

PARTITION PLAT NUMBER 2022-0012

Microfilm Number 20223737
Plat Cabinet Number E586 + E587

Situated in the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 1 North, Range 39 East of the Willamette Meridian

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'

LEGEND

- Found 2 1/2" Aluminum monument as per Union county Monumentation Records
- Found 5/8" Iron Pin with plastic cap marked BGB SURVEY MARKER, set by Survey No. 020-2006
- Set 5/8" Iron Pin with plastic cap marked BGB SURVEY MARKER
- x— Existing fence line
- Centerline
- - - Easement Line
- () Record measurement as per Survey Number 020-2006

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 020-2006
Survey Number 17-80
Partition Plat No. 2003-10
Partition Plat No. 2000-024

DEED REFERENCES

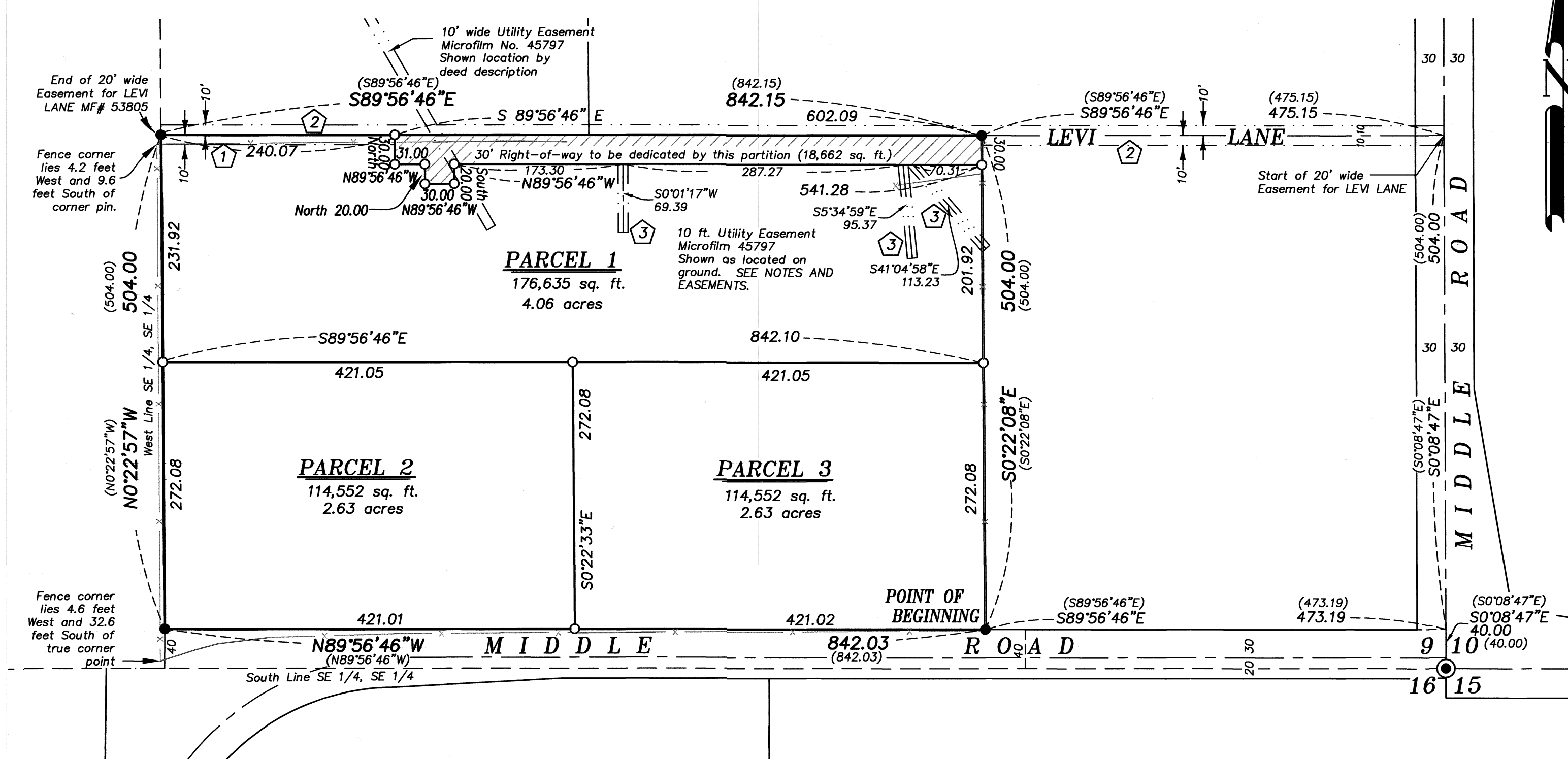
Microfilm Number 45797
Microfilm Number 52067
Microfilm Number 53805
Microfilm Number 53806
Microfilm Number 142897
Microfilm Number 975984
Microfilm Number 980739
Microfilm Number 981416
Microfilm Number 984115
Microfilm Number 20015798
Microfilm Number 20035122
Microfilm Number 20065557

Partition Plat Report 22-35886, dated May 17, 2022, prepared by Eastern Oregon Title, Inc.

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. 2022-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E586 + E587 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



NARRATIVE

This partition was done at the request of Ethan Miller, representative for the Miller Trust, which has conveyed the property to NICOLE ANN DISCH, during the process of partition and whom wants to finalize the partition. The exterior of this partition was monumented by Survey Number 020-2006 as part of a lot line adjustment with the adjoining land to the East. Finding them harmonious with record position, I hold them in place. I make no retracement of Section lines, but show them hereon at record, as per said Survey 020-2006. I placed the parcels at the direction of the owners of the tract. This partition creates a 30-foot dedication of Levi Lane and hammerhead turn around along the Northerly boundary of Parcel 1 as shown. There appears to be a scrivener error in the Partition Report which gives a distance for the North line of Levi Lane as 534 feet North of the SE corner of the Section. I place the Levi Lane easement, as per MF 53805 and 53806. I find no unusual conditions with this partition.

NOTES AND EASEMENTS

- ① Easement, 10 ft. in width, granted to Ernest E Adams and Frances Adams, recorded January 14, 1975 as Microfilm Document No. 53805, deed records of Union County, Oregon, for ingress and egress across this land, covers the North 10 feet of Parent tract.
- ② Terms and provisions of the easement granted to George R. Funkhouser and Ella Mae Funkhouser, recorded January 14, 1975, as Microfilm Document No. 53806, deed records of Union County for ingress and egress from this land. 20 ft. in width. Shown hereon as Levi Lane.
- ③ Right-of-way easement, granted to California-Pacific Utilities Company, recorded August 22, 1973, as Microfilm Document No. 45797, deed records of Union County, Oregon, for right to construct, reconstruct, operate and maintain electric power or telephone lines and gas or water mains and all necessary poles, towers, pipe, valves and appurtenances, over, under and upon a strip of land 10 ft. in width. The legal description specifies, as constructed or staked on the ground. The provided legal description is not within the vicinity of any utility improvements. Constructed utility improvements are shown on this plat, though due to the insufficiencies of the legal description, it is unclear which of these this easement pertains to.

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

PARTITION PLAT NUMBER 2022-0012

Microfilm Number 20223737
Plat Cabinet Number E586 & E587

Situated in the Southeast quarter of the Southeast quarter of Section 9,
Township 1 North, Range 39 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey 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 Southeast quarter of Section 9, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon, said tract being more particularly described as follows, with reference to map of Survey Number 020-2006, as filed in the office of the Union County Surveyor,

Commencing at the Southeast corner of said Section 9; thence, North 0°08'47" West, along the East line of said Section 9, a distance of 40.00 feet; thence, North 89°56'46" West, parallel with the South line of said Section 9, a distance of 473.19 feet, to the TRUE POINT OF BEGINNING of this description, said point being on the South line of that tract conveyed to Ron R. and Linda D. Miller by deed Microfilm Document No. 975984, Records of Union County, Oregon,

Thence; North 89°56'46" West, parallel with the South line of said Section 9, a distance of 842.03 feet, to the Southwest corner of said Miller tract, said point being on the West line of the Southeast quarter of the Southeast quarter of said Section 9,


Thence; North 0°22'57" West, along said West line, a distance of 504.00 feet, to the Northwest corner of said Miller tract,

Thence; South 89°56'46" East, along the North line of said Miller tract, a distance of 842.15 feet,

Thence; South 0°22'08" East, along an existing fence line, a distance of 504.00 feet, to the TRUE POINT OF BEGINNING of this description,

Said tract containing 424,401 Sq. Ft. (9.74 acres).


I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of 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. 2022-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E586 & E587 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

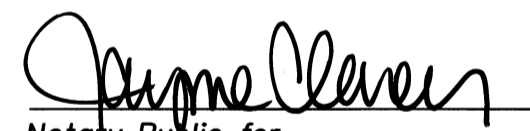
Know all people by these presents that NICOLE ANN DISCH, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby donate, dedicate, and convey to public use forever that portion of Levi Lane across the Northerly portion of Parcel 1 as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

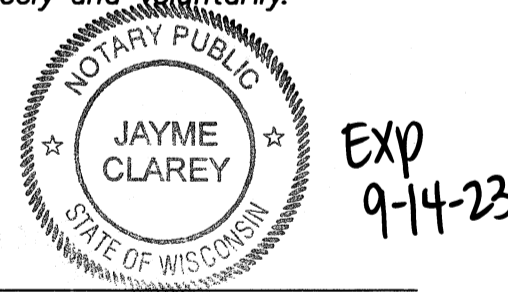

NICOLE ANN DISCH

ACKNOWLEDGEMENTS

State of WISCONSIN
County of Raune SS

Know all people by these presents, on this 21st day of November, 2022, before me a Notary Public in and for said State and County, personally appeared NICOLE ANN DISCH, who is known to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.


Notary Public for
State of WISCONSIN



Notarial seal

APPROVALS

Union County Planning Department

Approved this 15th day of December, 2022


Scott Hartell
Union County Planning Director

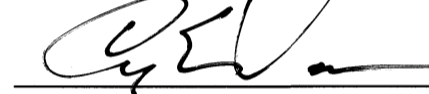
Union County Surveyor

Approved this 30th day of November, 2022.

by Deputy Wallowa County Surveyor 
Kristina Powell


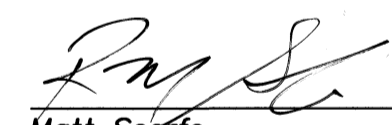
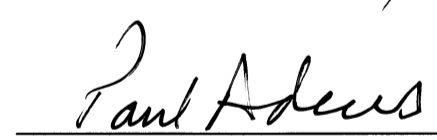
Union County Assessor / Tax Collector

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.


Date: 11/30/22
Cody Vavra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 7th day of DECEMBER, 2022


Donna Beverage

Matt Scarfo

Paul Anderes

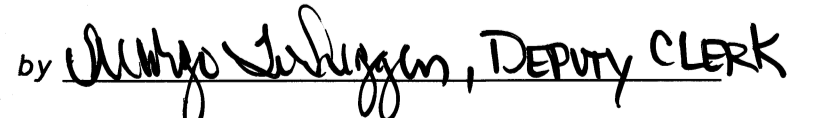
FILING STATEMENT

Union County Clerk

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 7th day of Dec, 2022, at 9:29 o'clock A.M.,

and recorded in Plat Cabinet No. E586 & E587 Union County records,
Microfilm Number 20223737

Union County Clerk by  DEPUTY CLERK