

# PARTITION PLAT NUMBER 2019-0004T

Situated in the Southeast quarter of the Southwest quarter of Section 18 and the Northeast quarter of the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon

Microfilm Number 20190809T

Plat Cabinet Number E452-E53

## 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"=50'

## LEGEND

- 2 1/2" aluminum cap marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 006-1995
- Found 1 1/4" iron pipe set by Survey Number 21-70
- Found 5/8" iron pin with plastic cap marked "PLS 699" set by Survey Number 038-2018
- ▲ Found 5/8" iron pin set by Survey Number 9-68
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 022-2002
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 007-1995
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- ( ) Record measurement as per Survey Number 006-1995
- [ ] Record measurement as per Survey Number 022-2002

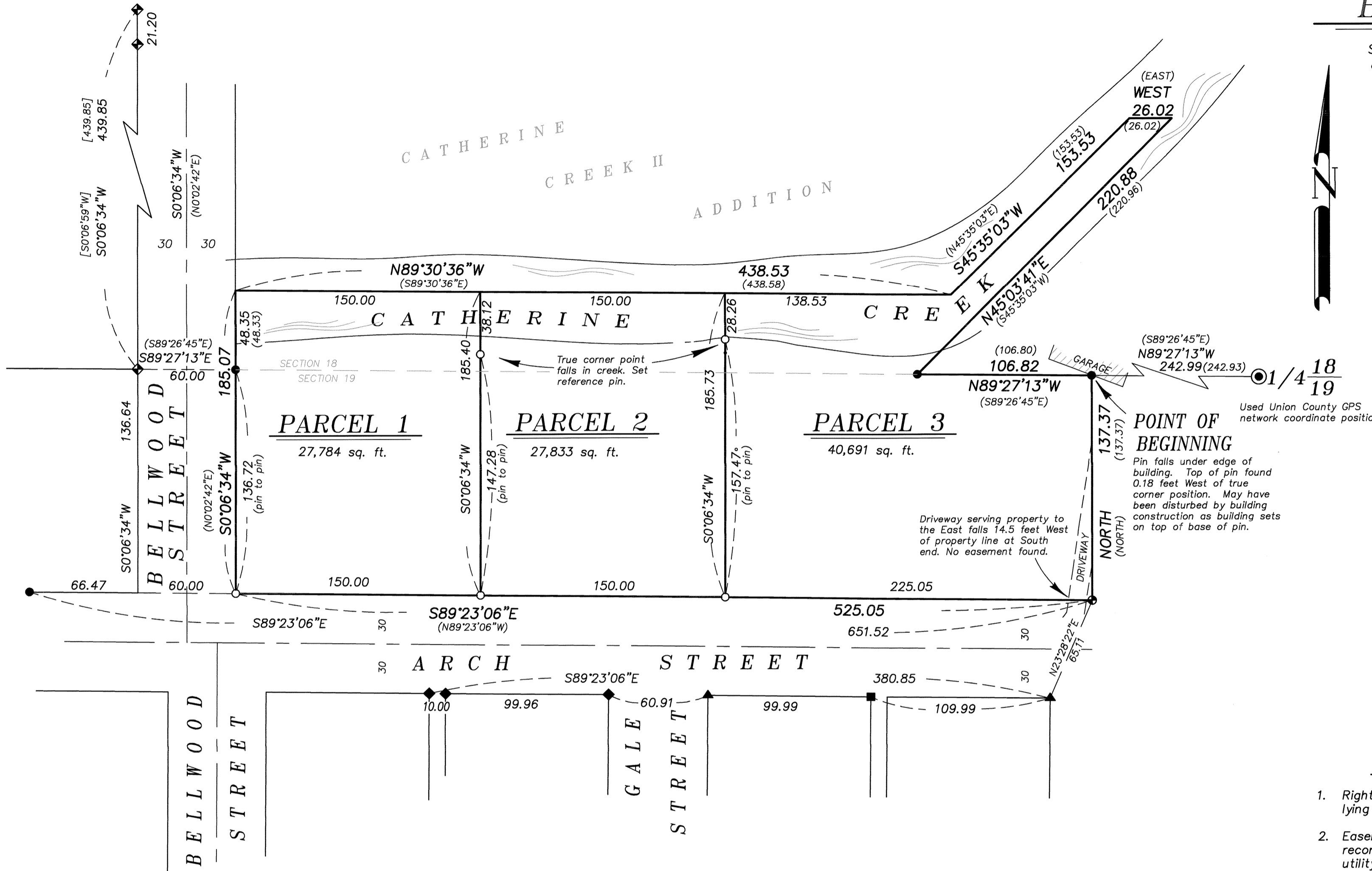
## NOTES AND EASEMENTS

1. Rights of the public in and to that portion of this property lying below the high water mark of Catherine Creek
2. Easement, granted to California-Pacific Utilities Company, recorded in Deed Book 153, Page 363. According to the utility company, gas line runs in Bellwood St. right of way and no gas transmission line crosses this property.
3. Drainage ditch, disclosed in Deed Book 159, Page 384. Pertains to a former portion of property on West side of Bellwood Street. No drainage ditch crosses this property.

## 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. 2019-0004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E452-E53 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



## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 9-68  
 Survey Number 21-70  
 Survey Number 006-1995  
 Survey Number 007-1995  
 Survey Number 022-2002  
 Survey Number 034-2018  
 Survey Number 038-2018

### DEED REFERENCES

Book 159, Page 384  
 Book 153, Page 363  
 Book 35, Page 287  
 Book 51, Page 507  
 Book 94, Page 475

Microfilm Document Number 20150057  
 Microfilm Document Number 20174206

Partition Report Number 18-30396 prepared by Eastern Oregon Title Company dated August 13, 2018

## NARRATIVE

This partition was done at the request of Frank Wentzel, owner of the land within. Mr. Wentzel wanted to divide the property as shown. Exteriors of the property were partially resolved in Survey Number 006-1995, but the road dedication of Bellwood Street, by Deed Book 35, Page 591, was not found at the time of survey. I use the alignment of Bellwood St. established by Survey Number 034-2018. I hold the pins set by Survey 006-1995 with exception of the NE corner, which falls on the edge of a building and may have been disturbed. A driveway serving the property to the East encroaches at the SE corner of Parcel 3 as shown. I find no other 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 2019-00047

Situated in the Southeast quarter of the Southwest quarter of Section 18 and the Northeast quarter of the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon

Microfilm Number 20190809T
Plat Cabinet Number E452-E453

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, OPLS 83571, hereby certify that I have surveyed and platted the land within this Partition, in accordance with O.R.S. Chapter 92, said partition being a tract of land in the Southeast quarter of the Southwest quarter of Section 18 and the Northeast quarter of the Northwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon, the exterior being more particularly described as follows;

Beginning at a point on the line between Sections 18 and 19 of said Township and Range, said point being North 89°27'13" West a distance of 242.99 feet from the quarter corner common to said Sections 18 and 19, said point being an angle point on the West line of that tract deeded to Walter F. Ruberg by deed recorded in Book 149, Page 427, deed records of Union County,

Thence: North 89°27'13" West, along the line between said Sections 18 and 19, a distance of 106.82 feet, to the most Westerly point of said Ruberg tract,

Thence: North 45°03'41" East, along the Northwesterly line of said Ruberg tract, a distance of 220.88 feet,

Thence: West, a distance of 26.02, to the centerline of Catherine Creek,

Thence: South 45°35'03" West, along said centerline, a distance of 153.53 feet,

Thence: North 89°30'36" West, along said centerline, a distance of 438.53 feet, to the East right of way line of Bellwood St.,

Thence: South 0°06'34" West, along the East right of way line of Bellwood St., a distance of 185.07 feet, to the intersection of the East right of way line of Bellwood St. and the North right of way line of Arch St.,

Thence: South 89°23'06" East, along said North right of way line, a distance of 525.05 feet, to the Southwest corner of said Ruberg tract,

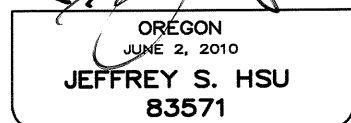
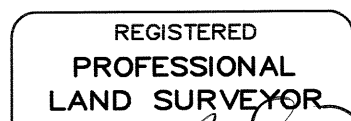
Thence: North, along the West line of said Ruberg tract, a distance of 137.37 feet, to the Point of Beginning.

Said Parcel being 2.21 acres (96,308 sq. ft.)

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the boundary and parcel corners are marked with monuments as indicated on the annexed plat, in accordance with O.R.S. 92.050 and 92.060.

Handwritten signature of Jeffrey S. Hsu

Jeffrey S. Hsu, OPLS 83571
Baggett-Griffith & Blackman
2006 Adams Avenue,
La Grande, Oregon 97850



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. 2019-00047 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E452-E453 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Handwritten signature of Jeffrey S. Hsu

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that FRANK D. WENTZEL and JANE B. WENTZEL, Husband and Wife, 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.

Handwritten signature of Frank D. Wentzel
FRANK D. WENTZEL

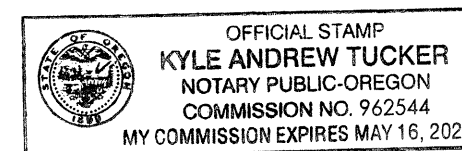
Handwritten signature of Jane B. Wentzel
JANE B. WENTZEL

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 29th day of March, 2019, before me a Notary Public in and for said State and County, personally appeared FRANK D. WENTZEL and JANE B. WENTZEL, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Handwritten signature of Notary Public
Notary Public for the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 28 day of MARCH, 2019.

Handwritten signature of Richard A. Shaver
Richard A. Shaver, Wallowa County Surveyor

City of Union

Approved this 4th day of April, 2019.

Handwritten signature of Leonard Flint
Leonard Flint
Mayor, City of Union

Approved this 4 day of April, 2019.

Handwritten signature of Doug Wiggins
Doug Wiggins
City Administrator, 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 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.

Handwritten signature of Mairlan Cooper
Mairlan Cooper
Cody Vavra, Union County Assessor/Tax Collector
Date: 4/4/19

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 5th day of April, 2019, at 9:00 o'clock A.M. and filed in Plat Cabinet No. E452-E453, Union County records. Microfilm No. 20190809T.

Robin A. Church
Union County Clerk
Handwritten signature of Helen Tucker
Helen Tucker, Deputy Clerk