

PARTITION PLAT NUMBER 20170003T

A Partition of a tract situated in the Southwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20170327T
Plat Cabinet Number D374-D375

BASIS OF BEARING

The West line of the Northwest quarter of the Southwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian being N0°26'28"E, as per Survey Number 58-77

SCALE: 1"=200'

LEGEND

- ⊙ Record position of 2 1/2" aluminum pipe set by Survey Number 042-2001
- ⊕ Record position of 1" iron pipe set by Survey Number 58-77
- Record position of 5/8" iron pin set by Survey Number 58-77
- ~ Creek
- - - Aliquot line of Section
- ▨ Portion of Mt. Glen Road to be dedicated by this plat
- [] Record call as per MF 139956

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 58-77
Survey Number 042-2001
Partition Plat Number 20130008T

DEED REFERENCES

Microfilm Document Number 139956

Preliminary Title Report No. 17-28362, prepared by Eastern Oregon Title, Inc., dated January 18, 2017.

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. 20170003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D374-D375 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2017

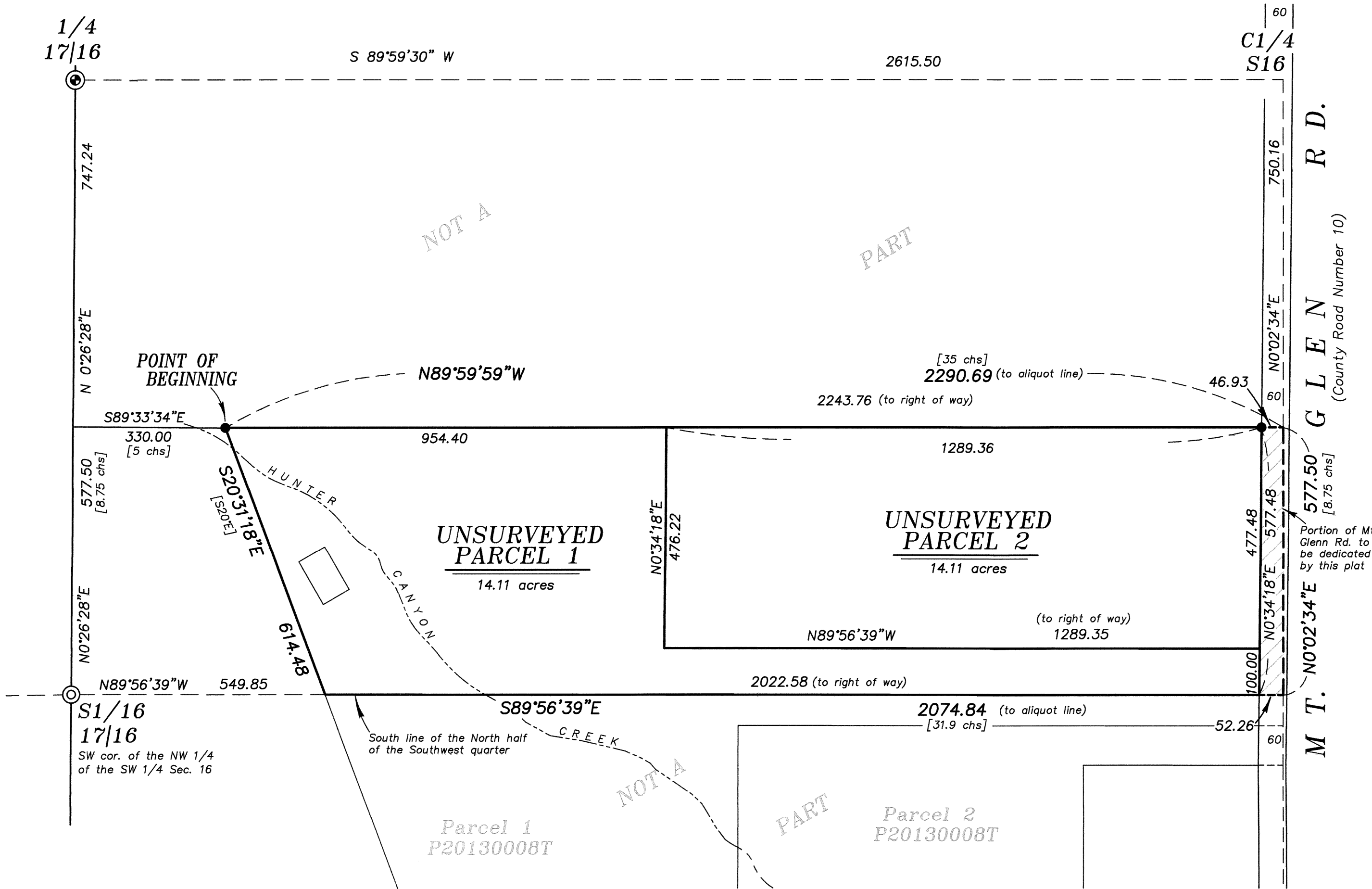
NARRATIVE

This partition was done at the request of Patty Glaze on behalf of Barbara Johnson, executor for the estate of Joanne Price. This partition is UNSURVEYED. No attempt was made to locate monuments or property lines on the ground. However, the exteriors of the property as well as a section subdivision was resolved in Survey Number 58-77 and I base all bearings, distances, acreages and placement of Mt. Glen Road on this survey. The division line was placed at the direction of Ms. Glaze. I find no unusual conditions with this partition.

NOTES AND EASEMENTS

Subject to the rights of the public lying below the high water mark of Hunter Canyon Creek.

Subject to the rights of way for Union County road No. 10 (Mt. Glen Rd).



PARTITION PLAT NUMBER 20170003T

Microfilm Number 2017D3277
Plat Cabinet Number D374-D375

A Partition of a tract situated in the Southwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have platted the land within this UNSURVEYED partition, being a partition of a tract situated in the Southwest quarter of Section 16, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to map of survey number 58-77, as filed in the office of the Union County Surveyor,

Commencing at the South 1/16th corner common to Sections 16 and 17 of said Township and Range; thence, North 026°28' East, along the East line of said Section 16, a distance of 577.50 feet; thence, South 89°33'34" East, a distance of 330.00 feet to the True Point of Beginning,

Thence: South 20°31'18" East, a distance of 614.48 feet, to the South line of the North half of the Southwest quarter of said Section 16,

Thence: South 89°56'39" East, along said South line, a distance of 2074.84 feet to the East line of said Southwest quarter of Section 16,

Thence: North 0°02'34" East, along said East line, a distance of 577.50 feet,

Thence: North 89°59'59" West, a distance of 2290.69 feet, to the True Point of Beginning.

Subject to the rights of the public for Union County Road Number 10 (Mt. Glen Road) across the East side of the above described tract.

Said tract containing 28.22 acres excluding County Road Right of Way (28.89 acres including county road right of way).

I further certify that I made this plat by order of and under the direction of the owner thereof, in accordance with O.R.S. 92.050 and 92.060.

[Signature]
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. 20170003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D374-D375 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature]
Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that BARBARA JOHNSON, personal representative for the estate of Joanne M. Price is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed map, and does for herself, her heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of Mt. Glen Road as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

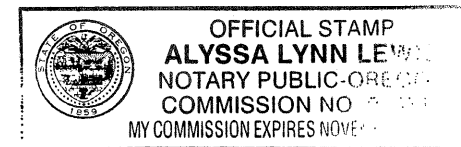
[Signature]
BARBARA JOHNSON
Personal Representative for Estate of Joanne M. Price

ACKNOWLEDGMENT

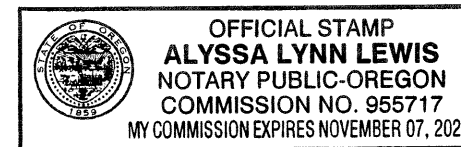
State of Oregon SS
County of Benton

Know all these people by these presents, on this 26th day of January, 2017 before me a Notary Public in and for said State and County, personally appeared BARBARA JOHNSON 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.

[Signature]
Notary Public for the State of Oregon



Notarial Seal



APPROVALS

Union County Surveyor

Approved this 24th day of January, 2017.

[Signature]
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 *[Signature]* Date: 1/20/17
Cody Vavra, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 30 day of January, 2017.

[Signature]
Scott Hartell
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 1 day of FEBRUARY, 2017.

[Signature] *[Signature]*
Steve McClure Jack Howard

[Signature]
Donna Beverage

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 1st day of February, 2017, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D374-D375 Union County records. Microfilm Number 2017D3277

Robin A. Church
Union County Clerk by *[Signature]* Patricia Lee, Deputy Clerk