

PARTITION PLAT NUMBER 2020-0015

Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Oregon

Microfilm No. 20204397
Plat Cabinet No. E511 & E512

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"=100'

LEGEND

- Found monument as described marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 002-2009
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 31-87
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 20170016T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- × Fenceline
- () Record deed bearing and distance

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 31-87
 Survey Number 007-2001
 Survey Number 032-1999
 Survey Number 009-2011
 Survey Number 032-2013
 Survey Number 008-2016
 Partition Plat Number 20170016T
 Partition Plat Number 20090003T
 Road Petition #688

DEED REFERENCES
 Book 155, Page 148
 Book 160, Page 119
 Microfilm Number 32392
 Microfilm Number 55423
 Microfilm Number 80820
 Microfilm Number 136887
 Microfilm Number 138035
 Microfilm Number 138036
 Microfilm Number 140218
 Microfilm Number 140219
 Microfilm Number 140237
 Microfilm Number 152107
 Microfilm Number 20002256
 Microfilm Number 20045662
 Microfilm Number 20091904
 Microfilm Number 20171445
 Microfilm Number 20171446

Partition Plat Report 20-33501, dated December 11, 2020, prepared by Eastern Oregon Title, Inc.

DEED REFERENCES
 Book C, Page 11
 Book 27, Page 204
 Book 30, Page 132
 Book 30, Page 619
 Book 35, Page 6
 Book 35, Page 34
 Book 38, Page 417
 Page 39, Page 447
 Book 106, Page 576
 Book 112, Page 261
 Book 120, Page 236
 Book 126, Page 279
 Book 134, Page 196
 Book 136, Page 571

NOTES AND EASEMENTS

- ① Right of way easement, granted to James D. Harris and Mary E. Harris by Book 160, Page 119 for ingress and egress over the South 20 feet of the property.
- ② Right of way easement, 15 ft. in width, granted to California Pacific Utilities Company by Microfilm Document No. 80820 for right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains and all necessary appurtenances. Shown in tied location of overhead power lines.

NARRATIVE

This partition was done at the request of Calvin Stout, on behalf of the landowner. They wanted to divide the property as shown. This property and surrounding lots were originally owned by J. B. Weaver (Book 27, Page 204). This tract being partitioned is the most senior tract amongst the adjoining properties (B30,P132). All are described by metes and bounds, and the distance calls East of the West line of the Section are consistent and have no overlaps or gaps. For the tracts to the West of this tract, the legal descriptions are consistent in calling distances South from the Northwest corner of the Sections (B39,P447, B38,P417, B35,P635,P34). For this tract and the one to the South (B38,P417), the call appears to originate at the North 1/16th corner on the West line of the Section. There is no discrepancy between these two deeds, but the Southwest corner of this tract may not be coincident with the Southeast corner of the tract to the West.

To maintain consistency with the surveys in the area, I run East/West lines parallel with the North line of the Section. To establish the Southwest corner I run a distance of 40 rods East from the North 1/16th corner to establish the Southwest corner of this tract. From this point I hold distances as per deed call, running North/South lines parallel with the West line of the Section. The property to the North has the most junior right (created by Book 104, page 576), and makes its' calls from the North line of the Section. The excess falls in this tract to the North.

As mentioned by Blackman in Survey 31-87, there does not appear to be a formal road dedication for First Street in this area. As there is a road of long term use with prescriptive rights, I hold pins set by said survey 31-87 as being on the East side of the intended right of way, and set pins on a line offset 40 feet to the West. I would recommend that the City of Union pursue a formal legalization of this road to avoid any potential issues that may arise from this ambiguity.

I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

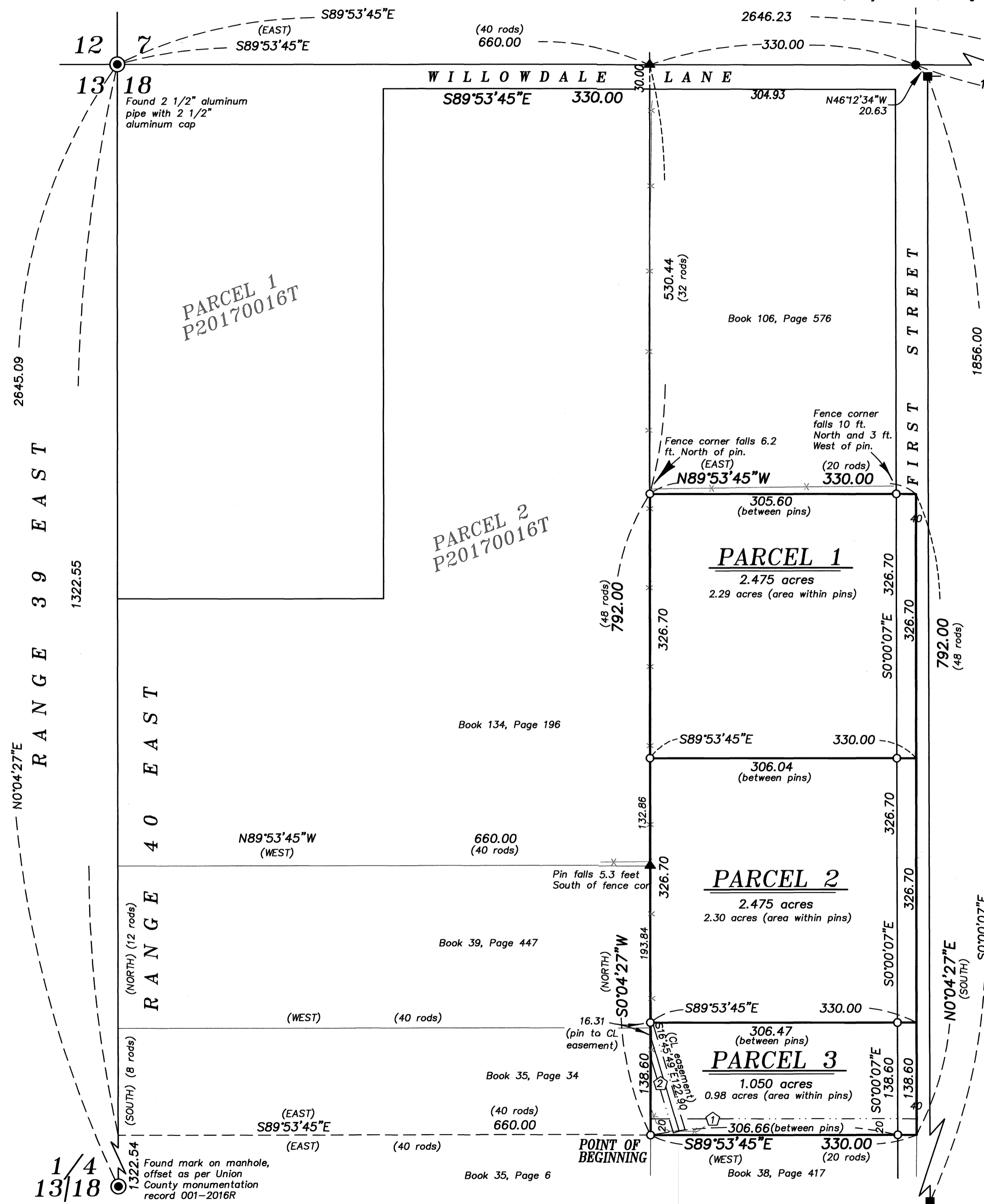
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2020-0015 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E511 & E512 of the Plat Records of 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



PARCEL 1
P20170016T

PARCEL 2
P20170016T

PARCEL 1
2.475 acres
2.29 acres (area within pins)

PARCEL 2
2.475 acres
2.30 acres (area within pins)

PARCEL 3
1.050 acres
0.98 acres (area within pins)

POINT OF BEGINNING

PARTITION PLAT NUMBER 2020-0015

Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Oregon

Microfilm No. 20204397
Plat Cabinet No. E511 + E512

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, said partition being situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Oregon, more particularly described as follows;

Commencing at the Northwest corner of said Section 18; thence, South 0°04'27" West, along the West line of said Section 18, a distance of 1322.55 feet, to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 18; thence, South 89°53'45" East, along a line parallel with the North line of said Section 18, a distance of 660.00 feet to the True Point of Beginning,

Thence: South 89°53'45" East, a distance of 330.00 feet,

Thence: North 0°04'27" East, along a line parallel with the West line of said Section 18, a distance of 792.00 feet,

Thence: North 89°53'45" West, a distance of 330.00 feet,

Thence: South 0°04'27" West, a distance of 792.00 feet to the Point of Beginning of this description.

Containing 6.00 acres

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

DECLARATION

Know all people by these presents that ELDREDGE E. GRAHAM is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Signature of Eldredge E. Graham, ELDREDGE E. GRAHAM

APPROVALS

Union County Surveyor

Approved this 15 day of DECEMBER, 2020

Signature of Richard A. Shaver, Richard A. Shaver, Wallowa County Surveyor

City of Union

Approved this 15 day of December, 2020

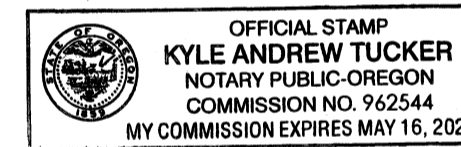
Signature of Leonard L. Plint, Mayor, City of Union

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 15th day of December, 2020, before me a Notary Public in and for said State and County, personally appeared ELDREDGE E. GRAHAM who is 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.

Signature of 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 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.

Signature of Ellen Wilhelm, Chief Deputy, Date: 12-16-2020, Cody Vavra, Union County Assessor/Tax Collector



Signature of Jeffrey S. Hsu, Jeffrey S. Hsu, OPLS 83571, Baggett, Griffith and Blackman, 2006 Adams Avenue, LaGrande, 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. 2020-0015 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E511 + E512 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Signature of Jeffrey S. Hsu, 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 16th day of DECEMBER, 2020, at 3:23 o'clock P.M., and recorded in Plat Cabinet No. E511 + E512 Union County records. Microfilm Number 20204397

Robin A. Church, Union County Clerk, by Signature of Deputy Clerk, DEPUTY CLERK