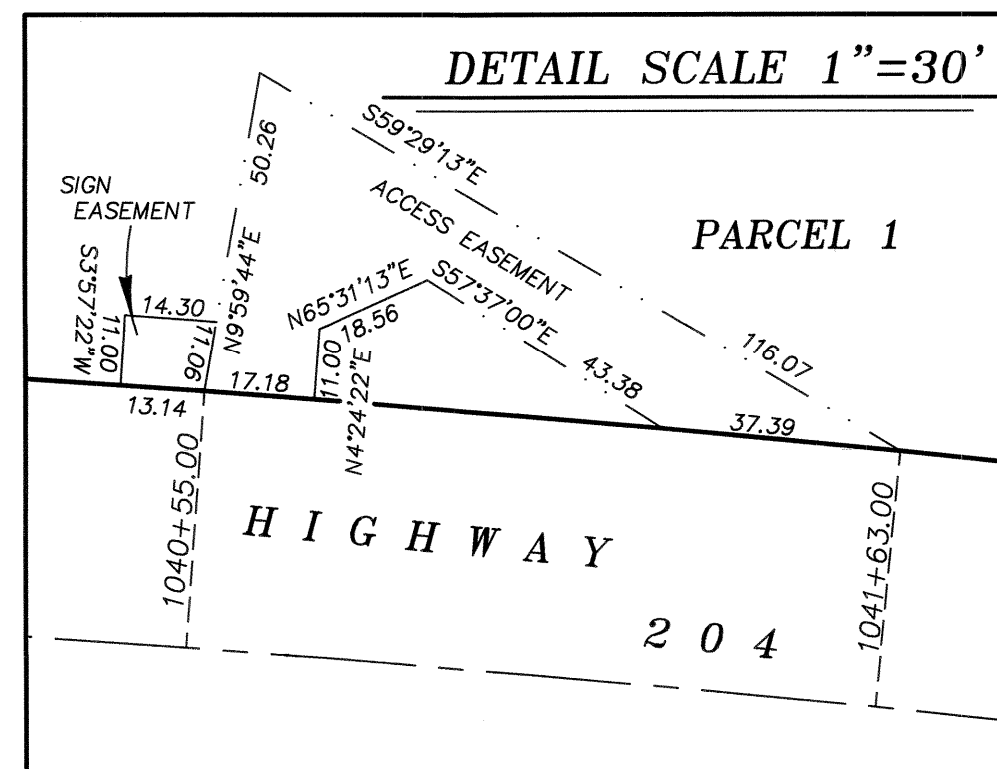
State of Oregon SS
County of Union

Know all people by these presents, on this 29th day of NOVEMBER, 2016 before me a Notary Public in and for said State and County, personally appeared EULENNA CHERYL COE, 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.

M.G. Robinson
Notary Public for
the State of Oregon



Notarial seal



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. 2016 00 23 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D364-D365 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

APPROVALS

Union County Planning Department

Approved this 5 day of December, 2016.

Scott Hartell
Scott Hartell
Union County Planner

Union County Surveyor

Approved this 28th day of November, 2016.

By Wallowa County Surveyor *Gregory T. Blackman*
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 2016-2017 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: 12/1/16
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 7 day of DECEMBER, 2016.

Mark D. Davidson *Steve McClure*
Mark D. Davidson Steve McClure
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 7th day of December, 2016, at 9:10 o'clock A. M., and recorded in Plat Cabinet No. D364-D365 Union County records. Microfilm Number 2016 4133 T

Robin A. Church
Union County Clerk by *Helen Tucker*, Deputy Clerk