

PARTITION PLAT NUMBER 2022-0010

Situated in the Southwest quarter of Section 14, the Southeast quarter of Section 15 and the Northeast quarter of Section 22, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Union County, Oregon

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"=100'

NARRATIVE

This partition was done at the request of Bob Wiles on behalf of Elgin Stampeders. Mr. Wiles wanted to divide the property as shown hereon. The exteriors of this partition are UNSURVEYED. I do tie highway control points set by Survey 012-2020 and rotate them to my basis of bearing in order to place the right of way lines for Highway 82. PLSS corners shown are based on coordinate values of Union County GPS network. Upon examination of the title lines, there are numerous ambiguities that would preclude any accurate placement of the exterior boundaries without benefit of survey. Furthermore, there are numerous potential overlaps and gaps along the exterior boundaries. Due to the difficulty in depicting all portions of the legal description as per the stated title report, the surveyor's certificate on this plat is intended to resolve some of the issues as best as one can do without benefit of survey.

The original deed to the Stampeders included portions of the highway. The portion West of the original highway, included in this area, was conveyed to the State prior to the conveyance to the Stampeders.

The South line of Book 129, Page 125 does not make a call to Phillips Creek, though the record measurements appear to place it along the creek centerline.

I find no other unusual conditions with this survey.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023

2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records. Used coordinate as per Union County GPS network

EXTENSION OF S LINE OF SW 1/4 SEC 15
N89°53'56"W 1300.06 TO 1/4 COR.

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 156
Survey Number 90-72
Survey Number 006-2000
ODOT Strip Map 1R-1-528
ODOT Strip Map 1R-3-259
ODOT Strip Map 2B-17-010
Plat of M.A. Stevensons Addition
Plat of South Elgin

DEED REFERENCES
Book 91, Page 435
Book 122, Pages 275-283
Book 129, Page 125
Book 130, Page 259
Book 130, Page 454
Book 130, Page 563
Book 130, Page 634
Book 130, Page 663

Partition Plat Report 22-36241,
dated July 19, 2022, prepared by
Eastern Oregon Title Inc.

DEED REFERENCES

Book 135, Page 527
Book 151, Page 680
Book 152, Page 373
Microfilm Number 26773
Microfilm Number 38993
Microfilm Number 38994
Microfilm Number 41175
Microfilm Number 150276
Microfilm Number 20084716

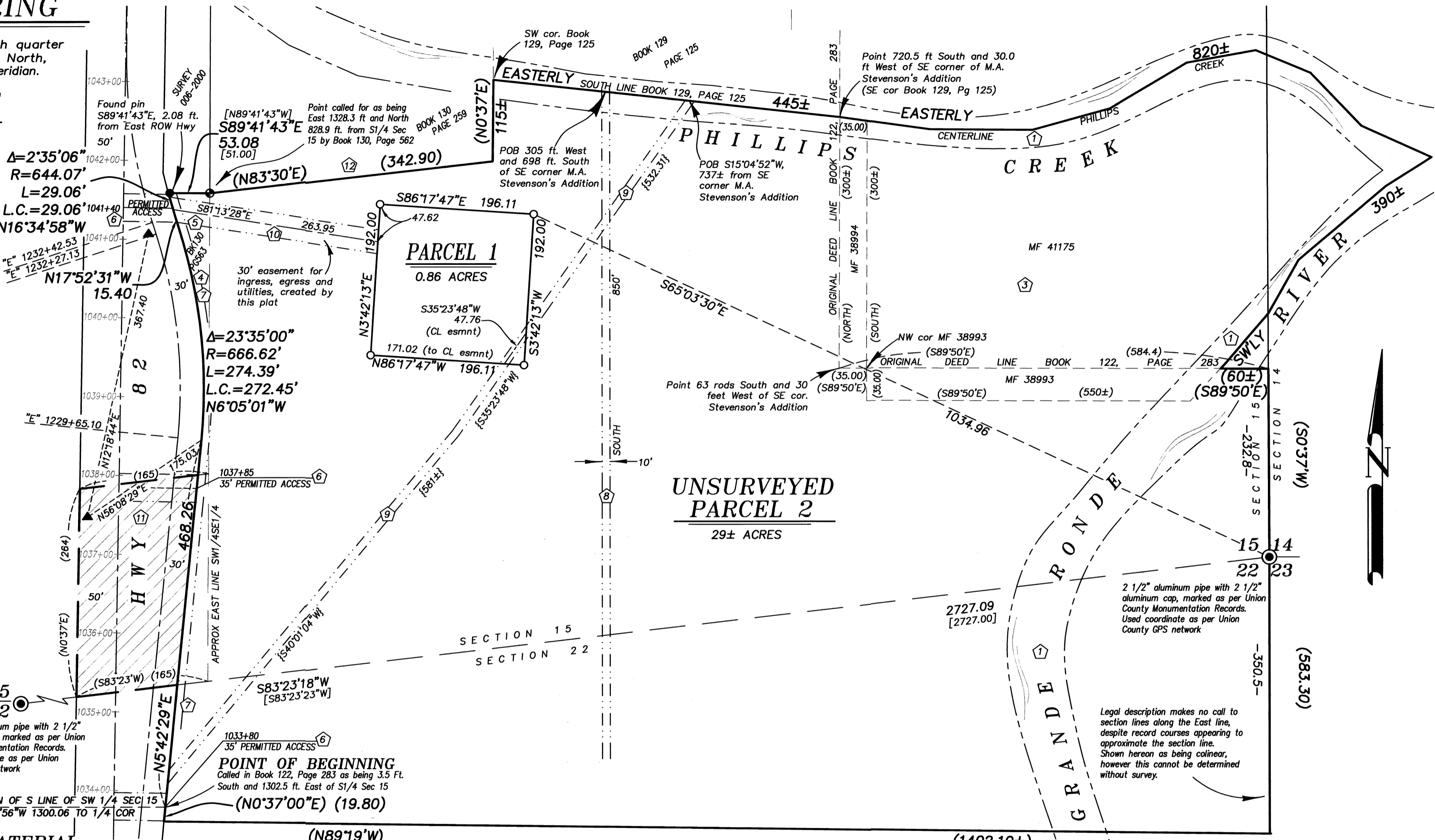
LEGEND

- Monument as described, marked as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 006-2000
- Found 1" iron pin set by Survey Number 156
- Found 5/8" iron pin with red plastic cap marked ODOT CONTROL, set by Survey Number 012-2020
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- () Record measurement as per stated title report
- - - Record measurement as per Survey Number 156
- { } Record measurement as per stated easement document
- [] Record measurement as per Survey Number 006-2000
- Easement line
- - - Centerline
- ▨ Area not included in Partition See Notes and Easements #11

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. 2022-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E582-E583 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



PARTITION PLAT NUMBER 2022-0010

Situated in the Southwest quarter of Section 14, the Southeast quarter of Section 15 and the Northeast quarter of Section 22, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land and surveyed Parcel 1 within this partition, being situated in the Southwest quarter of Section 14, the Southeast quarter of Section 15 and the Northeast quarter of Section 22, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon, more particularly described as follows:

Beginning at a point on the East right-of-way line of Highway 82 (La Grande-Joseph Highway) from which the corner common to Section 15 and 22 of said Township and Range bears North 89°53'56" West, a distance of 1300.06 feet, point called for in Book 122, Page 283 as being 3.5 feet South and 1302.5 feet East of said quarter corner,

Thence: North 5°42'29" East, along said East right-of-way line, a distance of 468.26 feet, to the PC of a 666.62 ft. radius curve to the left,

Thence: Along said curve, a distance of 274.39 feet, through a central angle of 23°35'00" (the long chord which bears North 6°05'01" West, a distance of 272.45 feet),

Thence: North 17°52'31" West, along said East right-of-way line, a distance of 15.40 feet, to the PC of a 644.07-foot radius curve to the right,

Thence: Along said curve, a distance of 29.06 feet, through a central angle of 2°35'06" (the long chord which bears North 16°34'58" West, a distance of 29.06 feet), to the Northwest corner of that tract conveyed to Elgin Stampede by deed recorded in Book 130, Page 563,

Thence: South 89°41'43" East, a distance of 53.08 feet, to an angle point in that tract conveyed to Elgin Stampede by deed recorded in Book 122, Page 283,

Thence: North 83°30' East, along the exterior of said Elgin Stampede tract, a distance of 342.90 feet,

Thence: North 0°37' East, along the exterior of said Elgin Stampede tract, a distance of 115 feet, more or less, to the Southwest corner of that tract conveyed to C.C. Ryther and wife by deed recorded in Book 129, Page 125,

Thence: Easterly, along the South line of said Ryther tract, a distance of 445 feet, more or less, to the Southeast corner of said tract, said point being West 30 feet and South 720.5 feet from the SE corner of M.A. Stevenson's Addition to the City of Elgin,

Thence: Northerly or Southerly, along the exterior of said Stampede Tract, to the centerline of Phillips Creek,

Thence: Easterly, along the centerline of Phillips Creek, being the North line of those tracts conveyed to Elgin Stampede by Microfilm Number 38994 and 41175, a distance of 820 feet, more or less to the intersection of the centerline of Phillips Creek with the centerline of the Grande Ronde River,

Thence: Southwesterly, along said centerline of the Grande Ronde River, a distance of 390 feet, more or less, to the exterior of said tract conveyed to Elgin Stampede by Book 122, Page 283

Thence: South 89°50' East, along said exterior, a distance of 60 feet, more or less, to the East line of said Elgin Stampede tract,


Thence: South 0°37' West, along said East line, a distance of 583.3 feet, to the Southeast corner of said Elgin Stampede tract,

Thence: North 89°19' West, along the South line of said Elgin Stampede tract, a distance of 1402.1 feet, to the East right-of-way line of the La Grande-Joseph Highway (Highway 82),

Thence: North 0°37' East, a distance of 19.8 feet to the Point of Beginning.

Containing 30 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that Parcel 1, as shown hereon is surveyed and monumented 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



DECLARATION

Know all People by these presents that ELGIN STAMPEDERS INC. is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted, and does hereby create the 30 foot private easement for ingress, egress and utilities over Parcel 2 for benefit of Parcel 1, as shown on the annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, ELGIN STAMPEDERS INC., pursuant to its operating agreement have caused these presents to be signed by

ROBERT S. WILES



ROBERT S. WILES
ELGIN STAMPEDERS

NOTES AND EASEMENTS

- ① Rights of the public in and to that portion of this land lying below the high water mark of the Grande Ronde River and Phillips Creek
- ② Rights of the public, easements and restrictions within undeveloped streets in South Elgin subdivision. No streets East of the highway and South of Phillips Creek have any history of every being developed. Not shown.
- ③ Right of way easement to Pacific Power & Light Company, recorded in Book 130, Page 454, deed records of Union County. Exact location not given. Approx. location falls in NE corner of property. No width specified.
- ④ Easement, granted to Pacific Power & Light Company, recorded in Book 130, Page 633, deed records of Union County for use of a road over and across this property. Falls within area conveyed by Book 130, Page 563. No width specified.
- ⑤ Easement, granted to Pacific Power & Light Company, recorded in Book 130, Page 634 for and access road and an electric distribution line. Falls within vicinity of area conveyed by Book 130, Page 563.
- ⑥ Limited access provisions contained in Conveyance of Rights of Access, to the State of Oregon by and through its State Highway Division, recorded in Book 151, page 679, deed records of Union County. Reserved access shown.
- ⑦ Power line easement, granted to California-Pacific Utilities Company, recorded in Book 152, Page 373, deed records of Union County. Approximate location shown. No width specified
- ⑧ Easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Microfilm No. 26773, deed records of Union County. Approximate location shown hereon as per legal description.
- ⑨ Waterline easement, granted to the City of Elgin, recorded in Microfilm Number 20084716, deed records of Union County. Shown as per courses of legal description, moved to constructed location.
- ⑩ 30' private easement for ingress, egress and utilities, over Unsurveyed Parcel 2 for benefit of Parcel 1, created by this plat
- ⑪ Portion of Book 122, Page 283 that falls within the bounds of the current La Grande Joseph Highway. As per stated title report, there does not appear to be any conveyance releasing interest of Elgin Stampede. The West portion of this ground was conveyed the the State by prior owner H.D. Van Vlack in Book 91, Page 435. The 60 feet making up the remainder of the current highway was shown in ODOT strip map 2B-17-10, dated 1925. Due to these ambiguities, this area has been excluded from this partition.
- ⑫ According to tax assessor records, a 342.9 ft x 65 ft. area was quitclaimed to Elgin Stampede by Pacific Power and Light. No conveyance of record can be found. The legal description for the Pacific Power and Light parcel begins at the SW1/16th corner, and laying out of the courses, does overlap into this property approximately 65 ft. Any quitclaim that may have existed was likely an attempt to remedy any potential overlap.

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. 2022-0010 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 582 - E 583 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

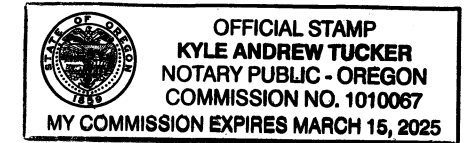

Jeffrey S. Hsu, OPLS 83571

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of August, 2022, before me a Notary Public in and for said State and County, personally appeared ROBERT S. WILES, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

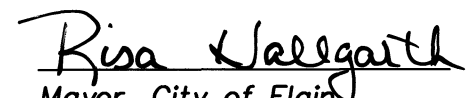
Approved this 27 day of July, 2022.

By Grant County Surveyor


Michael C. Springer
Grant County Surveyor

City of Elgin

Approved this 8 day of August, 2022.


Risa Walcott
Mayor, City of Elgin

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 2022-2023 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: 8/10/22

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 this 10th day of August, 2022, at 3:51 o'clock P.M., and recorded in Plat Cabinet No. E 582 - E 583 Union County records. Microfilm Number 2022.581

Robin A. Church
Union County Clerk

by  Deputy Clerk