

# PARTITION PLAT NUMBER 2021-0013

Situating in the Northwest quarter of Section 4, Township 3 South, Range 38 East of the  
Willamette Meridian, Union County, Oregon

Microfilm Number 20212363  
Plat Cabinet Number E 536 - E 537

## BASIS OF BEARING

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

**SCALE: 1" = 100'**

## LEGEND

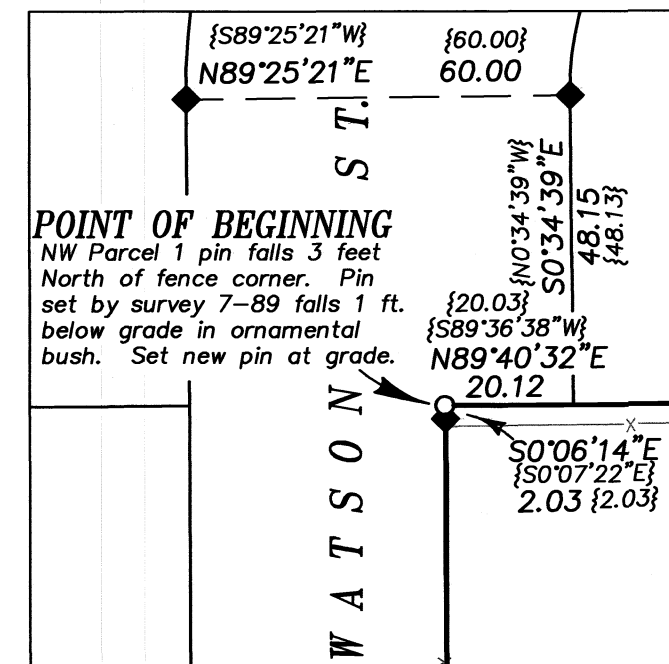
- Found 2 1/2" aluminum pipe with aluminum cap marked as per Union County Monumentation records
- Found 3/4" OD iron pipe, set by Survey Number 165
- Found monument as described, found or set by Survey Number 21-77
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER (unless otherwise noted) set by Survey Number 07-89
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 2001-09
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by plat of Shady River Acres
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by plat of Joy Meadows
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline
- Fenceline
- Record measurement as per Survey Number 07-89
- Record measurement as per Survey Number 21-77
- Record measurement as per Plat of Shady River Acres
- Record measurement as per Partition Plat 20050005T
- Record measurement as per Partition Plat 2001-09
- Record measurement as per Plat of Joy Meadows Subdivision

## REFERENCE MATERIAL

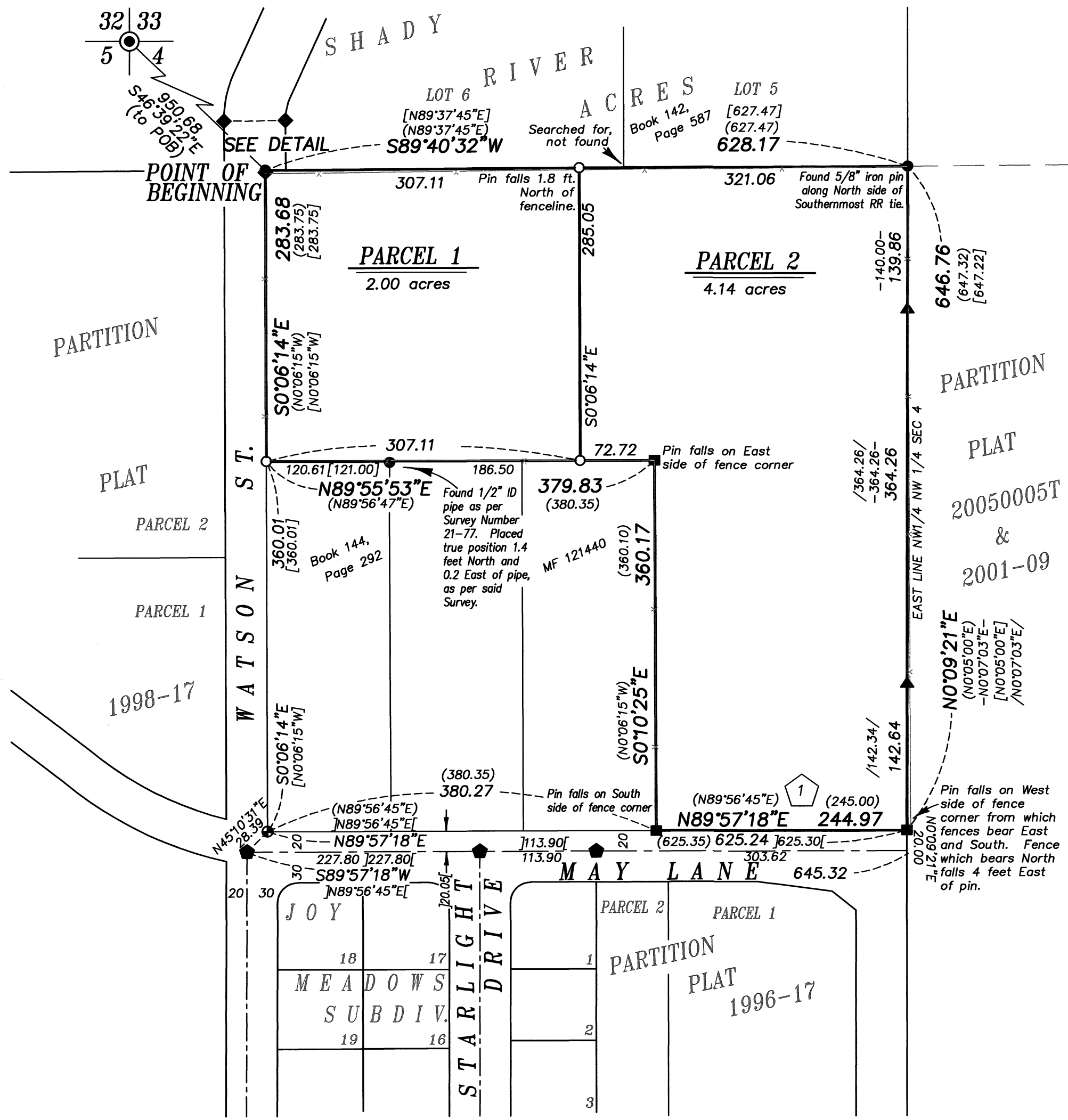
Union County Monumentation Records  
Survey Number 165  
Survey Number 66-70  
Survey Number 21-77  
Survey Number 07-89  
Survey Number 015-1998  
Survey Number 017-2003  
Partition Plat 20010009T  
Partition Plat 19980017T  
Partition Plat 20050005T  
Plat of Shady River Acres Subdivision  
Plat of Joy Meadows Subdivision

### DEED REFERENCES

Book 142, page 587  
Book 144, Page 292  
Microfilm Document Number 121440  
Microfilm Document Number 138426  
Partition Plat Report 20-33517, dated Dec. 29,  
2020, prepared by Eastern Oregon Title, Inc.



**DETAIL SCALE 1" = 30'**



## NARRATIVE

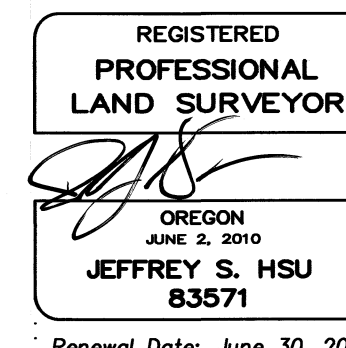
This partition was done at the request of Bernice Hafer, owner of the land within. Ms. Hafer wanted to divide the property as shown. The exteriors of the property were monumented by Surveys 21-77 and 07-89 and conveyances are based on these surveys. I recover monuments as shown. The monument at the South corner of the West line was not found. I replace this by holding the monuments along the East line of Watson Street, set by Survey Number 165. I hold the South line of the Western portion of the property at the found pin at the inside corner and drive a line through a point 1.4 feet North of the found pipe as per Survey Number 21-77. All other monuments I find in place and harmonious with record position. I place the dividing line at the direction of Ms. Hafer. I find no other unusual conditions with this partition.

## NOTES AND EASEMENTS

1 Easement, granted to Eastern Oregon Light and Power Company, a corporation, including the terms and provisions, thereof, dated Sept. 10, 1930, Book 90, Page 232 for a down guy for a distribution line pole, to be placed on or near a fence on the South side of property. No evidence of powerlines or down guy on South side of property at the time of survey. Not shown.

## 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. 2021-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E 536 - E 537 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.



**PARTITION PLAT NUMBER** 2021-0013

Situated in the Northwest quarter of Section 4, 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 situated in the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at a point on the East right of way line of Watson Street from which the Northwest corner of Section 4 of said Township and Range bears North 46°39'22" West, a distance of 950.68 feet,

Thence: South 0°06'14" East, along said East right of way line, a distance of 283.68 feet, to the Northwest corner of land conveyed to Richard W. Young by Book 144, Page 292, Deed Records of Union County, Oregon,

Thence: North 89°55'53" East, a distance of 379.83 feet, to the Northeast corner of land conveyed to Allan D. Hunter and Sheral M. Hunter by Microfilm Document No. 121440, Deed Records of Union County, Oregon,

Thence: South 0°10'25" East, along the East line of said Hunter tract, a distance of 360.17 feet, to the North right of way line of May Lane,


Thence: North 89°57'18" East, along said North right of way line, a distance of 244.97 feet, to the East line of the Northwest quarter of the Northwest quarter of said Section 4,

Thence: North 0°09'21" East, along said East line, a distance of 646.76 feet, to the Southeast corner of land conveyed to Riley D. Allen and wife by Book 142, page 587, deed records of Union County, said point also being the Southeast corner of Lot 5 of Shady River Acres,

Thence: South 89°40'32" West, along the South line of Lots 5 and 6 of said Shady River Acres Subdivision, a distance of 628.17 feet, to the Point of Beginning.

Said tract containing 6.14 acres (267,511 sq. ft.)

I further certify that I made this plat by order of and under the direction of the owner thereof, and that boundary and parcel 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. 2021-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E536-E537 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 WILLARD HAFER and BERNICE HAFER, husband and wife, are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map in accordance with O.R.S. Chapter 92.


  
WILLARD HAFER

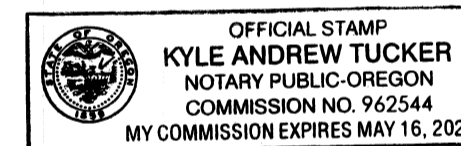
  
BERNICE HAFER

**ACKNOWLEDGMENT**

State of Oregon SS  
County of Union

Know all people by these presents, on this 2<sup>nd</sup> day of February, 2021, before me a Notary Public in and for said State and County, personally appeared WILLARD HAFER and BERNICE HAFER, 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 Surveyor

Approved this 1<sup>st</sup> day of FEBRUARY, 2021.

By Wallowa County Surveyor Richard Shaver  
Richard Shaver  
Wallowa County Surveyor

Union County Planning Commission

Approved this 16<sup>th</sup> day of June, 2021.

  
Scott Hartell  
Union County Planning 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.

by Cody Vavra Date: 6/16/21  
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 this 21<sup>st</sup> day of June, 2021, at 9:34 o'clock A.M., and recorded in Plat Cabinet No. E536-E537 Union County records. Microfilm Number 20212363

Robin A. Church  
Union County Clerk  
