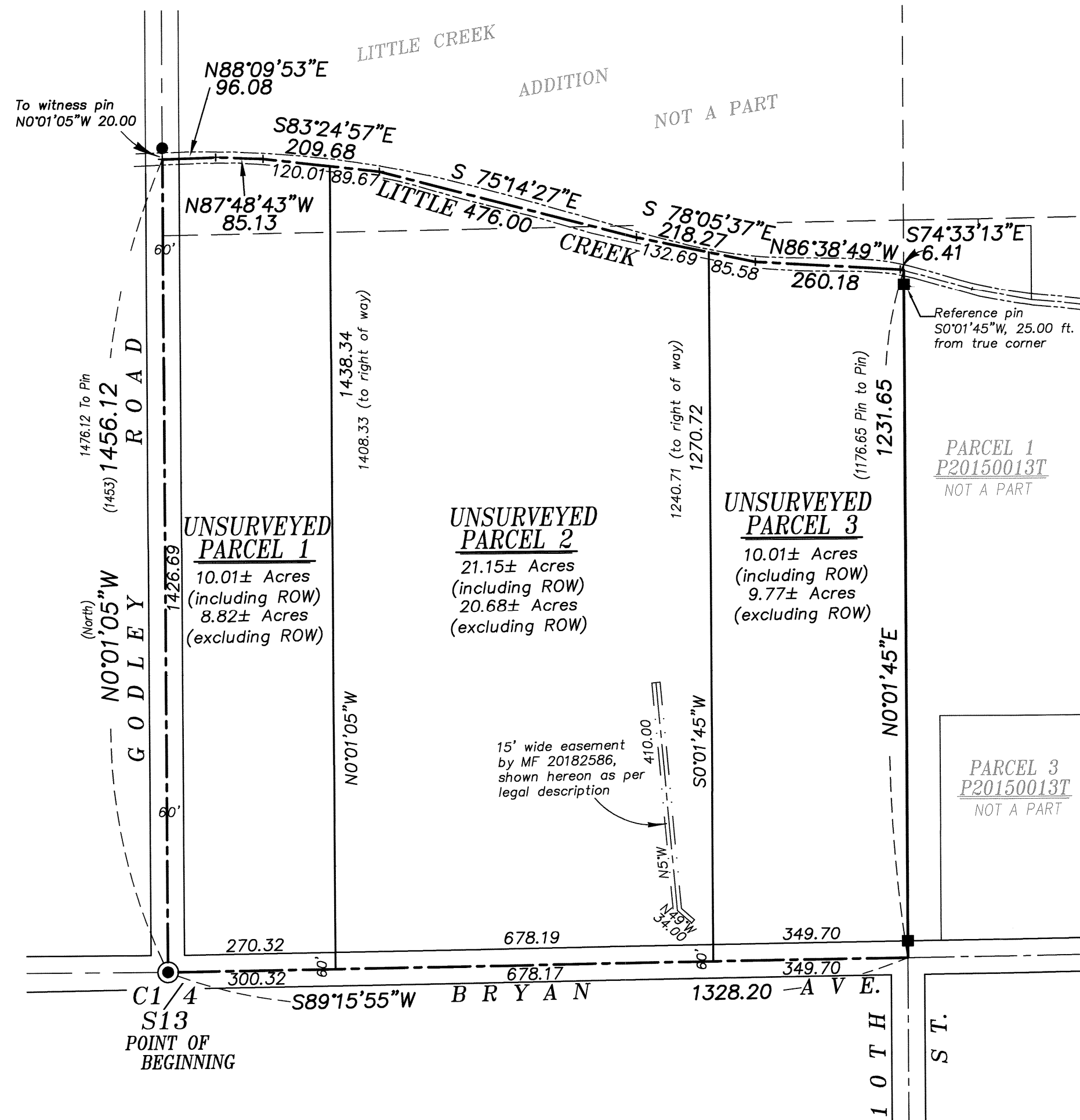


**PARTITION PLAT NUMBER** 20200001

A Partition of Parcel 1 of Minor Partition Plat Number 20100016T,  
 Situate in the Northeast quarter of Section 13, Township 4 South, Range 39 East  
 of the Willamette Meridian, Union County, Oregon



**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" = 200'**

**LEGEND**

- Record position of brass cap monument marked as per Union County Monumentation records, set by Survey Number 003-1998
- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Plat of LITTLE CREEK ADDITION
- Record position of 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20150013T
- Centerline
- ~~~ Creek
- - - Easement Line

**REFERENCE MATERIAL**

Union County Monumentation Records  
 Survey Number 003-1998  
 Partition Plat 20150013T  
 Partition Plat 20100016T  
 Plat of Little Creek Addition

**DEED REFERENCES**  
 Microfilm Document Number 20182586  
 Microfilm Document Number 20130650

Partition Plat Report No. 19-32061,  
 dated December 30, 2019, prepared by  
 Eastern Oregon Title, Inc.

**NOTES AND EASEMENTS**

Right of way for Union County Road No. 12 (Bryan Avenue and Union County Road No. 31 (Godley Road))

Rights of the public in and to that portion of the property lying below the high water mark of Little Creek

Right of way easement, 15 ft. in width, granted to Oregon Trail Electric Consumers Cooperative, Inc., by Microfilm Document Number 20182586. Shown as per legal description. Document states centerline as actually constructed which cannot be determined without benefit of survey.

**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. 20200001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E480-E481 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*[Signature]*  
 Jeffrey S. Hsu, OPLS 83571

**NARRATIVE**

This partition was done at the request of Lynden Charlson. Ms. Charlson wanted to divide the property as shown. This partition is UNSURVEYED. No attempt was made to locate property boundaries on the ground. Measurements shown hereon are based on record dimensions of Partition Plats 20100016T and 20150003T. I find no unusual conditions with this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2021

PARTITION PLAT NUMBER 20200001

A Partition of Parcel 1 of Minor Partition Plat Number 20100016T, Situate in the Northeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20200143

Plat Cabinet Number E480 - E481

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this UNSURVEYED partition, being a partition of Parcel 1 of Minor Partition Plat Number 20100016T, situated in the Northeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon, the exterior being more particularly described as follows;

Unsurveyed Parcel 1 of Partition Plat 20100016T, filed as Microfilm Number 20104352T and stored in Slides 127 and 128, Plat Cabinet 'D', plat records of Union County, Oregon

Beginning at the Center quarter corner of said Section 13,

Thence: North 0°01'05" West, along the West line of the Northeast quarter of said Section 13, a distance of 1456.12 feet, to the centerline of Little Creek,

Thence: Easterly, along the centerline of Little Creek the following courses:

- North 88°09'53" East, a distance of 96.08 feet,
South 87°48'43" East, a distance of 85.13 feet,
South 83°24'57" East, a distance of 209.68 feet,
South 75°14'27" East, a distance of 476.00 feet,
South 78°05'37" East, a distance of 218.27 feet,
South 86°38'49" East, a distance of 260.18 feet,
South 74°33'13" East, a distance of 6.41 feet, to the West line of the Southeast quarter of the Northeast quarter of said Section 13,

Thence: South 0°01'45" West, along said West line a distance of 1231.65 feet, to the South line of the Northeast quarter of said Section 13,

Thence: South 89°15'55" West, along said South line, a distance of 1328.20 feet, to the Point of Beginning.

Containing 41.17 acres, more or less (including right of way)

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 LYNDEN L. CHARLSON, is the owner of the land within this partition, 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 plat, in accordance with the provisions of ORS Chapter 92.

Lynden L. Charlson
LYNDEN L. CHARLSON

APPROVALS

Union County Planning Department

Approved this 15<sup>th</sup> day of January, 2020.

for Stacy Warren
Scott Hartel
Union County Planning Director

Union County Surveyor

Approved this 15 day of JANUARY, 2020.

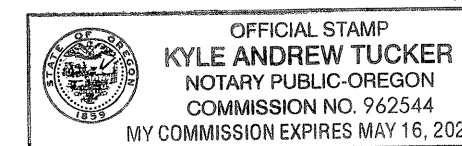
By Wallowa County Surveyor Richard A. Shaver
Richard A. Shaver

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 14<sup>th</sup> day of January, 2020, before me a Notary Public in and for said State and County, personally appeared LYNDEN L. CHARLSON who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same 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 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: 1-15-2020
for Cody Vavra, Union County Assessor/Tax Collector

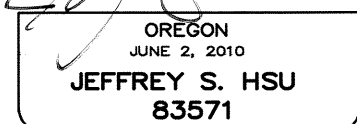
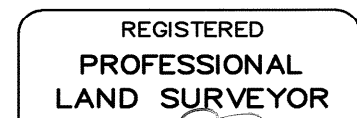
FILING STATEMENT

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 15<sup>th</sup> day of JANUARY, 2020, at 2:15 o'clock P.M., and recorded in Plat Cabinet No. E480 - E481 Union County records. Microfilm Number 20200143

Union County Clerk by Ramona Campbell, DEPUTY CLERK



Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
La Grande 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. 20200001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E480 - E481 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