

PARTITION PLAT NUMBER 2021-0005

Microfilm Number 20210615
Plat Cabinet Number E521-E522

A Partition of Parcel 2 of Partition Plat 2020-0008,
Situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

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

SCALE: 1"=40'



LEGEND

- Found 5/8" iron pin set by Survey Number 33-76
- ◆ Found 5/8" iron pin with plastic cap marked AP&A set by Survey Number 052-1982
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 2020-0008
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 046-1995
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- [] Record measurement as per Partition Plat 2020-0008

REFERENCE MATERIAL

- | | |
|--------------------------|--|
| Survey Number 44-75 | Microfilm Document Number 51060 |
| Survey Number 33-76 | Microfilm Document Number 20003627 |
| Survey Number 52-82 | Microfilm Document Number 20053026 |
| Survey Number 046-1995 | Microfilm Document Number 20203035 |
| Survey Number 013-2000 | Microfilm Document Number 20203036 |
| Survey Number 006-2009 | Microfilm Document Number 20204077 |
| Survey Number 026-2009 | Microfilm Document Number 20204196 |
| Survey Number 012-2001 | |
| Survey Number 029-2010 | Updated Preliminary Title Report |
| Partition Plat 1992-06 | 20-33163, dated September 11, 2020, |
| Partition Plat 1993-11 | prepared by Eastern Oregon Title, Inc. |
| Partition Plat 1997-005 | |
| Partition Plat 20030005T | |
| Partition Plat 20040006T | |
| Partition Plat 2020-0008 | |

NOTES AND EASEMENTS

- 1 Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in MF 51060. Power lines run South of property. North line of easement shown in constructed location.
- 2 20 ft. easement for utilities over Parcel 2 for benefit of Parcel 1, created by this plat.
- 3 20 ft. easement ingress, egress and utilities, over Parcel 2 for benefit of Parcel 1, created by this plat
- 4 20 ft. easement for water and sewer, over Parcel 1 for benefit of Parcel 2, created by this plat
- 5 Deed Restriction/Easement Agreement recorded as Microfilm Document Number 20003627 limiting number of allowable lots. Deed Restriction released by Microfilm Document 20204077.
- 6 Agreement to participate in future L.I.D.'s, including the terms and provisions thereof, recorded Sept. 10, 2020 as Microfilm Document No. 20203035
- 7 Master Plan Property Encumbrance, including the terms and provisions thereof, recorded Sept. 10, 2020 as Microfilm Document No. 20203036, with reference to Partition Plat No. 2020-0008.

NARRATIVE

This partition was done at the request of John Briney, owner of the land within. Mr. Briney wanted to divide the property as shown. The exteriors were established in Partition Plat 2020-0008. I find monuments harmonious with record measurements and hold the monuments as shown. 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. 2021-0005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E521-E522 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

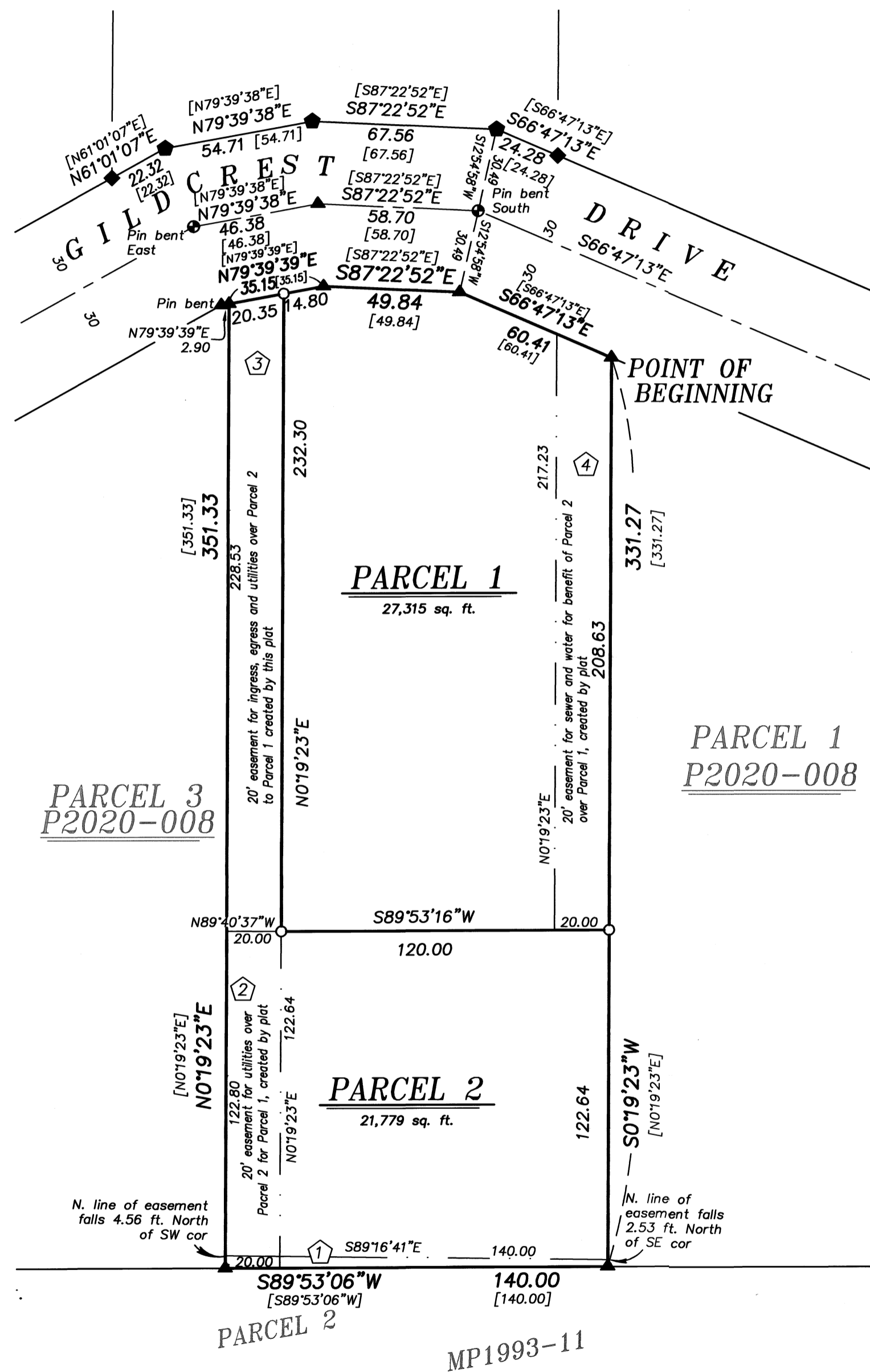
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: June 30, 2021

Jeffrey S. Hsu

Jeffrey S. Hsu, OPLS 83571



MP1993-11

PARTITION PLAT NUMBER 2021-0005

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Situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of Parcel 2 of Partition Plat 2020-0008, situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of Partition Plat 2020-0008, filed as Microfilm Document Number 20203032, and stored in Slides 496 and 497, Plat Cabinet 'E', plat records of Union County, Oregon, said point also being the Northwest corner of Parcel 1 of said Minor Partition,

Thence: South 0°19'23" West, along the line common to said Parcels 1 and 2, a distance of 331.27 feet, to the South line of said Parcel 2,

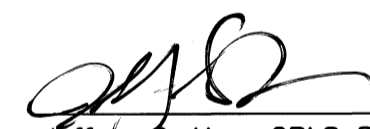
Thence: South 89°53'06" West, along said South line, a distance of 140.00 feet, to the Southeast corner of Parcel 3 of Partition Plat 2020-0008,

Thence: North 0°19'23" East, along the line common to Parcels 2 and 3 of said Partition Plat 2020-0008, a distance of 351.33 feet, to the South right of way line of Gildcrest Drive,

Thence: Along said South right of way line of Gildcrest Drive, also being the North line of said Parcel 2, the following courses:
North 79°39'39" East, 35.15 feet,
South 87°22'52" East, 49.84 feet,
South 66°47'13" East, 60.41 feet,
to the Point of Beginning

Containing 49,094 sq. ft. (1.13 acres,)


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


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



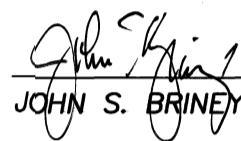
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2021-0005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E521-E522 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

DECLARATION

Know all people by these presents that JOHN S. BRINEY and WENDY L. BRINEY, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 20 foot easement for utilities over Parcel 2 for benefit of Parcel 1, the 20 foot easement for ingress, egress and utilities over Parcel 2 for benefit of Parcel 1, and the 20 foot easement for water and sewer over Parcel 1 for benefit of Parcel 2, and have caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.


JOHN S. BRINEY

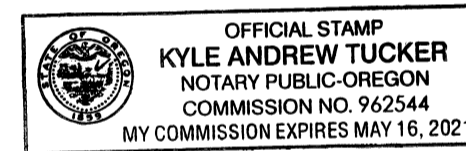

WENDY L. BRINEY

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 22nd day of February, 2021, before me a Notary Public in and for said County and State, personally appeared JOHN S. BRINEY and WENDY L. BRINEY, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

APPROVALS

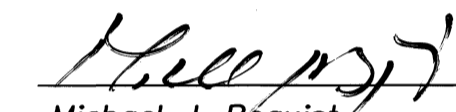
UNION COUNTY SURVEYOR

Approved this 18th day of FEBRUARY, 2021.

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

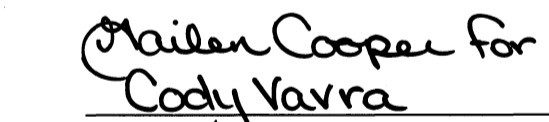
CITY OF LA GRANDE PLANNING

Approved this 22nd day of FEBRUARY, 2021.


Michael J. Boquist
Community Development Director

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.


Cody Varra Date: 2/22/21
by Cody Varra, 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 22 day of February, 2021, at 2:40 o'clock P.M., and filed in Plat Cabinet No. E521-E522 Union County records. Microfilm No. 20210615

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