

# PARTITION PLAT NUMBER 20190012T

Situating in the Northwest quarter of the Northeast quarter of Section 10, Township 3 South, Range 38  
East of the Willamette Meridian, Island City and Union County, Oregon

Microfilm Number 20193038T  
Plat Cabinet Number E 470 - E 471

**POINT OF BEGINNING**

2" aluminum cap marked as per Union Co. Monumentation records





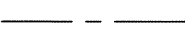
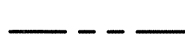
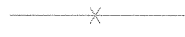

1/4 10 3

## BASIS OF BEARING

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

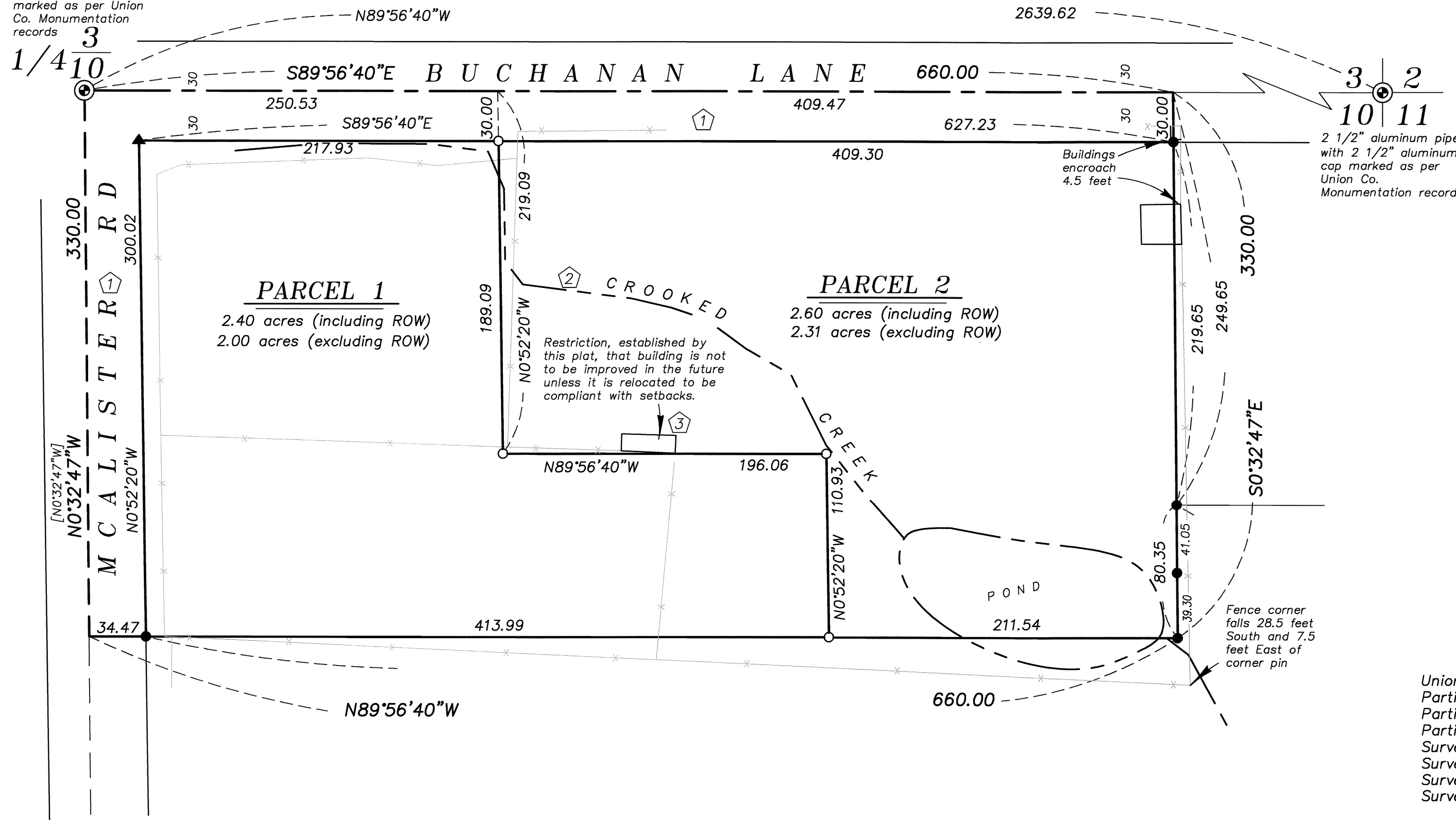
**SCALE: 1" = 60'**

## LEGEND

-  Found monument as described, marked as per Union County Monumentation records
-  Found 5/8" iron pin with plastic cap marked AP&A, set by Survey Number 039-2002
-  Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190010T
-  Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
-  Centerline
-  Creek
-  Fenceline
-  Record measurement as per Partition Plat 20110015T

## REFERENCE MATERIAL




Union County Monumentation Records Partition Plat 1994-23 Partition Plat 20110015T Partition Plat 20190010T Survey Number 19-85 Survey Number 031-1993 Survey Number 039-2002 Survey Number 020-2007	<b>DEED REFERENCES</b> Microfilm Document Number 124715  Partition Plat Report 19-31786, dated October 7, 2019, prepared by Eastern Oregon Title, Inc.
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### NARRATIVE


This partition was done at the request of Katie Mattson, on behalf of the owner of the land within. The purpose of this partition was to divide the property as shown. Extérieurs of the property were resolved by Partition Plat 20190010T, completed earlier this year. I hold pins set by said Partition and by Survey Number 039-2002 for the East right of way line of McAlister Road. I find no unusual conditions with this partition.

### NOTES AND EASEMENTS

-  Rights of the public within the right of way for Union County Road No. 114 (McAlister Road) and Union County Road No. 117 (Buchanan Lane)
-  Rights of the public and of governmental bodies in and to that portion lying below the high water mark of Crooked Creek
-  Restriction, created by this plat, that no additional improvements are to be done on the shed shown hereon, unless the building is made compliant with building setbacks.

## 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. 20190012T 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 470 - E 471 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2021

# PARTITION PLAT NUMBER 20190012T

Microfilm Number 20193038T  
Plat Cabinet Number E 470 - E 471

Situated in the Northwest quarter of the Northeast quarter of Section 10, Township 3 South, Range 38 East of the Willamette Meridian, Island City and Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels of this partition, being situated in the Northeast quarter of Section 10, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows,

Beginning at the quarter common to Section 3 and 10 of said Township and Range,

Thence: South 89°56'40" East, along the North line of said Section 10, a distance of 660.00 feet,

Thence: South 0°32'47" East, along a line parallel with and 660.00 feet East of the West line of said Northeast quarter of Section 10, a distance of 330.00 feet,


Thence: North 89°56'40" West, along a line parallel with and 330.00 feet South of said North line of Section 10, a distance of 660.00 feet, to the West line of the Northeast quarter of said Section 10,

Thence: North 0°32'47" West, along said West line, a distance of 330.00 feet, to the Point of Beginning of this description.

Subject to the rights of the public in Buchanan Land and McAlister Road.

Containing 5.00 acres (including right of way), 4.31 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 all parcel corners are monumented, in accordance with O.R.S. 92.050 and 92.060.

  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Ave.  
La Grande, OR 97850



## DECLARATION

Know all people by these presents that WALTER DALE MATTSON and CAROL LEE MATTSON, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, and do hereby create the restriction on the shed on Parcel 2, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

  
WALTER DALE MATTSON

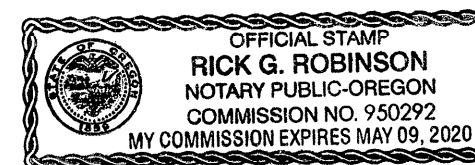
  
CAROL LEE MATTSON

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 15<sup>th</sup> day of October, 2019, before me a Notary Public in and for said State and County, personally appeared WALTER DALE MATTSON and CAROL LEE MATTSON, 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.

  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

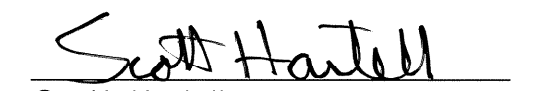
### Union County Assessor / Tax Collector

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 2019-2020 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 Ellen Wilhelm, Chief Deputy Date: 10-16-19  
for Cody Vavra, Union County Assessor/Tax Collector

### Union County Planning

Approved this 16 day of October, 2019.

  
Scott Hartell  
Union County Planning Director

### Union County Surveyor

Approved this 10<sup>th</sup> day of October, 2019.

By Wallowa County Surveyor Lisa T. Blackman, Deputy  
Gregory T. Blackman  
Deputy Wallowa County Surveyor

## 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 this 16<sup>th</sup> day of October, 2019, at 2:05 o'clock P.M., and recorded in Plat Cabinet No. E 470 - E 471 Union County records. Microfilm Number 20193038T

Robin A. Church  
Union County Clerk Lisa Luik, Chief Deputy Clerk

## 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. 20190012T 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 470 - E 471 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