

PARTITION PLAT NUMBER 2020-0013

Situated in the Southeast quarter of Section 35, the Southwest quarter of Section 36, Township 2 South, Range 39 East, the North half of Section 1, Township 3 South Range 39 East and the Section 5 and 6, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

LEGEND

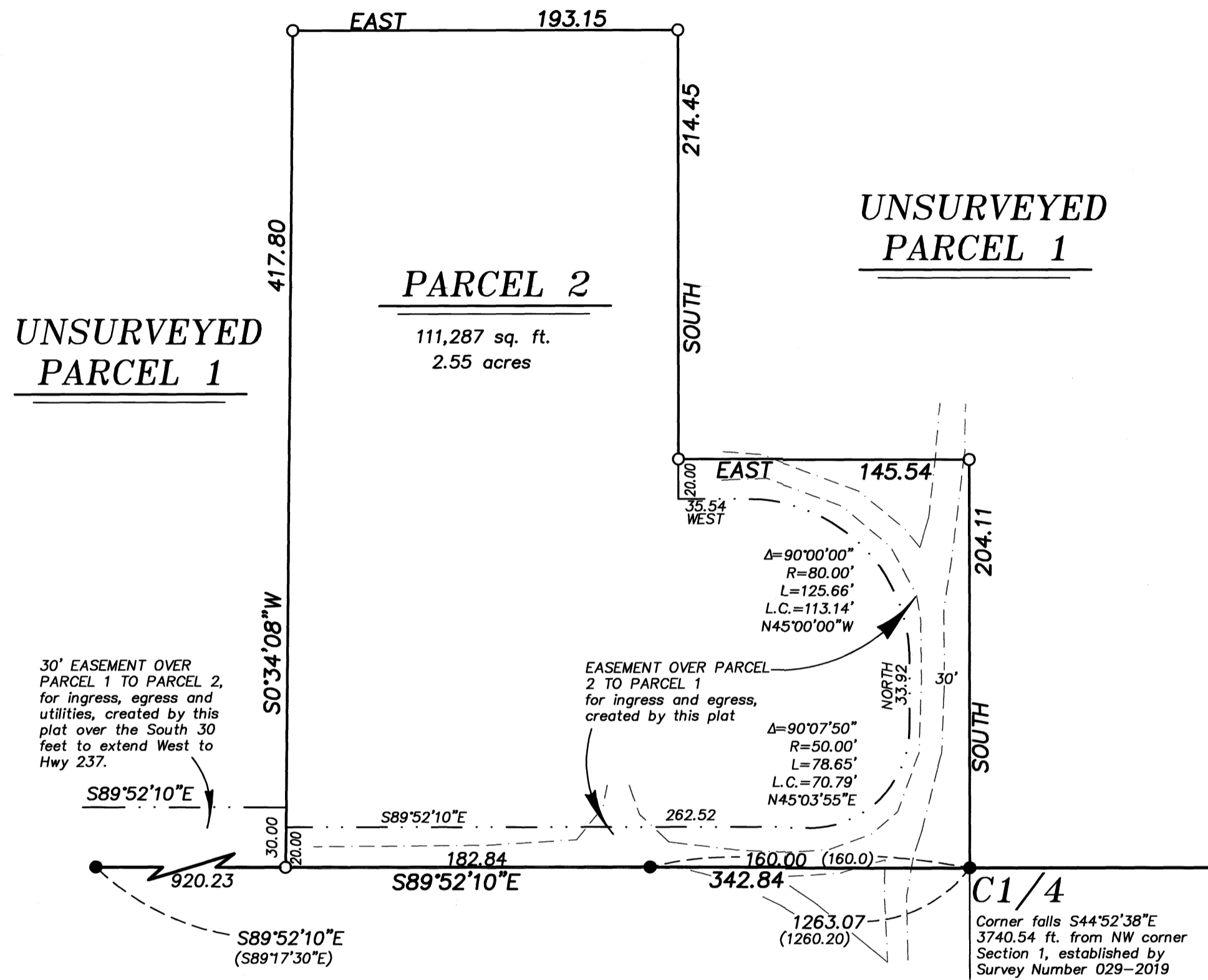
- Found 5/8" iron pin set by Survey Number 07-73
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - - Easement Line
- () Record measurement as per Survey Number 07-73
- - - - - Edge of gravel

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 07-73
 Survey Number 029-2019
 Road Petition #223
 Road Petition #568

DEED REFERENCES
 Book 98, Page 279
 Microfilm Document Number 48182
 Microfilm Document Number 984297
 Microfilm Document Number 987623
 Microfilm Document Number 20203924

Preliminary Title Report 20-33452, dated Nov. 6, 2020, prepared by Eastern Oregon Title, Inc.



NARRATIVE

This partition was done at the request of Fred Wallendar, owner of the land within. Mr. Wallendar wanted to divide the house from the agricultural property as shown. Prior to rerouting of Highway 237, there existed a county road (see Road Petition 223 and 568) which ran along the center of section line and terminated at the Center 1/4 corner of Section 1. The road survey, done by Arthur Curtis in 1902, is explicit in the termination point being at the Center 1/4 corner of Section 1. In Survey Number 07-73, James Voelz places the Center 1/4 at the Pl of the old county roads. These county roads were vacated by MF 48182, however, I find that despite there being few available monument to subdivide the section, that placement of the Center 1/4 by retracement of roads to be a valid method of placement and maintains harmony of historic lines of possession and use. I therefore accept the monuments set by Survey 07-73 as representing the Center 1/4 corner position and the East/West running centerline of the section. I place the dividing line at the direction of Mr. Wallendar. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

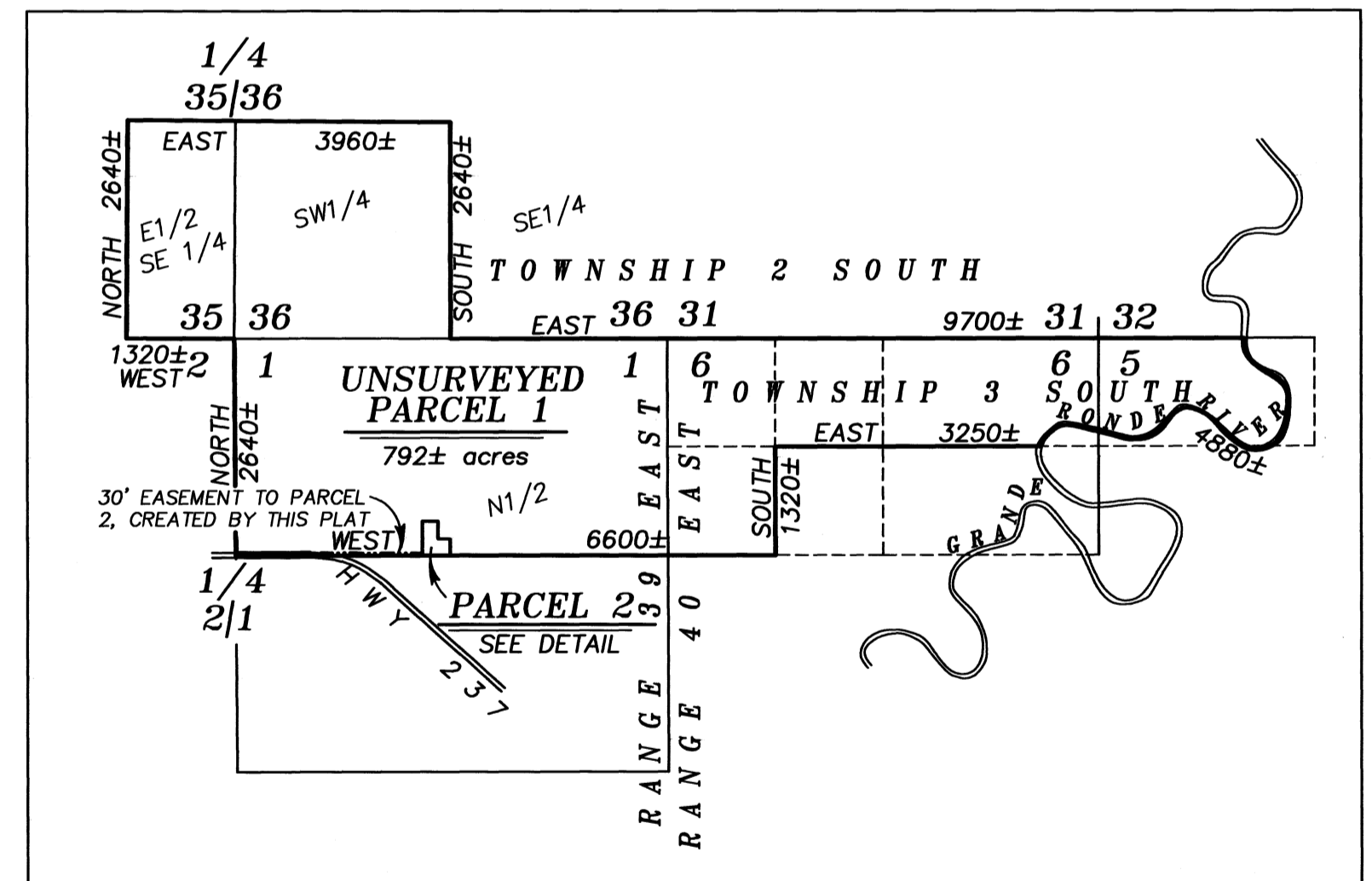
30 ft. easement for ingress, egress and utilities over the South 30 feet of that portion of Parcel 1 between the West line of Parcel 2 and Hwy 237, for benefit of Parcel 2, created by this plat.

Easement, of variable width, for ingress and egress, over Parcel 2 for benefit of Parcel 1, as shown on map, created by this plat.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Jeffrey S. Hsu
 OREGON
 JUNE 2, 2010
**JEFFREY S. HSU
 83571**

Renewal Date: June 30, 2021



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. 2020-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E507 & E508 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
 Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2020-0013

Microfilm Number 20204300
Plat Cabinet Number E507 + E508

Situated in the Southeast quarter of Section 35, the Southwest quarter of Section 36, Township 2 South, Range 39 East, the North half of Section 1, Township 3 South Range 39 East and the Section 5 and 6, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels and surveyed Parcel 2 in this partition, situated in the Southeast quarter of Section 35, the Southwest quarter of Section 36, Township 2 South, Range 39 East, the North half of Section 1, Township 3 South Range 39 East and the Section 5 and 6, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

IN TOWNSHIP 2 SOUTH RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 35: The East half of the Southeast quarter,

Section 36: The Southwest quarter,

IN TOWNSHIP 3 SOUTH RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 1: The North half,

IN TOWNSHIP 3 SOUTH RANGE 40 EAST OF THE WILLAMETTE MERIDIAN


Section 5: All that portion of the Northeast quarter of the Northeast quarter and all that portion of the North half of the Northwest quarter lying North and West of the Grande Ronde River,

Section 6: The West half of the Northwest quarter, the Northeast quarter of the Northwest quarter and the North half of the Northeast quarter.

EXCEPTING THEREFROM, a strip of land conveyed to the State of Oregon for Cove Highway by deed dated October 8, 1937, recorded in Book 98, Page 279.

Containing 794 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owners thereof and Parcel 2 is monumented in accordance with O.R.S. 92.050 and 92.060.


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



DECLARATION


Know all people by these presents that FRED WALLENDER, TRUSTEE OF THE FRED WALLENDER REVOCABLE LIVING TRUST is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the 30 foot easement for ingress, egress and utilities over Parcel 1 for benefit of Parcel 2 and the easement for ingress and egress over Parcel 2 for benefit of Parcel 1 as shown on attached map, and has caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92.

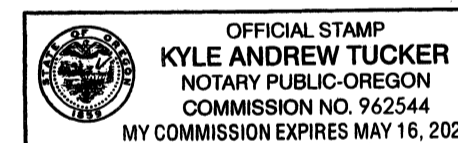

FRED WALLENDER, TRUSTEE
FRED WALLENDER REVOCABLE LIVING TRUST

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 8th day of December, 2020 before me a Notary Public in and for said State and County, personally appeared FRED WALLENDER, who are 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

APPROVALS

Union County Planning Department

Approved this 10th day of December, 2020


for Stacy Warren
Scott Hartell
Union County Planner

Union County Surveyor

Approved this 8 day of DECEMBER, 2020

By Wallowa County Surveyor 
Richard A. Shaver


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 2020-2021 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  ^{Chief Deputy} Date: 12-10-2020
Cody Vavra, Union County Assessor/Tax Collector

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. 2020-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E507 + E508 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

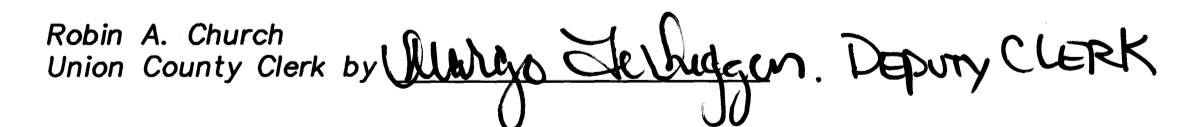

Jeffrey S. Hsu, OPLS 83571

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 10th day of DECEMBER, 2020 at 4:35 o'clock P.M., and recorded in Plat Cabinet No. E507 + E508 Union County records. Microfilm Number 20204300

Robin A. Church
Union County Clerk by  Deputy CLERK