

# PARTITION PLAT NUMBER 2022-0004

Situated in the Southeast quarter of the Southwest quarter of Section 16, and the Northwest quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon,

Microfilm Number 2022-0983  
Plat Cabinet Number E-569 + E-570

## BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

## LEGEND

- Found 2 1/2" Aluminum Pipe with cap marked as per Union County Monumentation records set by Survey Number 010-2001
- Record position of 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Partition Plat 20090010T
- Record position of 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Partition Plat 20090021T
- ▲ Record position of 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Survey Number 012-2021
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- Centerline
- - - Existing creek or ditch
- - - Easement line
- ( ) Record measurement as per Partition Plat 20090021T
- { } Record measurement as per Partition Plat 20090010T
- [ ] Record measurement as per stated title report
- - - Record measurement as per Survey Number 012-2021

SCALE: 1"=100'

## REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number OB 290  
 Survey Number 012-2021  
 Partition Plat 20060010T  
 Partition Plat 20070025T  
 Partition Plat 20090010T  
 Partition Plat 20090021T  
 ODOT Strip Map 6B-19-1

**DEED REFERENCES**  
 Book 94, Page 496  
 Book 111, Page 167  
 Book 111, Page 526  
 Book 116, Page 292  
 Book 136, Page 559  
 Book 155, Page 618  
 Microfilm Document Number 20142052  
 Microfilm Document Number 20213547  
 Microfilm Document Number 20213548

Title Report No. 21-34535, dated Jan. 21, 2022, prepared by Eastern Oregon Title Inc.

## NOTES:

The Parcels on this plat were created as a result of a State Measure 49 claim State Election Number E118711 Final Order and Home Site Authorization.

## NARRATIVE

This partition was done at the request of Andrew and Marcella Mast, owners of the land within. This partition was approved through the Measure 49 process (Supplemental Review of Measure 37 Claim, State Election Number E118711 Final Order and Home Site Authorization, dated Sept. 30, 2009). Of this partition, Parcels 2 and 3 are surveyed. Parcel 1 is UNSURVEYED. No attempt was made to resolve exterior boundaries. The parcel is described by metes and bounds using nominal rod calls. All surrounding deeds call to aliquot lines. As it is beyond the scope of this unsurveyed partition to resolve any gaps or overlaps that may result, I show record values of the section break as per Partition 20090021T along exterior boundaries. This may be subject to change depending on any resolution of junior/senior rights.

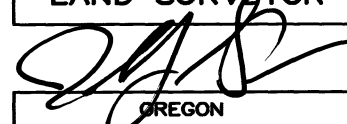
Partition Plat 20090010T uses the existing fencelines to place the High Valley right of way. As the original road petition only makes vague mention to the quarter corner, and the road is offset from the aliquot line, I use the methodology of using the physical conditions on the ground to place the right of way. I hold the centerline as constructed, and offset 30 feet to place the West right of way line.

I find no other unusual conditions with this partition.

## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 85371, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2022-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E569 + E570 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

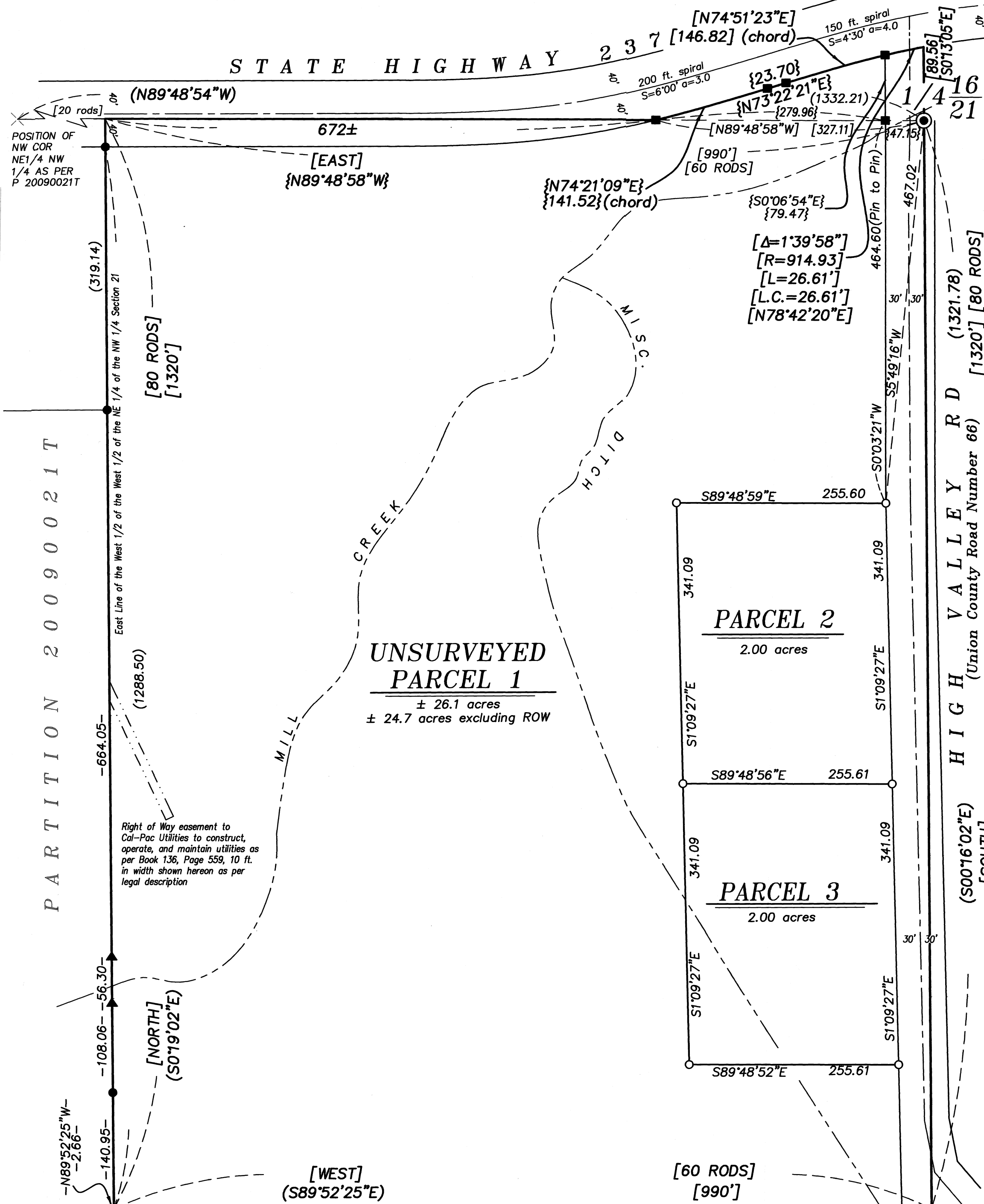


OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023

Jeffrey S. Hsu, OPLS 83571

DATE OF SURVEY: MARCH, 2022



# PARTITION PLAT NUMBER 2022-0004

Situated in the Southeast quarter of the Southwest quarter of Section 16, and the Northwest quarter of Section 21, Township 3 South, Range 40 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, situated in the Southeast quarter of the Southwest quarter of Section 16 and the Northeast quarter of the Northwest quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning 20 rods East of the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 21,

Thence: East, 60 rods,

Thence: South, 80 rods,

Thence, West, 60 rods,

Thence: North, 80 rods, to the Point of Beginning.

TOGETHER WITH a tract of land situate in the Southwest quarter of Section 16 of Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, said tract being a portion of Parcel 3 of Partition Plat No. 20090010T, filed May 18, 2009, in Plat Cabinet "D", Slides 62 and 63, and recorded as Microfilm Document No. 20091779T, Plat Records of Union County, Oregon, more particularly described as follows, with reference to said partition plat:

That portion of said Parcel 3 lying South of the South right of way line of Oregon State Highway No. 237, and being more particularly described as follows, with reference to said Partition Plat,

Beginning at the South quarter corner of said Section 16,

Thence: North 89°48'58" West, along the South line of said Section 16, a distance of 327.11 feet, to a point on the South right of way of Oregon State Highway No. 237, said point being 40 feet distant to a spiral curve (S=6'00', a=3.0)

Thence: Northeasterly, along said South right-of-way line, also said 40 foot spiral offset, the long chord which bears North 74°21'09" East, a distance of 141.52 feet,


Thence: North 73°22'21" East, along said South right-of-way line, a distance of 23.70 feet, to a point on said South right-of-way line, said point being 40 feet distance from the P.S. of a 150 foot spiral (S=4'30', a=4.0),

Thence: Northeasterly, along said South right-of-way line, also along said 40 foot spiral offset, the long chord which bears North 74°51'23" East, a distance of 146.82 feet, to the Point of Curvature of a 914.93 foot radius curve to the right,

Thence: Northeasterly, around said curve, also being along said South right-of-way line, a distance of 26.61 feet, through a central angle of 1°39'58" (the long chord which bears North 78°42'20" East, a distance of 26.61 feet) to the East line of the Southwest quarter of said Section 16,

Thence: South 0°13'05" East, along said East line, a distance of 89.56 feet, to the Point of Beginning.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that the corners of Parcels 2 and 3 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



## DECLARATION

Know all People by these presents that ANDREW J. MAST and MARCELLA E. MAST, 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 plat, in accordance with the provisions of O.R.S. Chapter 92.

  
ANDREW J. MAST

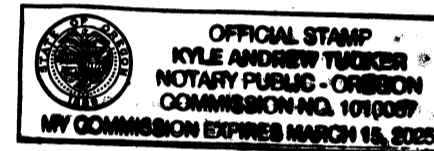
  
MARCELLA E. MAST

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 25<sup>th</sup> day of March, 2022 before me a Notary Public in and for said State and County, personally appeared ANDREW J. MAST and MARCELLA E. MAST, 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



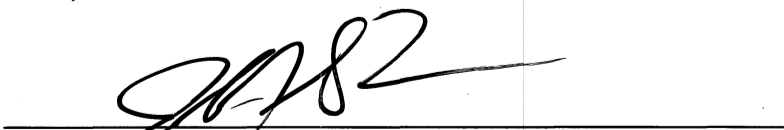
Notarial seal

## NOTES AND EASEMENTS

1. The Parcels on this plat were created as a result of a State Measure 49 claim State Election Number E 118711 Final Order and Home Site Authorization.
2. Agreement, including the terms and provisions thereof, to maintain a spring arising on the "Ascension place" and the right to construct and maintain a pipe and reservoir to convey water from said spring across the land by Union County Deed Records Book 155, Page 618. No specific location given. Not shown.
3. Terms and provisions for and appurtenant easement, for ingress and egress across the Ascension School land, 30 ft. in width, for the purpose of conveying water from Mill Creek to this property, together with the right to construct and maintain a ditch or other means of water conveyance by Union County Deed Records MF 20142052. Not shown.
4. Right of way easement, terms and provisions for California-Pacific Utilities to construct, operate, and maintain electric lines and/or gas or water mains under and over the described land as in Union County Deed Record Book 136, page 559. States "as located or staked on the ground". Approximate location shown hereon as per legal description.
5. Rights of the public to this portion of land which lies below the high water mark of Mill Creek, as it crosses this land.
6. Right of way for State Highway No. 237 across the North side of this land
7. Right of way for Union County Road No. 66 (High Valley Road) across the East side of this land.

## 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. 2022-0004 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-569 + E-570 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

## APPROVALS

Union County Surveyor

Approved this 24<sup>th</sup> day of MARCH, 2022.

by Wallowa County Surveyor Richard A. Shaver

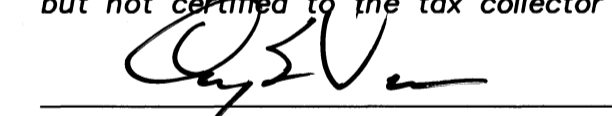
Union County Planning

Approved this 26 day of March, 2022.

  
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.

  
Date: 2/28/22  
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 the 28<sup>th</sup> day of March, 2022, at 11:15 o'clock A.M., and recorded in Plat Cabinet No. E-569 + E-570 Union County records. Microfilm Number 2022-0983

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