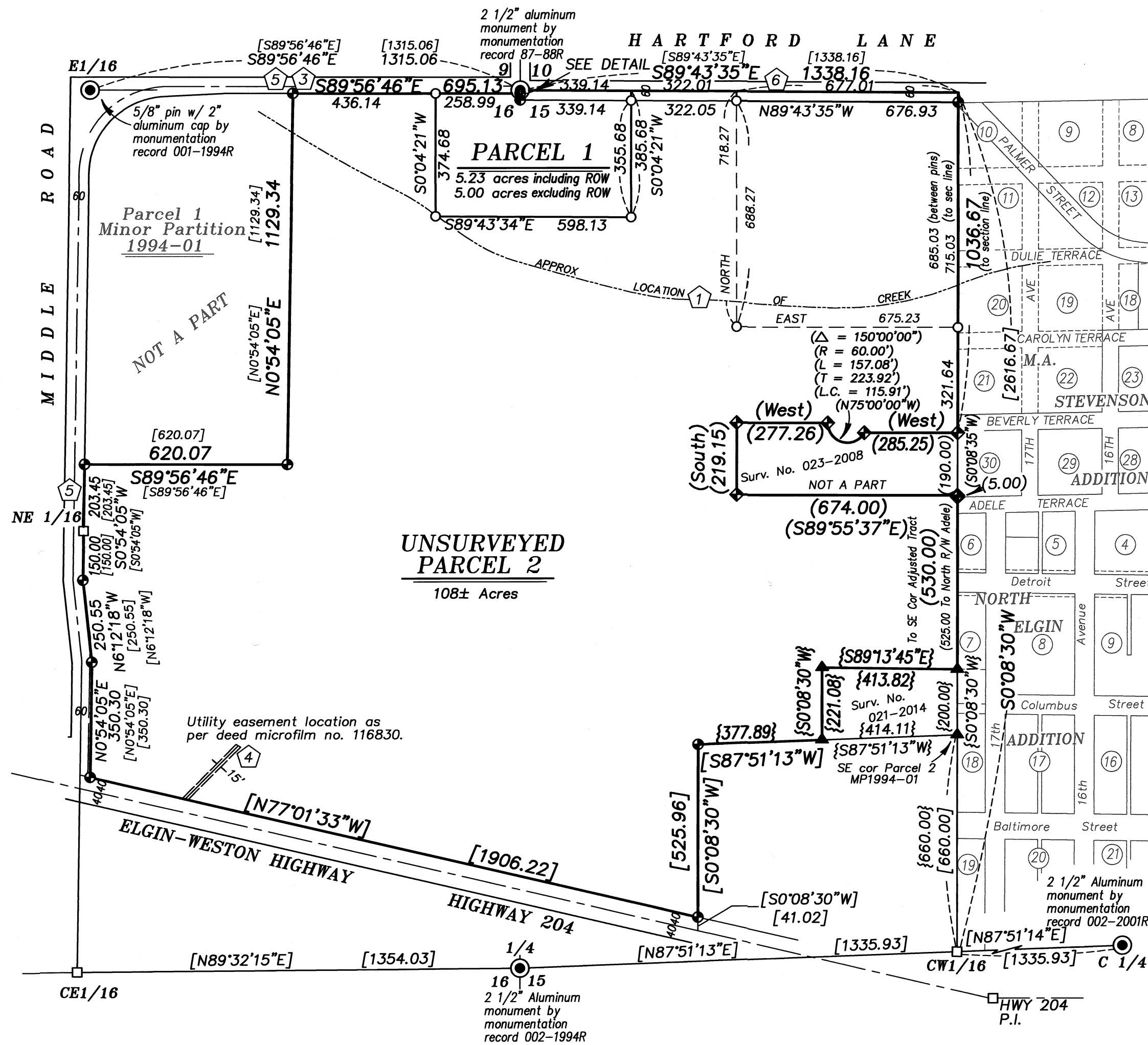


# PARTITION PLAT NUMBER 2021-0003

A partition of a portion of Parcel 2 of Minor Partition Plat 1994-01  
 Situated in the East half of the Northeast quarter of Section 16 and the West half of the Northwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20210323  
 Plat Cabinet Number E517-E518



## REFERENCE MATERIAL

Union County Monumentation Records  
 Plat of North Elgin Addition to Elgin  
 ODOT Drawing Number 4B-26-11  
 Survey Number 31-72  
 Survey Number 150-78  
 Survey Number 2-79  
 Survey Number 37-79  
 Survey Number 17-80  
 Survey Number 24-80  
 Survey Number 10-82  
 Survey Number 30-89  
 Survey Number 045-2003  
 Survey Number 023-2008  
 Survey Number 021-2014  
 Minor Partition Plat Number 1994-01  
 Minor Partition Plat Number 2001-011

## DEED REFERENCES

Book P, Page 192  
 Book 107, Page 233  
 Microfilm Number 86229  
 Microfilm Number 86561  
 Microfilm Number 87076  
 Microfilm Number 113740  
 Microfilm Number 115488  
 Microfilm Number 152310  
 Microfilm Number 116830  
 Microfilm Number 984056  
 Microfilm Number 20003170  
 Microfilm Number 20055234  
 Microfilm Number 20073752  
 Microfilm Number 20142064  
 Microfilm Number 20143115

Lot Book Report 20-33315, prepared by  
 Eastern Oregon Title, Inc., dated  
 November 23, 2020

## NARRATIVE

This partition was done at the request of John Keating. Mr. Keating wanted to divide the land as shown. Exteriors are based on Partition Plat 1994-01 with adjusted lines monumented by Surveys 023-2008 and 021-2014. Monuments with measured bearings and distances were tied this survey. Monuments shown with only record measurements were not field verified by this partition as they fall on the unsurveyed portion of this partition. A third 10± acres parcel was originally approved for and intended to be created in the Northeast corner of the property. It was decided to omit it from the final plat. Since monuments were set prior to this decision, I show their location hereon. I find no unusual conditions with this partition.

## BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

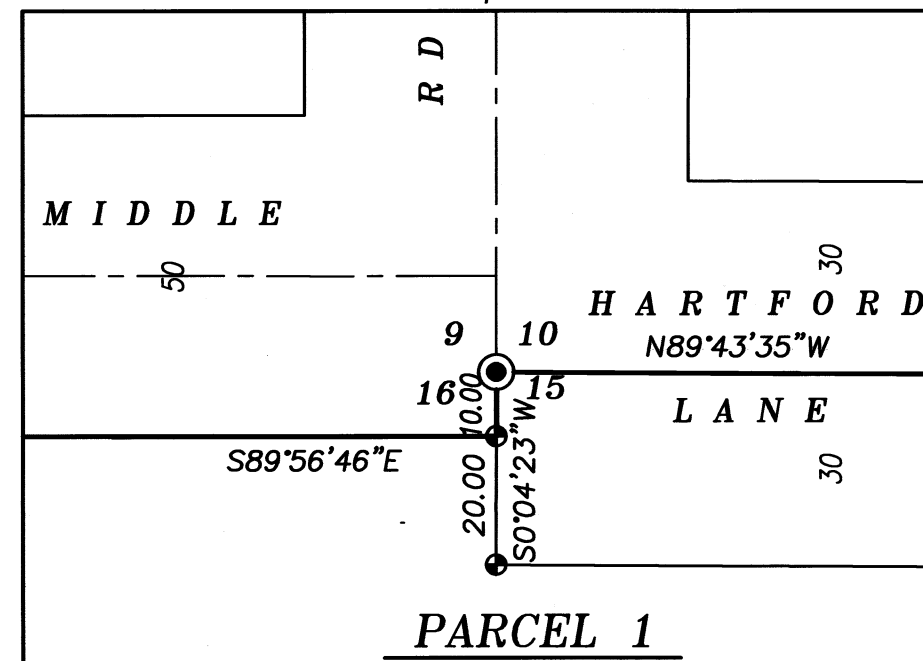
SCALE: 1"=300'

## LEGEND

- Monument as described, marked as per Union County Monumentation Records
- Position only—no monument set
- Found (or record position of) 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Plat Number 1994-01
- ◆ Found (or record position of) 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 023-2008
- ▲ Record position of 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 021-2014
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline
- [ ] Record measurement as per Minor Partition Plat 1994-01
- ( ) Record measurement as per Survey Number 023-2008
- { } Record measurement as per Survey Number 021-2014

## NOTES AND EASEMENTS

- 1 Easement to Oregon Railway Extensions Co., recorded in Book P, Page 192, deed records of Union County, for right to utilize water from creek as it flows over the W1/2 NW1/4 Sec 15. Point of diversion to be no further than 800 feet from West line of North Elgin. Also grants right to lay pipeline and right of way to maintain said pipeline. Creek unapparent at time of survey and is shown in approximate location.
- 2 Easement to Eastern Oregon Light and Power Company, recorded in Book 107, Page 233. As laid out by legal description, this easement does not fall on the property. Not shown.
- 3 10 ft. utility easement granted to C P National Corporation by Microfilm Document 87076. Easement falls within the Middle Road right of way. Not shown.
- 4 15 ft utility easement granted to C P National Corporation by Microfilm Document 116830. Shown as per legal description.
- 5 Right of way for a public usage road (Middle Road) over the North and West lines of the property, as conveyed to Union County by Microfilm Numbers 86561, 86229 and 115488, deed records of Union County.
- 6 Right of way for Hartford Lane (County Road No. 42A)



DETAIL SCALE: 1"=30'

## 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. 2021-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E517-E518 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  
 JEFFREY S. HSU  
 83571  
 OREGON  
 JUNE 2, 2010  
 Renewal Date: June 30, 2021

# PARTITION PLAT NUMBER 2021-0003

Microfilm Number 20210323  
Plat Cabinet Number E517-E518

A partition of a portion of Parcel 2 of Minor Partition Plat 1994-01  
Situated in the East half of the Northeast quarter of Section 16 and the West half of the Northwest  
quarter of Section 15, Township 1 North, Range 39 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 in this partition and surveyed Parcels 1 and 2 situated in the East half of the Northeast quarter of Section 16 and the West half of the Northwest quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Parcel Number Two (2) of Minor Partition Plat Number 1994-01 according to the plat as recorded January 19, 1994, as Microfilm Document Number 151499, Plat Cabinet Number A-349 and 350, Union County, Oregon.

EXCEPTING THEREFROM the following described tract, being more particularly described as follows, with reference to map of survey number 023-2008, as filed in the office of the Union County Surveyor;

Beginning at a point on the East line of said Parcel 2, said point being North 0°08'35" East, a distance of 5.00 feet from the Southwest corner of Block 30 of M.A. Stevenson's Addition,

Thence: North 0°08'35" East, along said East line, and along the West line of said Block 30, a distance of 190.00 feet,

Thence: West, a distance of 285.25 feet, to the Point of Curvature of a 60 ft. radius curve right,

Thence: Northwesterly around said curve, a distance of 157.08 feet (Long Chord bears North 75°00'00" West, a distance of 115.91 feet),

Thence: West, a distance of 277.26 feet,

Thence: South, a distance of 219.15 feet,

Thence: South 89°55'37" East, a distance of 674.00 feet, to the Point of Beginning of this description.

ALSO EXCEPTING THEREFROM the following described tract, being more particularly described as follows, with reference to map of survey number 021-2014, as filed in the office of the Union County Surveyor;

A portion of Parcel Number Two (2) of Minor Partition Plat Number 1994-01 according to the plat as recorded January 19, 1994, as Microfilm Document Number 151499, Plat Cabinet Number A-349 and 350, Union County, Oregon, more particularly described as follows, with reference to map of survey number 021-2014, as filed in the office of the Union County Surveyor;

Beginning at a point on the West line of North Elgin Addition to the City of Elgin, said point being the Southeast corner of said Parcel 2,

Thence: North 0°08'30" East, along the West line of said Addition, a distance of 200.00 feet, to the Northwest corner of Lot 10 of Block 7 of said Addition,


Thence: North 89°13'45" West, a distance of 413.82 feet,

Thence: South 0°08'30" West, a distance of 221.08 feet, to the South line of said Parcel 2,

Thence: North 87°51'13" East, along said South line, a distance of 414.11 feet, to the Point of Beginning of this description.

Said tract containing 113± Acres (including county road right of way) and 112± Acres (excluding County Road right of way)

I further certify that I made this plat by order of and under the direction of the owners thereof and Parcel 1 and 2 are 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 JOHN A. KEATING JR. and TAMARA J. KEATING, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92.


  
JOHN A. KEATING JR.

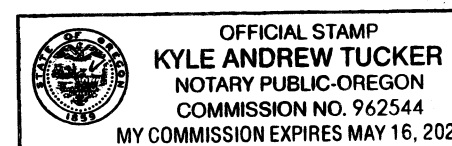
  
TAMARA J. KEATING

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 15<sup>th</sup> day of December, 2020 before me a Notary Public in and for said State and County, personally appeared JOHN A. KEATING and TAMARA J. KEATING, 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

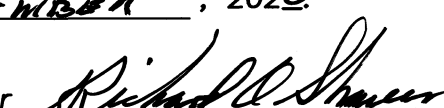
### Union County Planning Department

Approved this 26<sup>th</sup> day of January, 2021.

  
Scott Hartell  
Union County Planner


### Union County Surveyor

Approved this 15 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  Date: 1/25/21  
Cody Vavrd, 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. 2021-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E517-E518 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

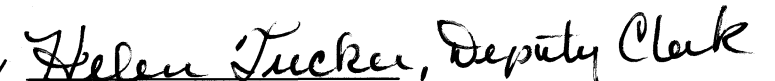
  
Jeffrey S. Hsu, OPLS 83571

## 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 26<sup>th</sup> day of January, 2021, at 1:43 o'clock P.M., and recorded in Plat Cabinet No. E517-E518 Union County records. Microfilm Number 20210323

Robin A. Church  
Union County Clerk by  Helen Tucker, Deputy Clerk