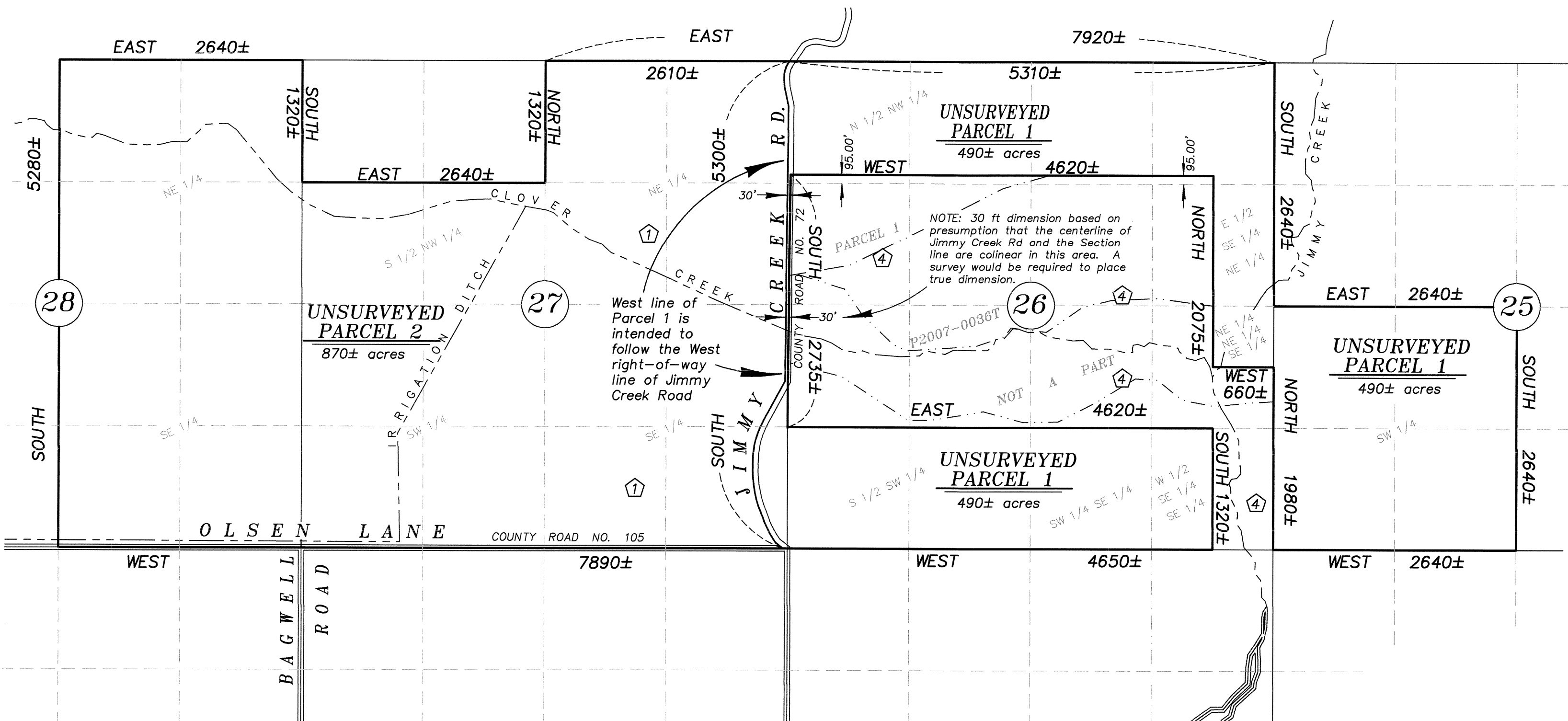


# PARTITION PLAT NUMBER 20190002T

A partition of a portion of Parcel 2 of Partition Plat 2007-0036T  
Sited in Sections 25, 26, 27, and 28, Township 5 South, Range 39 East of the Willamette Meridian, Union County, Oregon



SCALE: 1" = 1000'

## LEGEND

- Creek
- Easement
- Road

## NARRATIVE

This partition was done at the request of Chris Heffernan, owner of the land within. Mr. Heffernan wanted to divide the land as shown. Jimmy Creek Rd, as it crosses this partition, was created by petition number 321, where the description in the surveyor's report indicated it ran North on a straight line on a line located approximately between Sections 26 and 27. Current constructed road departs in locations from the section line, as seen on aerial photo. As it is beyond the scope of this unsurveyed partition to locate the existing right-of-way line, I have shown it as the constructed road is seen on aerial photo. It is intended that, for the dividing line between the parcels, the West line of Parcel 1 shall follow the West right-of-way line of Jimmy Creek Road.

I find no other unusual conditions with this partition.

## NOTES AND EASEMENTS

- 1 Easement for right to erect and maintain poles with necessary wires and fixtures, described in Book 89 Page 238, granted to Pacific Telephone and Telegraph Company. Situated in the East Half of Section 27, was not located on the ground on this partition.
- 2 8 ft wide easement described in Book 134, Page 115 granted to California Pacific Utilities Company for electric power lines and necessary poles, towers and appurtenances. Situated in the SE 1/4 of Section 27, was not located on the ground on this partition.
- 3 Easement described in Book 135, Page 368 granted to Idaho Power Company for right to construct, reconstruct, operation and maintain electric power lines and all necessary poles, towers and appurtenances. Situated in Sections 25 and 26, was not located on the ground for this partition.
- 4 Terms and provisions of four apparent appurtenant easements, granted to Christopher M. Heffernan and Donna L. Heffernan, Trustees of the Heffernan Family Trust u/a/d 7/10/96, by Warranty Deed recorded as Microfilm Document Number 20076342, for ingress, egress and utilities, 60 ft. in width. Shown as depicted on Microfilm Document Number 20076342.

## NOTES AND EASEMENTS

- 5 Rights of the public in and to that portion of this property lying below the high water mark of Clover Creek and other creeks as they cross
- 6 Right-of-way for Union County Road No. 105 (Olsen Lane) and Union County Road No. 72 (Jimmy Creek Rd.)

## REFERENCE MATERIAL

Partition Plat Number 2007-0036T  
Road Petition No. 321

DEED REFERENCES  
Book 89, Page 238  
Book 134, Page 115  
Book 135, Page 368  
Microfilm Document Number 20076342

Partition Plat Report 19-30953, dated February 22, 2019, prepared by Eastern Oregon Title, Inc.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2019

## 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. 20190002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E448 - E449 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 20190002T  
A partition of a portion of Parcel 2 of Partition Plat 2007-0036T  
Situating in Sections 25, 26, 27, and 28, Township 5 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20190635T  
Plat Cabinet Number E448 - E449

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, OPLS 83571, hereby certify that I have correctly platted the land within this Partition, in accordance with O.R.S. Chapter 92, said partition being situated in the Sections 25, 26, 27, and 28, Township 5 South, Range 39 East of the Willamette Meridian, being more particularly described as follows:

Parcel 2 of Minor Partition Plat No. 2007-0036T, as filed October 8, 2007, in Plat Cabinet "C", Slides 940-941, and recorded as Microfilm Document Number 20075651T, plat records of Union County, Oregon.

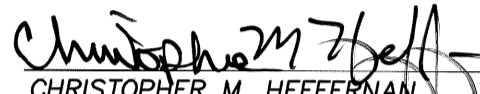
EXCEPTING THEREFROM, the West half of Section 34 of said Township and Range.


Containing 1,360 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.

DECLARATION

Know all people by these presents that CHRISTOPHER M. HEFFERNAN and DONNA L. HEFFERNAN, Trustees of the Heffernan Family Trust U/A/D 7/10/96, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.


  
CHRISTOPHER M. HEFFERNAN  
Trustee of the Heffernan  
Family Trust U/A/D 7/10/96

  
DONNA L. HEFFERNAN  
Trustee of the Heffernan  
Family Trust U/A/D 7/10/96

APPROVALS

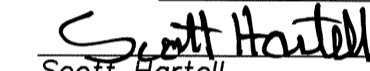
Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 13<sup>TH</sup> day of MARCH, 2019.

by   
Jason L. Hatfield, Wheeler County Surveyor

Union County Planning Department

Approved this 18 day of March, 2019.

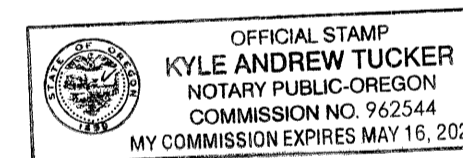
  
Scott Hartell  
Union County Planning Director

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 14<sup>th</sup> day of March, 2019, before me a Notary Public in and for said State and County, personally appeared CHRISTOPHER M. HEFFERNAN and DONNA L. HEFFERNAN who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.


  
Notary Public for  
the State of Oregon



Notarial Seal

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   
Cody Vavra, Union County Assessor/Tax Collector Date: 3/18/19

LEGAL DESCRIPTIONS

UNSURVEYED PARCEL 1

Situating in Township 5 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Section 25: The Southwest quarter,

Section 26: The South half of the Southwest quarter, the Southwest quarter of the Southeast quarter, the West half of the Southeast quarter of the Southeast quarter, the Northeast quarter of the Northeast quarter of the Southeast quarter, the East half of the Southeast quarter of the Northeast quarter, the East half of the Northeast quarter of the Northeast quarter, the Northwest quarter of the Northeast quarter excepting the South 95 feet thereof, the North half of the Northwest quarter excepting the South 95 feet thereof and the West half of the Northeast quarter of the Northeast quarter excepting the South 95 feet thereof.

Section 27: That portion of the East half of the East half lying East of the West right of way line of Jimmy Creek Road,

UNSURVEYED PARCEL 2


Situating in Township 5 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Section 27: The South half of the Northwest quarter, the Southwest quarter, the West half of the East half and that portion of the East half of the East half lying West of the West right of way line of Jimmy Creek Road,

Section 28: The East half.

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. \_\_\_\_\_ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number \_\_\_\_\_ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

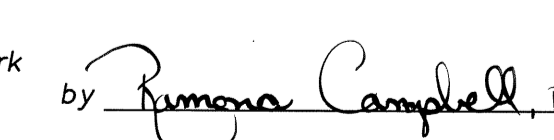
  
Jeffrey S. Hsu, OPLS 83571

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 18<sup>th</sup> day of MARCH, 2019, at 9:45 o'clock A.M. and filed in Plat Cabinet No. E448-E449, Union County records. Microfilm No. 20190635T.

Robin A. Church  
Union County Clerk  
by   
Rumona Campbell, DEPUTY CLERK