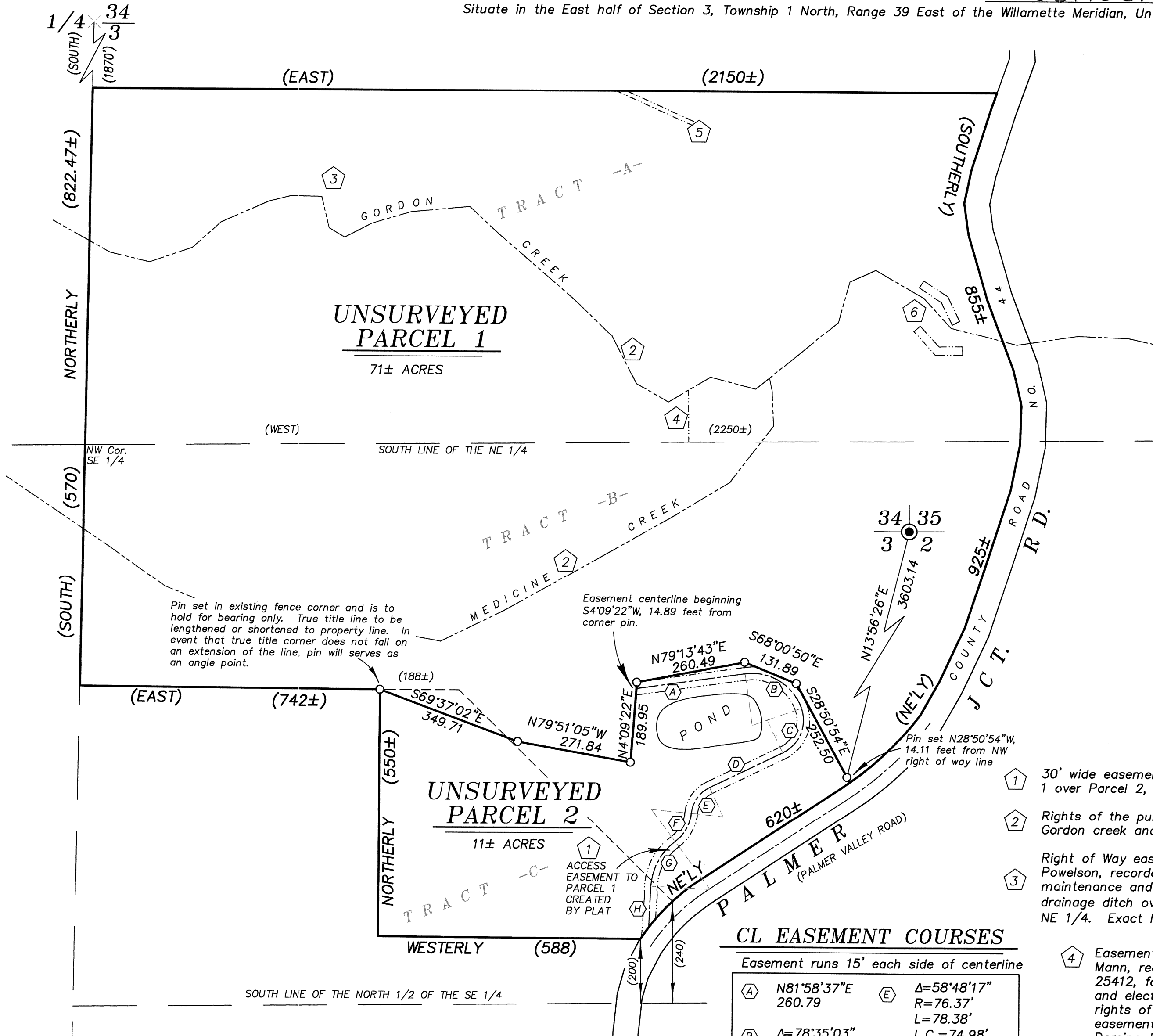


# PARTITION PLAT NUMBER 20170013T

Situate in the East half of Section 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20171959T  
Plat Cabinet Number D394 i D395



## 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"=200'

## LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 006-2005
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record information as per title report 17-28873
- Easement Line
- - - - - Creek

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 006-2005

### DEED REFERENCES

- Book 144, page 268
- Microfilm Document Number 25412
- Microfilm Document Number 26091
- Microfilm Document Number 44734
- Microfilm Document Number 991098
- Microfilm Document Number 992908
- Microfilm Document Number 20150815
- Microfilm Document Number 20083869

Partition Plat Report No. 17-28873, dated June 13, 2017,  
prepared by Eastern Oregon Title, Inc.

## NOTES AND EASEMENTS

- 1 30' wide easement for ingress and egress to Parcel 1 over Parcel 2, created by this plat
- 2 Rights of the public lying below high water mark of Gordon creek and Medicine Creek
- 3 Right of Way easement, granted to Charles Powelson, recorded in Book 144, Page 267 for maintenance and operation of an irrigation and drainage ditch over a portion of the SW 1/4 of the NE 1/4. Exact location not specified.
- 4 Easement granted to Russel M. and Janet K. Mann, recorded in Microfilm Document Number 25412, for a water pump house, water pipeline and electrical power pole and lines, together with rights of ingress and egress for maintenance of easement. Shown as per legal description. Dominant and servient estate are now in one contiguous ownership.
- 5 10 foot wide right of way easement granted to California-Pacific Utilities Company, recorded as Microfilm Document Number 44734. Shown at legal description location, though specifies 'as staked on the ground'.
- 6 Permanent Easement, granted to the State of Oregon, by and through its Department of Transportation, recorded as Microfilm Document Number 991098 and rerecorded as Microfilm Document Number 992908, to plant and maintain a vegetation area and for stream bank rehabilitation.


## CL EASEMENT COURSES

Easement runs 15' each side of centerline

(A) N81°58'37"E 260.79	(E) Δ=58°48'17" R=76.37' L=78.38'
(B) Δ=78°35'03" R=123.42' L=169.27' L.C.=156.31' S58°43'54"E	(F) Δ=48°05'41" R=94.22' L=79.09'
(C) Δ=83°44'22" R=85.55' L=125.03' L.C.=114.19' S22°25'48"W	(G) Δ=50°51'15" R=140.48' L=124.69' L.C.=120.64' S28°09'46"W
(D) S64°17'59"W 192.42	(H) S2°44'08"W 100'±

## 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. 20170013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D394 i D395 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

## NARRATIVE

This partition was done at the request of Chase Williamson, owner of the land within. Mr. Williamson wanted to partition the land as shown hereon. This partition is UNSURVEYED. No attempt was made to locate the exterior boundaries on the ground. The dividing line between the parcels, however, is surveyed and the terminus of the East and West extents of the dividing line are to be extended or shortened to the property line, if and when the exteriors are surveyed.

I find no unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2019

# PARTITION PLAT NUMBER 20170013T

Situate in the East half of Section 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20171959T

Plat Cabinet Number D394 : D395

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, being situate in the East half of Section 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

### TRACT "A"

Commencing 1,870 feet South of the Northwest corner of the Northeast quarter of Section 3, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon;

Thence: East 2,150 feet, more or less, to the West line of Palmer Junction Road (Palmer Valley (Galloway) County Road),

Thence: Southeasterly, along the West line of said road to the South line of the Northeast quarter of said Section,

Thence: West, 2,250 feet, more or less, to the Southwest corner of the Northeast quarter of Section 3,

Thence: North 822.47 feet, more or less, to the Point of Beginning.

### TRACT "B"

A parcel of land in the North half of the Southeast quarter of Section 3, Township 1 North, Range 39 East of the Willamette meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Southeast quarter of said Section 3,

Thence: South 570 feet,

Thence: East, 930 feet,

Thence: Southeasterly to a point on the West line of the County road, which is 240 feet North of the South boundary of the North half of the Southeast quarter of said Section 3,

Thence: Northeasterly, along the West boundary of the County Road to the North line of the Southeast quarter of said Section 3,

Thence: West, to the Point of Beginning.

### TRACT "C"

Beginning at a point on the West boundary line of the County Road, which is 200 feet North of the South boundary of the North half of the Southeast quarter of Section 3, Township 1 North, Range 39 East of the Willamette Meridian,

Thence: West, 588 feet,

Thence: North, approximately 550 feet to the South boundary of the property deeded to Ralph F. Lawson and Gwendolyn Lawson (Microfilm Document No. 26091, Records of Union County, Oregon),


Thence: East, along said boundary, 188 feet,

Thence: Southeasterly, along said property line to the West boundary of the County Road,

Thence: Southerly, along said boundary, 40 feet, more or less, to the Point of Beginning.

Containing 82 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.

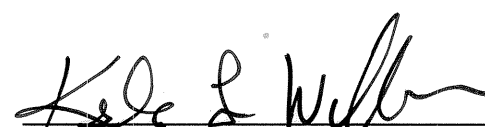
  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
La Grande OR 97850



## DECLARATION

Know all people by these presents that CHASE E. WILLIAMSON and KRISTI L. WILLIAMSON, also known as KRISTI L. CASE-WILLIAMSON, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 30 foot access easement for ingress and egress over Parcel 2 for benefit of Parcel 1, and have caused the same to be platted as shown on the annexed plat, all in accordance with the provisions of ORS Chapter 92.


  
CHASE E. WILLIAMSON

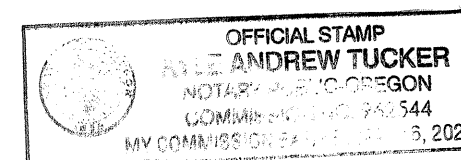
  
KRISTI L. WILLIAMSON  
Also known as KRISTI L. CASE-WILLIAMSON

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 21 day of June, 2017, before me a Notary Public in and for said State and County, personally appeared CHASE E. WILLIAMSON, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

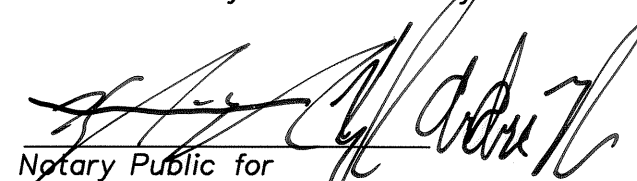
  
Notary Public for  
the State of Oregon

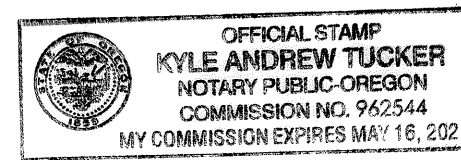


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 21 day of June, 2017, before me a Notary Public in and for said State and County, personally appeared KRISTI L. WILLIAMSON, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.


  
Notary Public for  
the State of Oregon



Notarial seal

## SURVEYOR'S EXACT COPY STATEMENT

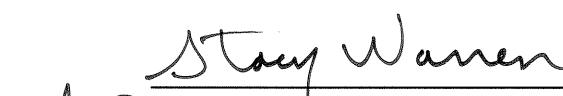
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20170013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D394 : D395 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

## APPROVALS

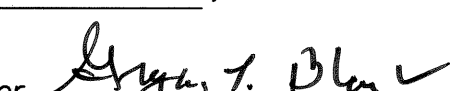
### Union County Planning Department

Approved this 22<sup>nd</sup> day of June, 2017.

  
for Scott Hartell  
Union County Planner

### Union County Surveyor

Approved this 20<sup>th</sup> day of JUNE, 2017.

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 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  Date: 6-23-17  
Cody Vavra, Union County Assessor/Tax Collector

## 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 22<sup>nd</sup> day of JUNE, 2017, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. D394 & D395 Union County records. Microfilm Number 20171959T

Union County Clerk by  Deputy Clerk