

# PARTITION PLAT NUMBER 2023-0001

Situated in the Southeast quarter of the Northwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20230084  
Plat Cabinet Number E588 + E589

## REFERENCE MATERIAL

Union County Monumentation Records	<b>DEED REFERENCES</b>
Partition Plat 20100002T	Book 129, Page 520
Partition Plat 20170011T	Book 157, Page 414
Survey Number 03-68	Microfilm Number 141021
Survey Number 56-73	Microfilm Number 972496
Survey Number 62-78	Microfilm Number 20054925
Survey Number 32-84	Microfilm Number 20104115
	Microfilm Number 20170886
Partition Plat Report number 21-34813	Microfilm Number 20172650
by Eastern Oregon Title Inc. dated	Microfilm Number 20172651
December 15, 2021	

## BASIS OF BEARING

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

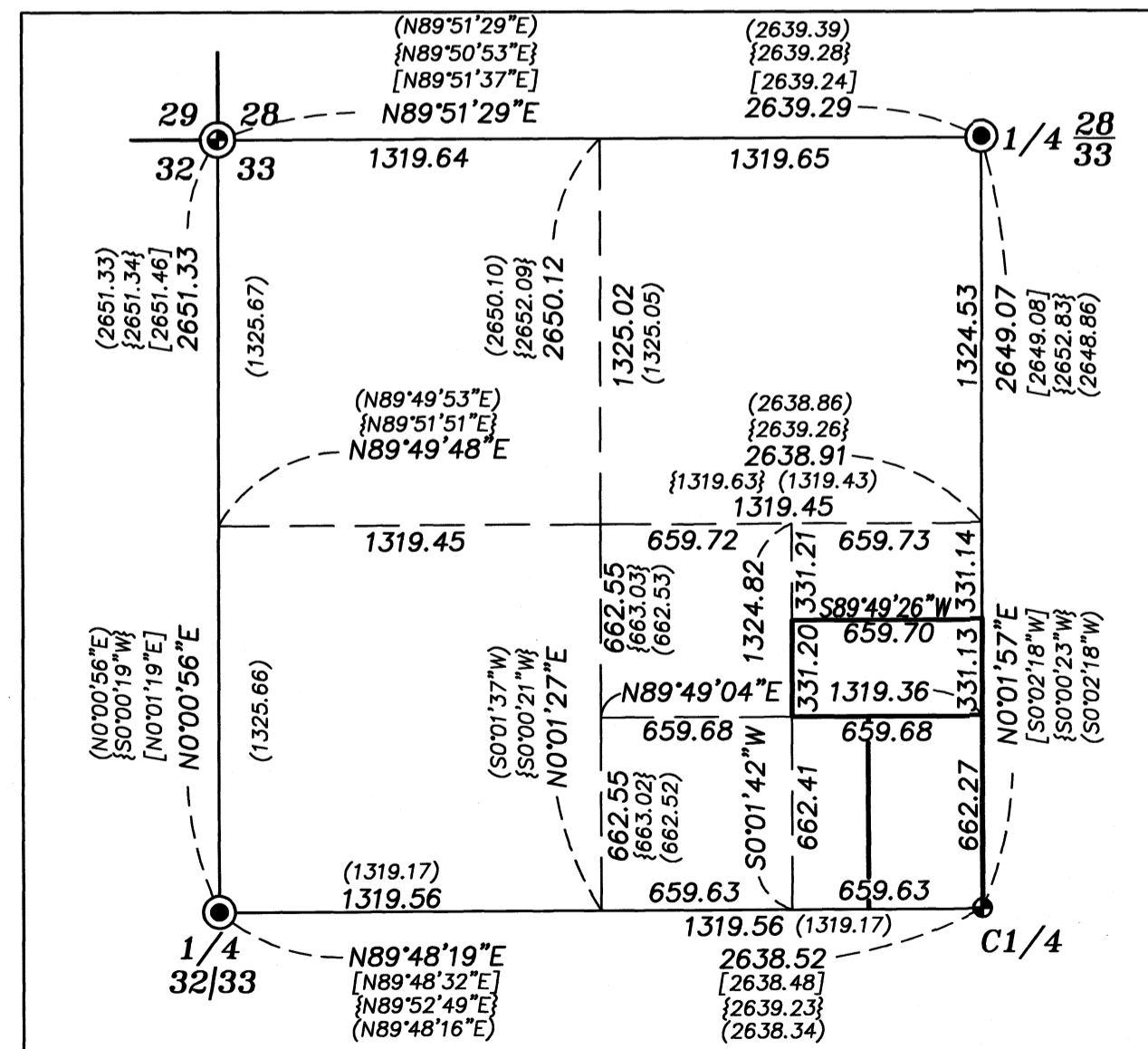
SCALE: 1" = 100'

## LEGEND

- Found 1 1/2" iron pipe with 2 1/2" brass cap, marked as per Union County Monumentation Records, set by Survey Number 62-78
- Found 5/8" iron pin, set by Survey Number 56-73
- Found 2 1/2" brass cap, marked as per Union County Monumentation records, set by Survey Number 32-84
- Found 5/8" iron pin with 1 1/2" aluminum cap marked APA WA 41295 OR 2849, set by Partition Plat 20170011T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement line
- Fenceline
- Record measurement as per Partition Plat 20100002T
- Record measurement as per Partition Plat 20170011T
- Record measurement as per Survey Number 32-84
- Area dedicated by this plat

## NOTES AND EASEMENTS

- Rights of the public for Evergreen Road across this land
- Rights of the public for Union County Road No. 125 (Fruitdale Lane) across this land.
- Right-of-Way utility easement filed as Microfilm Document No. 20104115, records of Union County, Oregon for the right to construct, operate, and maintain an electric transmission and/or distribution line across this land, 15 feet in width.
- Right-of-Way utility easement filed as Microfilm Document No. 20170886, records of Union County, Oregon for the right to construct, operate, and maintain an electric transmission and/or distribution line across this land, 15 feet in width, falls off the property. Not shown.
- 10 feet off the East side of Parcel 2, dedicated to the public by this plat.
- Structural encroachment into right-of-way, as shown. Temporary easement granted by Union County for continued use of structure, to be extinguished when structures are destroyed beyond 50% of value or structure is replaced.



NW 1/4 SECTION 33

SCALE 1" = 600'

## NARRATIVE

This partition was done at the request of Paul Anderes, owner of the land within. Mr. Anderes wanted to divide the property as shown and simultaneously adjust the property line with the owner to the North to an existing fenceline. I subdivide the section as shown. Monuments set by Partition 20170011T are harmonious with said break. Mr. Anderes tract has the senior right and I establish the West line of the Anderes portion at record distance from the Center section line as per Deed Book 157, Page 414. Fencelines are off as shown. I find no other unusual conditions with this partition.

## 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. 2023-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E588 + E589 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023

**PARTITION PLAT NUMBER 2023-0001**

Situated in the Southeast quarter of the Northwest quarter of Section 33, 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 the Northwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Center quarter corner of said Section 33,

Thence: North 0°01'57" East, along the East line of the Northwest quarter of said Section 33, a distance of 993.40 feet, to the Northwest corner of Parcel 1 of Partition Plat 20170011T, filed in Microfilm Number 20171772T, and stored in Slides 390 and 391, Plat Cabinet 'D', plat records of Union County, Oregon,

Thence: South 89°49'26" West, along the North line of said Parcel 1, a distance of 659.70 feet, to the Northwest corner of said Parcel 1, said point being on the West line of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 33,

Thence: South 0°01'42" West, along said West line, a distance of 331.20 feet, to the Southwest corner of said Parcel 1,

Thence: North 89°49'04" East, along the South line of said Parcel 1, a distance of 263.68 feet,


Thence: South 0°01'57" West, along a line parallel with and 396.00 feet West of the East line of the Southeast quarter of the Northwest quarter of said Section 33, a distance of 662.35 feet, to the South line of said Southeast quarter of the Northwest quarter,

Thence: North 89°48'19" East, along said South line, a distance of 396.00 feet, to the Point of Beginning.

Containing 10.18 acres, excluding right of ways (11.04 acres, including right of ways)

Subject to the rights of the public within Fruitdale Lane and Evergreen Road.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that the parcels shown hereon are 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



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. 2023-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E588 + E589 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 PAUL M. ANDERES and KELLY J. ANDERES are the owners of a portion 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, and do hereby donate, dedicate, and convey to public use forever, the 10 foot strip of Evergreen Road, as shown on the annexed map in accordance with O.R.S. Chapter 92.

  
PAUL M. ANDERES

  
KELLY J. ANDERES

Know all People by these presents that DAVID W. WILDMAN and DEANNA M. WILDMAN are the owners of a portion 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.


  
DAVID W. WILDMAN

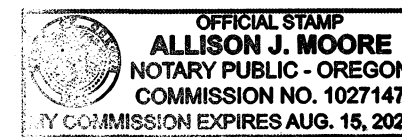
  
DEANNA M. WILDMAN

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 3 day of January, 2023 before me a Notary Public in and for said State and County, personally appeared PAUL M. ANDERES and KELLY J. ANDERES, 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.

  
Allison Moore  
Notary Public for  
the State of Oregon

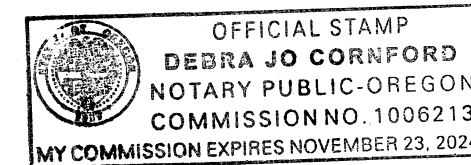


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 28 day of December, 2022, before me a Notary Public in and for said State and County, personally appeared DAVID W. WILDMAN and DEANNA M. WILDMAN, 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.

  
Debra Jo Cornford  
Notary Public for  
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 19<sup>th</sup> day of DECEMBER, 2022

By Deputy Wallowa County Surveyor   
Kristina Powell


Union County Planning Commission

Approved this 4<sup>th</sup> day of January, 2023.

  
for Scott Hartel  
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 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  Chief Deputy Date: 1-4-2023  
Cody Vavra, Union County Assessor/Tax Collector

Union County Commissioners

We hereby approve this plat, accept the additional dedicated right-of-way for Evergreen Road, and create the temporary easement for structural encroachment, this 18<sup>th</sup> day of JANUARY, 2023.

  
Donna Beverage

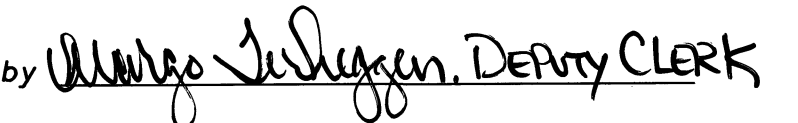
  
Matt Scarfo

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 18<sup>th</sup> day of JANUARY, 2023, at 9:51 o'clock A.M., and recorded in Plat Cabinet No. E588 + E589 Union County records. Microfilm Number 20230084

Union County Clerk by  DEPT. CLERK