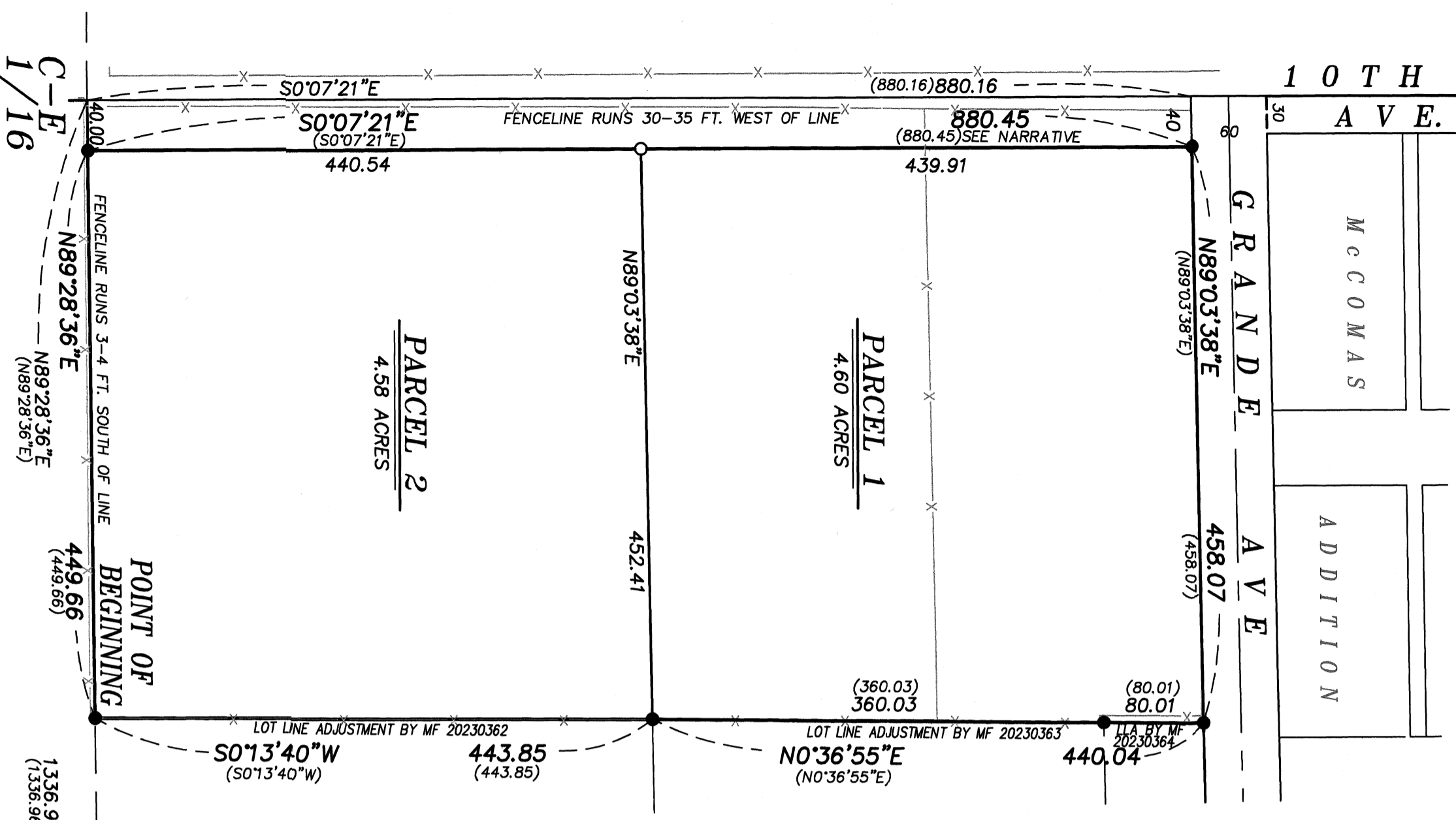


# PARTITION PLAT NUMBER

Sited in the Southeast quarter of the Northeast quarter of Section 24, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

2023-0002

Microfilm Number 2023 0601  
Plat Cabinet Number E590 - E591



### REFERENCE MATERIAL

- Union County Monumentation Records
- Survey Number 037-2022
- Survey Number 027-2017
- Survey Number 016-2001
- Survey Number 032-1999
- Survey Number 003-1993
- Survey Number 042-1992
- Survey Number 23-89
- Survey Number 20-81
- Plat of Hannah's Addition
- Plat of Union Railway Addition
- Plat of McComas Addition

### DEED REFERENCES

- Book 136, Page 602
- Book 147, Page 65
- Microfilm Document No. 103304
- Microfilm Document No. 20015905
- Microfilm Document No. 20101073
- Microfilm Document No. 20064668
- Microfilm Document No. 20064796
- Microfilm Document No. 20182406
- Microfilm Document No. 20230362
- Microfilm Document No. 20230363
- Microfilm Document No. 20230364

Partition Plat Report 22-36661, dated November 21, 2022, prepared by Eastern Oregon Title, Inc.

### BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

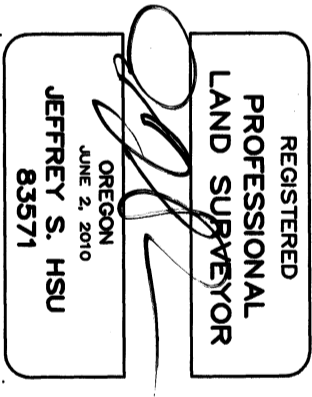
**SCALE: 1"=100'**

### LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Record, set by Survey Number 23-89
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 037-2022
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- ( ) Record measurement as per Survey Number 037-2022

### NARRATIVE

This partition was done at the request of Joe Gonzales, owner of the land within. The purpose of this partition is to divide the property along the zoning line between the FTU zone and the residential zone in preparation for future partitioning. Extorior were monumented by Survey Number 037-2022. There is an error on said survey where the West line had 2 different dimensions reported, 880.73 and 880.45. The correct one, and the one used in the accompanying legal descriptions is 880.45. The land to the West is owned by the State of Oregon, and the 40 foot strip is recognized by the City of Union as being a future extension of 10th Ave. for purposes of legal access to Parcel 2. Fieldwork was done December 2022, concurrent with the fieldwork for the lot line adjustment. 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. \_\_\_\_\_ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number \_\_\_\_\_ 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 2023-0022**

Situated in the Southeast quarter of the Northeast quarter of Section 24, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

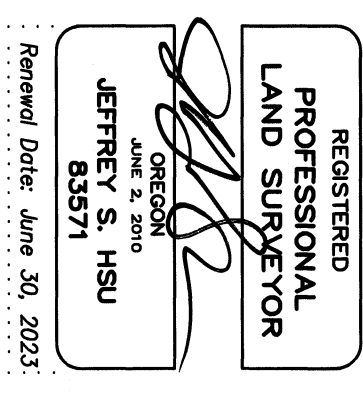
Microfilm Number 20230601  
Plat Cabinet Number E590-E591

**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 Northeast quarter of Section 24, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon, more particularly described as follows:

- Beginning at a point on the South line of said Southeast quarter of the Northeast quarter, said point which bears South 89°28'36" West, a distance of 847.30 feet, from the East quarter corner of said Section 24,
  - Thence: South 89°28'36" West, along said South line, a distance of 449.66 feet, to a point 40 feet East of the Southwest corner of said Southeast quarter of the Northeast quarter of Section 24,
  - Thence: North 0°07'21" West, along a line parallel with and 40 feet East of the West line of said Southeast quarter of the Northeast quarter of Section 24, a distance of 880.45 feet, to the South right-of-way line of Grande Avenue (formerly 'G' Street),
  - Thence: North 89°03'38" East, along the said South right-of-way line, a distance of 458.07 feet,
  - Thence: South 0°36'55" West, a distance of 440.04 feet,
  - Thence: South 0°13'40" West, a distance of 443.85 feet, to the Point of Beginning.
- Containing 9.18 acres

*[Signature]*  
Jeffrey S. Hsu, O.P.L.S. 83571  
Bogert, Griffith and Blackburn  
2006 Adams Avenue  
LaGrande, OR 97850



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.

**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. \_\_\_\_\_ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number \_\_\_\_\_ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120

*[Signature]*  
Jeffrey S. Hsu, O.P.L.S. 83571

**DECLARATION/DEDICATION**

Know all People by these presents that JOSEPH L. GONZALES and JEANNE B. GONZALES, 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, all in accordance with O.R.S. Chapter 92.

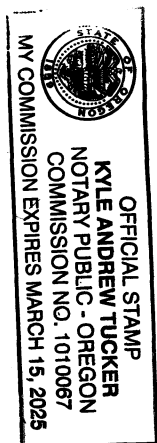
*[Signature]*  
JOSEPH L. GONZALES

*[Signature]*  
JEANNE B. GONZALES

**ACKNOWLEDGMENT**

State of Oregon SS  
County of Union  
Know all people by these presents, on this 30<sup>th</sup> day of March, 2023, before me a Notary Public in and for said State and County, personally appeared JOSEPH L. GONZALES and JEANNE B. GONZALES, 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.

*[Signature]*  
Notary Public for the State of Oregon



Notarial seal

**APPROVALS**

Union County Surveyor

Approved this 28 day of March, 2023.

By Grant County Surveyor

*[Signature]*  
Michael C. Springer

City of Union

Approved this 30 day of March, 2023.

*[Signature]*  
Susan Hawkins  
Mayor, City of Union

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 become 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 *[Signature]* Date: 4/13/23  
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 3rd day of April, 2023, at 1:09 o'clock P.M., and recorded in Plat Cabinet No. E590-E591 Union County records. Microfilm Number 20230601

Lisa Feik  
Union County Clerk by *[Signature]* Deputy Clerk