

PARTITION PLAT NUMBER 20170016T

Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Oregon

Microfilm No. 20172832T
Plat Cabinet No. E401-E402

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"=100'

LEGEND

- Found 2 1/2" aluminum pipe with cap marked as per Union County Monumentation Records
- ⊙ Found 2 1/2" brass cap in water valve box, set by Survey Number 007-2001
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 31-87
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- Fenceline
- () Record deed bearing and distance

REFERENCE MATERIAL

Survey Number 31-87
Survey Number 007-2001
Survey Number 002-2009
Survey Number 008-2016
Partition Plat Number 2009003T

DEED REFERENCES

Book 84, page 506
Book 96, Page 148
Book 112, Page 261
Book 126, Page 279
Book 136, Page 571
Book 155, Page 148
Page 155, Page 621
Microfilm Document Number 138035
Microfilm Document Number 138036
Microfilm Document Number 140218
Microfilm Document Number 140219
Microfilm Document Number 140237
Microfilm Document Number 152107
Microfilm Document Number 20002256
Microfilm Document Number 20045662
Microfilm Document Number 20171445
Microfilm Document Number 20171446

Road Petition Number 688

Partition Plat Report 17-28499, dated February 28, 2017, prepared by Eastern Oregon Title, Inc.

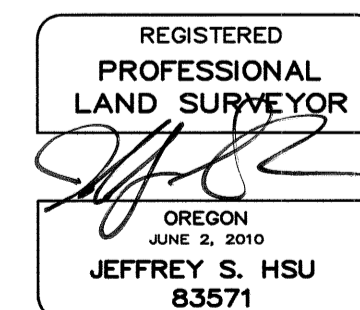
NARRATIVE

This partition was done at the request of Odin and Shandy Miller, prospective purchaser of Parcel 1 of the land within. Legal descriptions for this tract and adjoiners are all metes and bounds. The deeds for adjoining properties all commence at the Northwest corner of Section 18 and the distances create no gaps or overlaps. I therefore place the exterior at record deed distances running lines parallel with the North and West lines of the Section. I can find no formal dedication of First Street. This was also Greg Blackman's finding in Survey Number 31-87 who monumented a 40 ft. right of way. He notes that the road is in existence solely by prescriptive rights. I monument the Willowdale Lane as dedicated by MF 20171445 and 20171446. I place the West side of First Street 40 feet Westerly of the line placed by Survey 31-87. I place the dividing line at the direction of the Mr. and Mrs. Miller. I find no other unusual conditions with this partition.

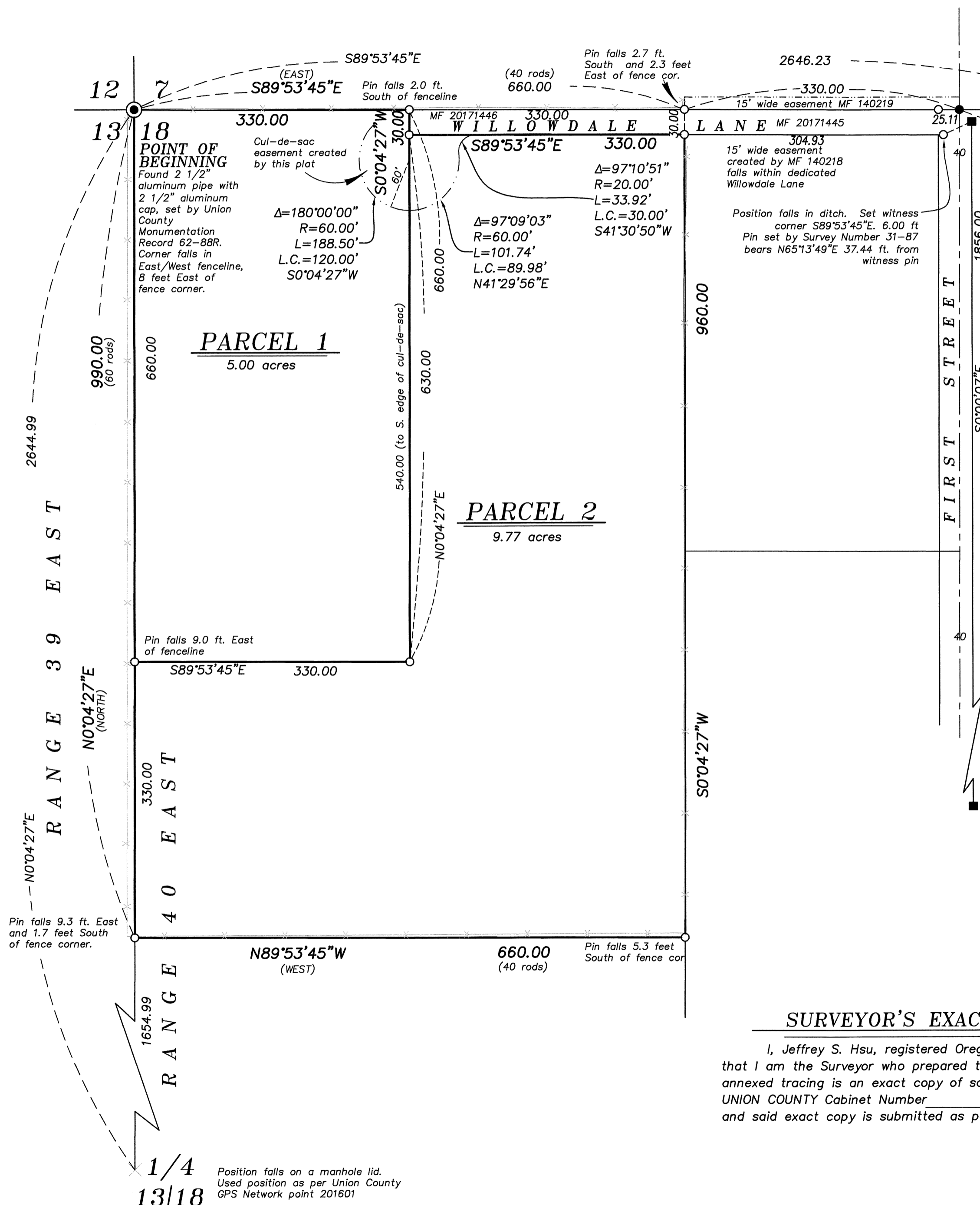
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20170016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 20170016T 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



Renewal Date: June 30, 2019



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Microfilm No. 20172832T
Plat Cabinet No. E401-E402

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, said partition being situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Oregon, more particularly described as follows;

Beginning at the Northwest corner of said Section 18,

Thence: South 89°53'45" East, along the North line of said Section 18, a distance of 330.00 feet,

Thence: South 0°04'27" West, along the West right of way line of Willowdale Lane as dedicated by Microfilm Document Number 20171446, deed records of Union County, a distance of 30.00 feet,

Thence: South 89°53'45" East, along the South right of way line of said Willowdale Lane, a distance of 330.00 feet,

Thence: South 0°04'27" West, along a line parallel with the West line of said Section 18, a distance of 960.00 feet,

Thence: North 89°53'45" West, a distance of 660.00 feet, to the West line of said Section 18,

Thence: North 0°04'27" East, along said West line, a distance of 990.00 feet to the Point of Beginning of this description.

Containing 14.77 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.

[Handwritten 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. 20170016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E401-E402 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Handwritten Signature]
Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that SCOTT S. SCHROEDER and CATHY E. SCHROEDER are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 60 foot wide cul-de-sac easement 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.

[Handwritten Signature]
SCOTT S. SCHROEDER

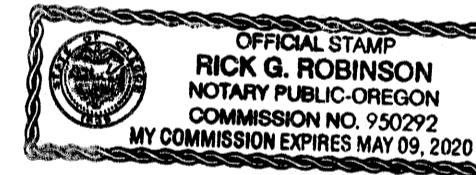
[Handwritten Signature]
CATHY E. SCHROEDER

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of August, 2017, before me a Notary Public in and for said State and County, personally appeared SCOTT S. SCHROEDER and CATHY E. SCHROEDER 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.

[Handwritten Signature]
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 3rd day of August, 2017.

[Handwritten Signature]
Gregory T. Blackman
Deputy Wallowa County Surveyor

City of Union

Approved this 22nd day of August, 2017.

[Handwritten Signature]
Leonard Flint, Mayor
City of Union

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 2017-2018 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.

[Handwritten Signature] Date: 8/29/17
Cody Vayra, 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 29th day of August, 2017, at 10:05 o'clock A.M., and recorded in Plat Cabinet No. E401-E402 Union County records. Microfilm Number 20172832T

Robin A. Church
Union County Clerk by *[Handwritten Signature]* Deputy Clerk