



PARTITION PLAT NUMBER 20170007T

Microfilm Number 20170872T
Plat Cabinet Number D382 · D383

Situate in the South half of Section 2, the Southeast quarter of 3, the Northeast quarter of Section 10, Section 11 and the West half of Section 12, Township 4 South, Range 35 East of the Willamette Meridian, Union County, Oregon

SCALE: 1"=1000'

LEGEND

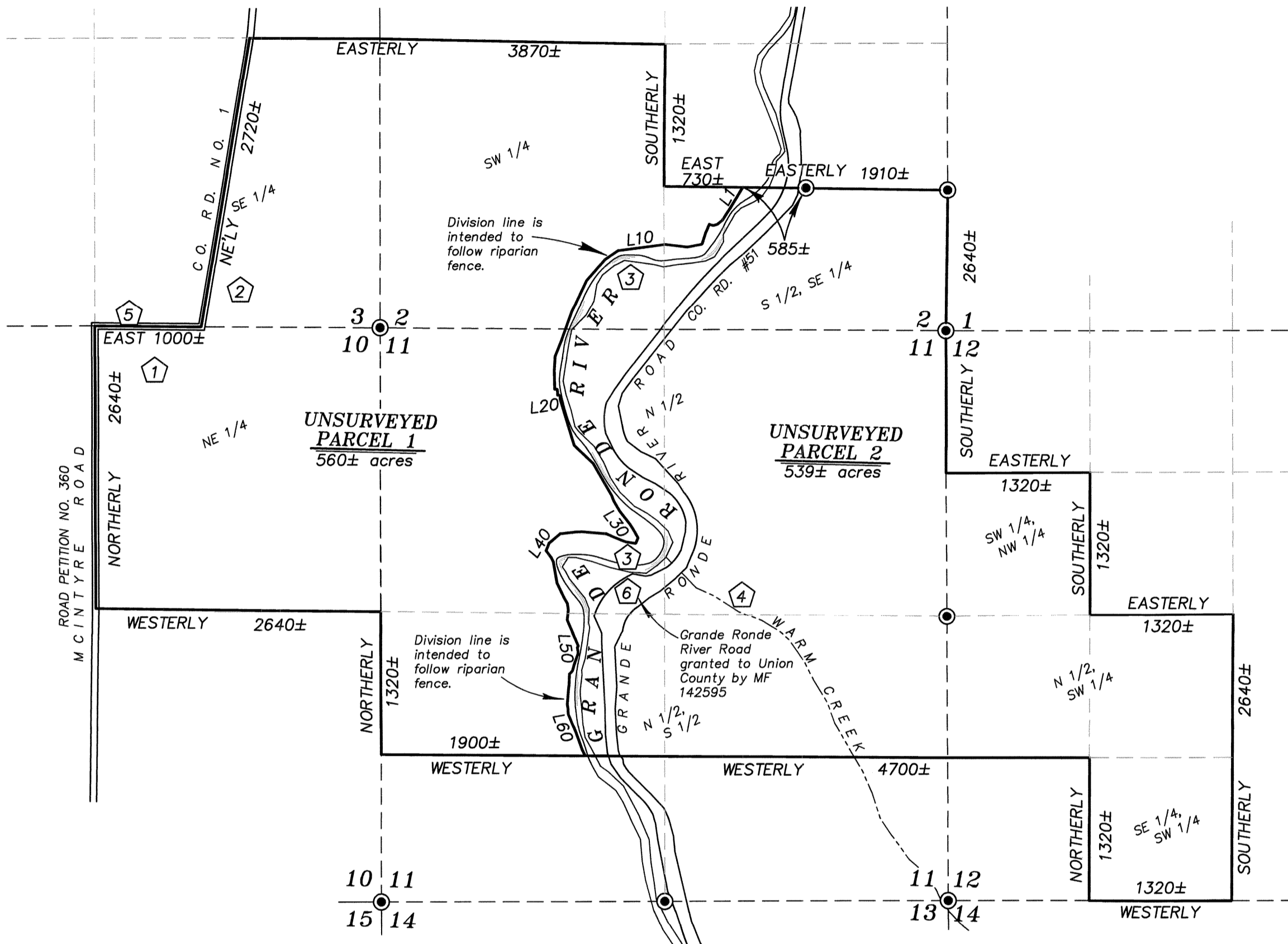
-  Monument or record, as per Union County Monumentation Records
-  River

NOTES AND EASEMENTS

- 1 Excepting therefrom, 1 acre in the NW 1/4 of the NE 1/4 of Section 10, used for school purposes. No exact location specified.
- 2 Excepting therefrom, 2 acres in Section 3 used for cemetery purposes, no exact location specified.
- 3 Rights of the public in and to that portion of the property lying below the high water mark of the Grande Ronde River
- 4 Rights of the public in and to that portion of the property lying below the high water mark of Warm Creek
- 5 Right of way for McIntyre Road (Co. Rd. No. 1)
- 6 Right of way for Grande Ronde River Rd. (Co. Rd. 51)

REFERENCE MATERIAL

- Union County Monumentation Records
- DEED REFERENCES**
Book 141, Page 664
Book 145, Page 502
Microfilm Document Number 142595
Microfilm Document Number 20141710
Microfilm Document Number 42543
- Road Petition Number 350
- Partition Plat Report 17-28415, dated February 10, 2017, prepared by Eastern Oregon Title Inc.




NARRATIVE


This partition was done at the request of Christine Wallace, legal representative for the owners of the land within. Ms. Wallace wanted to divide the land along the existing fenceline located on the West side of the Grande Ronde River. This partition is UNSURVEYED. No attempt was made to locate monuments or property lines on the ground. The fenceline courses are based on geodetic coordinates provided by ODFW. These coordinates were reportedly obtained using a recreational grade handheld GPS unit and are thus to be used as an approximate guideline only as they do not represent accurately surveyed courses. Courses in the line table begin at the North end and progress Southerly. The intent of the parties is to hold the actual fenceline as the boundary line. I find no unusual conditions with this partition.

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. 20170007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ~~D382-D383~~ 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2017

Line Table		
Line #	Length	Direction
L1	209±	S31° 37'W
L2	141±	S32° 25'W
L3	62±	S52° 55'W
L4	38±	S73° 38'W
L5	38±	N71° 49'W
L6	88±	S23° 43'W
L7	109±	S17° 54'W
L8	137±	S79° 55'W
L9	206±	N83° 12'W
L10	445±	S82° 46'W
L11	147±	S56° 15'W
L12	258±	S41° 11'W
L13	324±	S25° 35'W
L14	286±	S19° 50'W
L15	126±	S03° 47'W
L16	178±	S01° 08'E
L17	23±	N89° 40'E
L18	29±	S05° 04'E
L19	27±	S00° 18'E
L20	17±	N86° 48'E
L21	12±	S42° 30'E

Line Table		
Line #	Length	Direction
L22	25±	S00° 45'W
L23	27±	S12° 55'E
L24	424±	S16° 54'E
L25	245±	S46° 49'E
L26	344±	S29° 54'E
L27	56±	S20° 26'E
L28	106±	S30° 18'E
L29	156±	S38° 10'E
L30	43±	S32° 00'E
L31	104±	S29° 41'E
L32	57±	S23° 52'W
L33	91±	N79° 44'W
L34	117±	N68° 41'W
L35	79±	N66° 17'W
L36	231±	N84° 47'W
L37	67±	S86° 13'W
L38	135±	S83° 41'W
L39	137±	S50° 11'W
L40	74±	S21° 41'W
L41	81±	S36° 40'E
L42	43±	S25° 24'E

Line Table		
Line #	Length	Direction
L43	199±	S09° 32'E
L44	157±	S26° 16'E
L45	57±	S29° 34'E
L46	60±	S06° 49'E
L47	99±	S05° 04'W
L48	265±	S23° 14'E
L49	16±	S37° 11'W
L50	36±	S10° 46'E
L51	23±	S00° 09'W
L52	103±	S19° 46'W
L53	63±	S16° 20'W
L54	42±	S41° 04'W
L55	100±	S02° 48'W
L56	35±	S07° 46'W
L57	127±	S04° 22'W
L58	28±	S12° 10'E
L59	60±	S02° 43'E
L60	97±	S21° 51'E
L61	89±	S22° 24'E
L62	167±	S19° 38'E
L63	66±	S26° 39'E

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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 situate in the South half of Section 2, the Southeast quarter of 3, the Northeast quarter of Section 10, Section 11 and the West half of Section 12, Township 4 South, Range 35 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

- Section 2: The Southwest quarter and the South half of the Southeast quarter,
Section 3: That portion of the Southeast quarter lying Easterly of the county road as said road was located in August 1943,
Section 10: The Northeast quarter,
Section 11: The North half and the North half of the South half,
Section 12: The Southwest quarter of the Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter,

EXCEPTING THEREFROM, 2 acres used for cemetery purposes in Section 3,
ALSO EXCEPTING THEREFROM, 1 square acre for school purposes in the Northwest corner of the Northeast quarter of Section 10, as provided in deed recorded in Book 66, Page 385, Deed Records of Union County, Oregon,

ALSO EXCEPTING THEREFROM, road as deeded to Union County by Microfilm Document Number 142595 (Grande Ronde River Road).

Subject to the rights of the public for Union County Road Number 1 (McIntyre Road) along the West side of the above described tract.

Said tract containing 1,149 acres, more or less

I further certify that I made this plat by order of and under the direction of the owners thereof, 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. 20170007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D382-D383 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 RUTH A. BOWMAN, BARBARA J. DAVIS, DEBRA KNOX, FRANKLIN HOEFT AND JEANNINE HOEFT 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 platted as shown on the annexed map,, all in accordance with the provisions of O.R.S. Chapter 92.

Ruth A. Bowman signature and name

Barbara J. Davis signature and name

Franklin Hoeft signature and name

Jeannine Hoeft signature and name

Debra Knox signature and name

ACKNOWLEDGMENTS

State of Oregon
County of Umatilla SS

Know all these people by these presents, on this 13 day of March, 2017 before me a Notary Public in and for said State and County, personally appeared RUTH BOWMAN 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.

Imelda Veliz Nygard signature and name

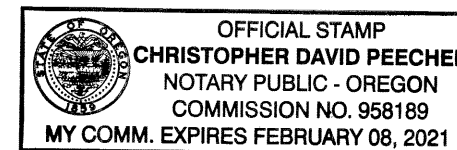


Notarial Seal

State of Oregon
County of Willamette SS

Know all these people by these presents, on this 2nd day of March, 2017 before me a Notary Public in and for said State and County, personally appeared BARBARA J. DAVIS 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.

Christopher David Peecher signature and name



Notarial Seal

State of Oregon
County of Polk SS

Know all these people by these presents, on this 2 day of March, 2017 before me a Notary Public in and for said State and County, personally appeared DEBRA KNOX 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.

Kayla Renee Dunham signature and name



Notarial Seal

ACKNOWLEDGMENTS

State of Oregon
County of Umatilla SS

Know all these people by these presents, on this 13 day of March, 2017 before me a Notary Public in and for said State and County, personally appeared FRANKLIN HOEFT and JEANNINE HOEFT 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.

Imelda Veliz Nygard signature and name



Notarial Seal

APPROVALS

Union County Surveyor

Approved this 13 day of FEBRUARY, 2017.

Richard A. Shaver signature and name, 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.

Cody Vavra signature and name, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 16 day of March, 2017.

Scott Hartell signature and name, Union County Planning Director

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 16th day of MARCH, 2017, at 1:35 o'clock P.M., and recorded in Plat Cabinet No. D382-D383 Union County records. Microfilm Number 20170872T

Robin A. Church signature and name, Union County Clerk

Ramona Campbell signature and name