

# PARTITION PLAT NUMBER 2021-0021

Situated in the Southeast quarter of Section 18, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20214410  
Plat Cabinet Number E 553-554

## REFERENCE MATERIAL

Union County Monumentation records  
Survey Number 28-71  
Survey Number 75-72  
(Unrecorded plat of Mt. Emily Acres)  
Survey Number 63-81  
Survey Number 027-2004  
Partition Plat 20150002T  
Partition Plat 20190006T

**DEED REFERENCES**  
Microfilm Document Number 39521  
Microfilm Document Number 40770  
Microfilm Document Number 155071  
Microfilm Document Number 151455  
Microfilm Document Number 971325  
Microfilm Document Number 65281  
Microfilm Document Number 20201640  
Microfilm Document Number 20201641  
Partition Plat Report No. 21-34173, prepared by Eastern Oregon Title, Inc., dated August 13, 2021

## BASIS OF BEARING

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

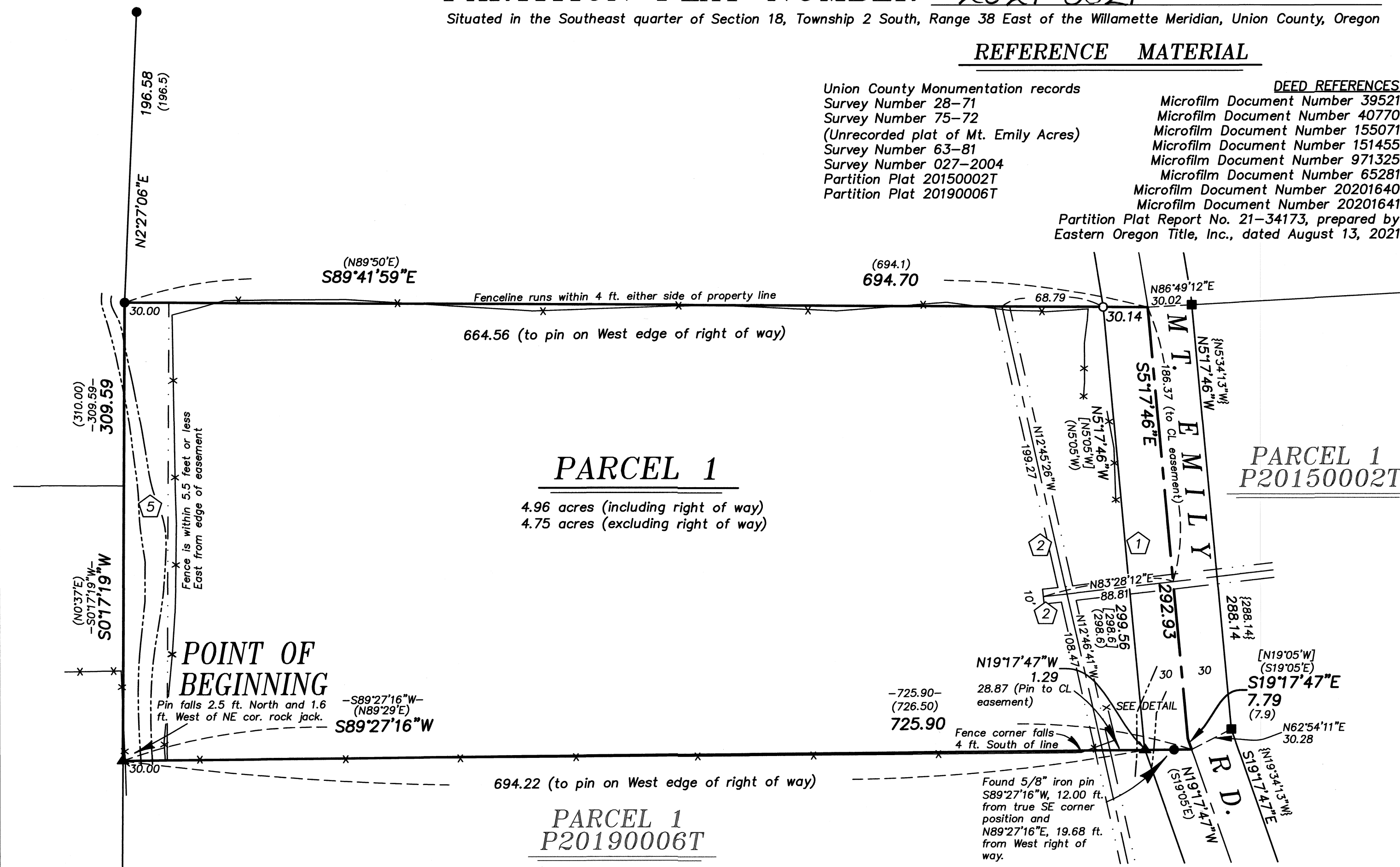
**SCALE: 1"=60'**

## LEGEND

- Found 5/8" iron pin set by Survey Number 75-72
- Found 5/8" iron pin with plastic cap marked PLS 669 set by Partition Plat 20150002T
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190006T
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- ( ) Record bearing and distance as per Survey Number 75-72
- [ ] Record bearing and distance as per Survey Number 63-81
- { } Record bearing and distance as per Partition Plat 20150002T
- - - Record bearing and distance as per Partition Plat 20190006T
- x— Fenceline
- Edge of gravel road
- Easement
- Centerline

## NOTES AND EASEMENTS

- 1 Subject to right of way for Mt. Emily Road
- 2 10 ft. wide right-of-way easement, granted to California-Pacific utilities Company, recorded as Microfilm Document Number 39521, for the right to construct, reconstruct, operate and maintain electric power lines and/or gas or water mains, all necessary poles, towers and appurtenances. Shown hereon as constructed.
- 3 Protective Covenants, Conditions and Restrictions for Mount Emily Acres Subdivision recorded as Microfilm Document No. 40770.
- 4 10 ft. wide right-of-way easement, granted to Oregon Trail Electric Consumers Cooperative Inc., recorded as Microfilm Document Number 155071. Legal description for easement does not put this on the property.
- 5 30 ft. wide easement on the West side, recorded as Memorandum of Assignment, Microfilm Document No. 65281.
- 6 A gravel driveway to property to the South encroaches 3-5 feet as shown.



## NARRATIVE

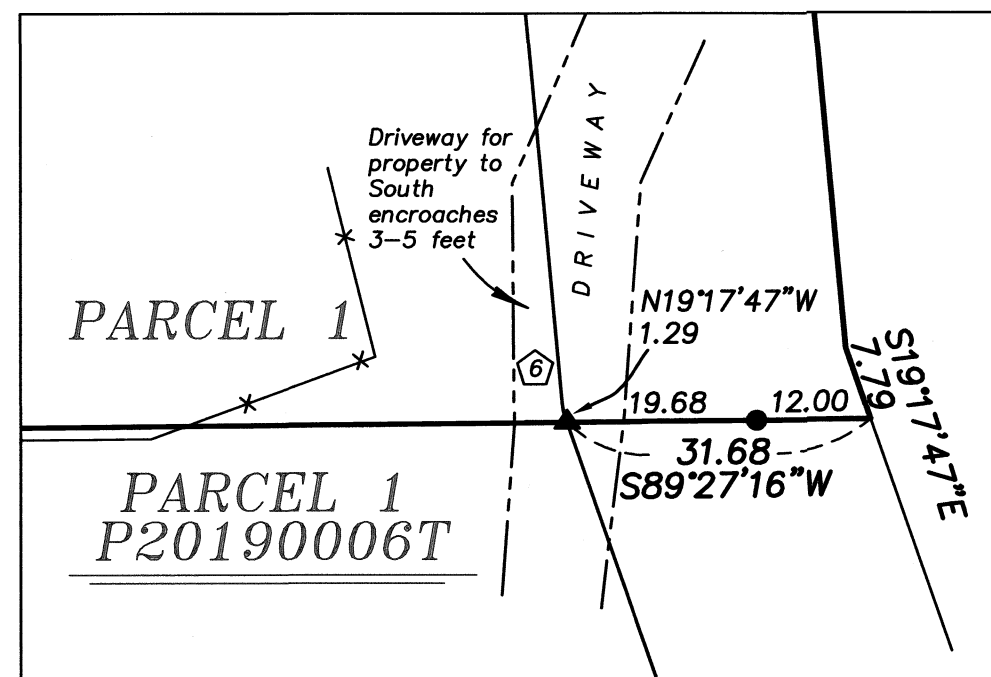
This partition was done at the request of Sean Chambers, owner of the land within. Mr. Chambers wanted to do a partition to legalize this tract as per ORS 92.176. This parcel sits within the unplatted subdivision of Mt. Emily Acres, filed as Survey Number 75-72. The Southwest corner was monumented by Partition 20190006T. I hold the pins set by Survey 75-72 at the Northwest corner and Southeast corner line as found. I find no remaining monuments at the Northeast corner and establish it as per Partition Plat 20150002T. I find this to be relatively harmonious with Survey 75-72. Due to the close proximity of the SE corner pin and the angle point of the right of way, it was decided to not set this pin to avoid potential confusion. I find no other unusual conditions with this partition.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jeffrey S. Hsu*  
OREGON JUNE 2, 2010  
JEFFREY S. HSU 83571  
Renewal Date: June 30, 2023

## 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. 20210021 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 553-554 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



**DETAIL SCALE: 1"=20'**

**PARTITION PLAT NUMBER 2021-0021**  
Situated in the Southeast quarter of Section 18, Township 2 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 Southeast quarter of Section 18, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 1 of Partition Plat 20190006T, filed as Microfilm Number 20191038T and stored in Slides 456 and 457, Plat Cabinet 'E', plat records of Union County, Oregon,

Thence: North 0°17'19" East, a distance of 309.59 feet,

Thence: South 89°41'59" East, a distance of 694.70 feet, to the centerline of Mt. Emily Road,

Thence: South 5°17'46" East, along said centerline, a distance of 292.93 feet,


Thence: South 19°17'47" East, along said centerline, a distance of 7.79 feet,

Thence: South 89°27'16" West, a distance of 725.90 feet, to the Point of Beginning.

Subject to rights of the public in Mt. Emily Road.

Said tract containing 4.96 acres (including right-of-way), 4.75 acres (excluding ROW)

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  
Bagett, 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. 20210021 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 553-554 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 SEAN CHAMBERS and KITIA CHAMBERS 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.


  
SEAN CHAMBERS

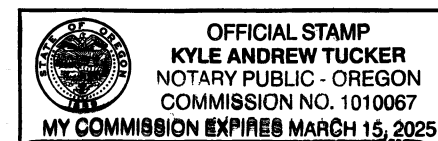
  
KITIA CHAMBERS

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 16<sup>th</sup> day of September, 2021, before me a Notary Public in and for said State and County, personally appeared SEAN CHAMBERS and KITIA CHAMBERS, 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 2<sup>ND</sup> day of SEPTEMBER, 2021.

By Wallowa County Surveyor Kit Pull, For  
Richard A. Shaver  
Wallowa County Surveyor

Union County Planning Commission

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

  
for 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 2021-2022 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: 11/16/21  
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 16<sup>th</sup> day of November, 2021, at 4:23 o'clock P.M., and recorded in Plat Cabinet No. E 553-554 Union County records. Microfilm Number 20214410

Robin A. Church  
Union County Clerk by Jimmie Williams, Deputy Clerk