

**PARTITION PLAT NUMBER** 2018-0010 T

Situate in the East half of the Northwest quarter of Section 21,  
Township 2 South, Range 38 East of the Willamette Meridian, Union  
County, Oregon

Microfilm Number 20182229T  
Plat Cabinet Number E-432-E-433

**BASIS OF BEARING**

Forward bearing as published by the U.S.C.  
and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946.

**SCALE: 1"=100'**

**LEGEND**

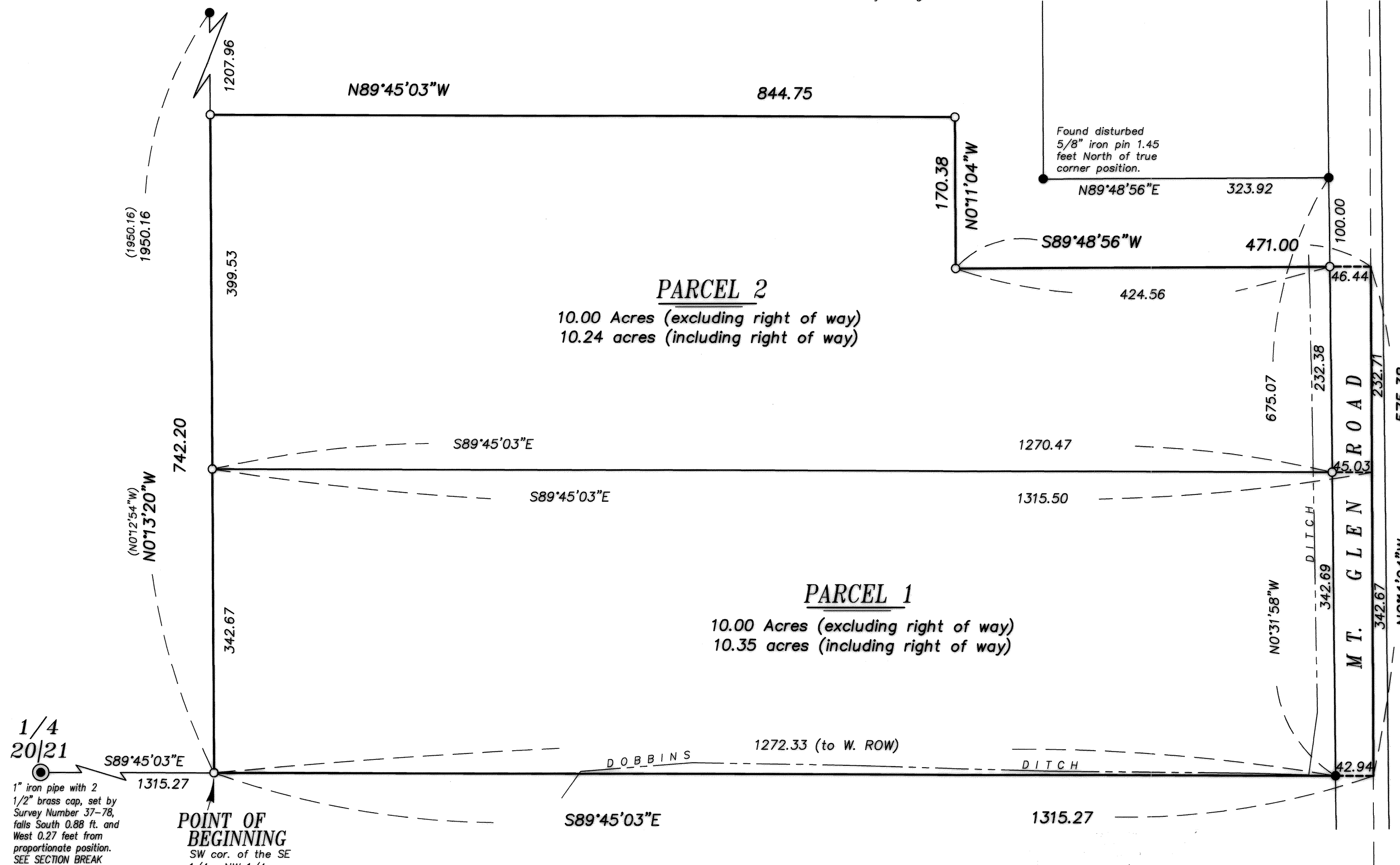
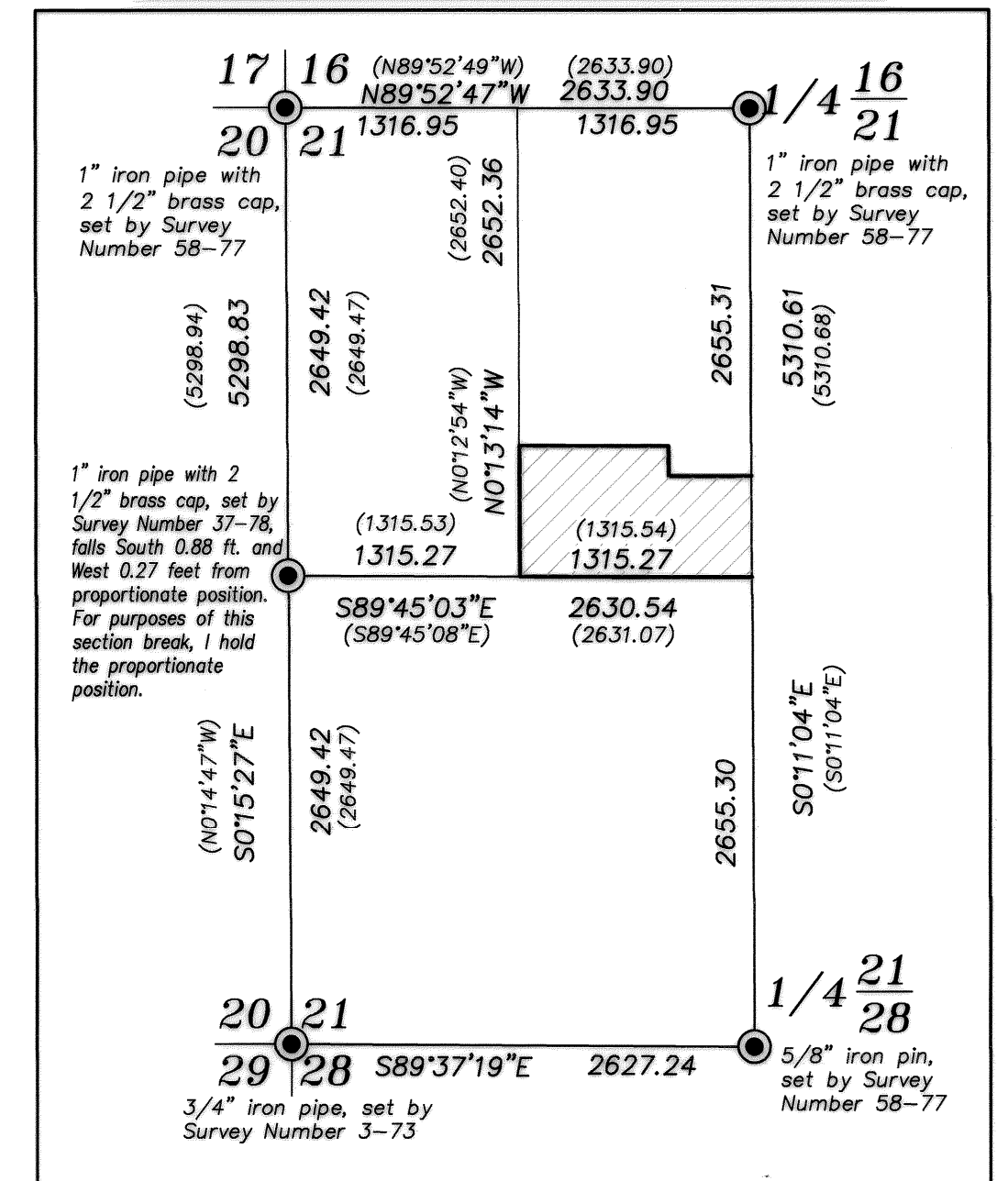
- Found monument as described, marked as per Union County Monumentation records
- Found 5/8" iron pin set by Survey Number 58-77
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Survey Number 58-77

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2019

**SECTION BREAK SCALE 1"=1000'**



**REFERENCE MATERIAL**

Union County Monumentation Records  
Survey Number 58-77

**DEED REFERENCES**

Microfilm Document Number 26950  
Microfilm Document Number 20164389  
Microfilm Document Number 20181813  
Microfilm Document Number 20181860

Partition Plat Report No. 18-30206, dated  
July 19, 2018, prepared by Eastern Oregon  
Title, Inc.

**NOTES AND EASEMENTS**

1. Subject to right-of-way for Union County Road No. 10 (Mt. Glen Road)
2. Subject to right-of-way for Dobbins Ditch as it crosses this property. Shown hereon as it exists on the ground.

**NARRATIVE**

This partition was done at the request of Greg Colozzi, owner of the land within. Mr. Colozzi wanted to divide the land as shown hereon. The North boundary was adjusted in a recent lot line adjustment. Due to the unsurveyed nature of the lot line adjustment, there are minor differences in the bearings and distances between the legals of the lot line adjustment and this partition. Much of the exterior was monumented by Survey Number 58-77. I find these pins mostly harmonious with the exception of the SW corner of this partition which was significantly out of position. I reset this at true corner position. Dobbins Ditch is shown on assessment maps in a different location than it exists on the ground. It is likely to have been rerouted at some time as it runs through this property. I show the ditch as it exists. 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. 2018-0010 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 E-432-E-433 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

# PARTITION PLAT NUMBER 2018-0010T

Situate in the East half of the Northwest quarter of Section 21,  
Township 2 South, Range 38 East of the Willamette Meridian, Union  
County, Oregon

Microfilm Number 20182229T  
Plat Cabinet Number E-432-E433

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have surveyed and platted the land within this partition, being a partition of a tract situate in the East half of the Northwest quarter of Section 21, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 21,

Thence: South 89°45'03" East, along the South line of said East half of the Southeast quarter of the Northwest quarter of said Section 21, a distance of 1315.27 feet to the Southeast corner of said Southeast quarter of the Northwest quarter,

Thence: North 0°11'04" West, along the East line of said Southeast quarter of the Northwest quarter, a distance of 575.38 feet, to a point 100 feet South of the Southeast corner of that tract conveyed to Robert H. Gruis and wife by deed microfilm no. 26950, deed records of Union County,

Thence: South 89°48'56" West, along a line parallel with and 100 feet South of the South line of said Gruis tract, a distance of 471.00 feet,

Thence: North 0°11'04" West, along a line parallel with a 100 feet West of the West line of said Gruis tract, a distance of 170.38 feet,

Thence: North 89°45'03" West, a distance of 844.75 feet, to the West line of the Southeast quarter of the Northwest quarter of said Section 21,

Thence: South 0°13'20" East, a distance of 742.20 feet, to the Point of Beginning.

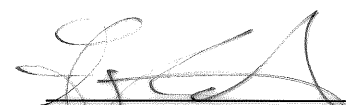
Subject to the rights of the public in Mt. Glen Road

Containing 20.59 acres (including right of way), 20.00 acres (excluding right of way)

I further certify that I made this plat by order of and under the direction of the owners thereof and that the corners are monumented and parcels are platted in accordance with O.R.S. 92.050 and 92.060.

## DECLARATION

Know all people by these presents that GREG COLOZZI 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 surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

  
GREG COLOZZI

## APPROVALS

### Union County Surveyor

Approved this 23<sup>rd</sup> day of JULY, 2018.

  
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 2018-2019 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.

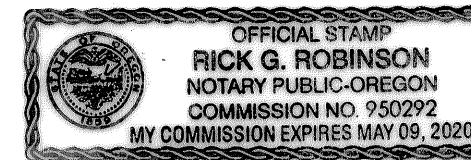
by Melissa J. Cooper For Cody Vavra Date: 7/24/18  
Cody Vavra, Union County Assessor/Tax Collector

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 24<sup>th</sup> day of JULY 2018 before me a Notary Public in and for said State and County, personally appeared GREG COLOZZI, 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

### Union County Planning Commission

Approved this 24<sup>th</sup> day of July, 2018.

  
Scott Hartell  
Union County Planning Director

## 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 24<sup>th</sup> day of July, 2018, at 11:30 o'clock A.M., and recorded in Plat Cabinet No. E432-E433 Union County records. Microfilm Number 20182229T

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

## SURVEYOR'S EXACT COPY STATEMENT

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Jeffrey S. Hsu, OPLS 83571