

PARTITION PLAT NUMBER 2023-0004

Situated in the Northeast quarter of the Southeast quarter of Section 9, Township 3 South, Range 40 East of the Willamette Meridian, Block U of McDaniel's 3rd Addition, City of Cove, Oregon

Microfilm Number 20231204
Plat Cabinet Number E593 + E594

BASIS OF BEARING

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

SCALE: 1" = 50'

LEGEND

- ◆ Found 5/8" iron pin set by Survey Number 94-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey No. 97-78
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey No. 035-2003
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey No. 038-2020
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Minor Partition Plat 1992-19
- ⊙ Found 5/8" iron pin with 2 1/2" aluminum cap marked BGB SURVEY MARKER set by Survey No. 040-2022
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Set 5/8" x 30" iron pin with 2 1/2" aluminum cap marked BGB SURVEY MARKER
- x— Existing fence line
- Centerline
- - - Ditch
- () Record measurement as per plat of McDaniel's Addition
- []1 Record measurement as per Survey Number 94-78
- []2 Record measurement as per Survey Number 97-78
- []3 Record measurement as per Survey Number 035-2003
- []4 Record measurement as per Survey Number 010-2006
- []5 Record measurement as per Survey Number 038-2020
- []6 Record measurement as per Partition Plat 1992-019
- { } Record measurement as per Survey Number 018-1991
- / / Record measurement as per Survey Number 040-2022

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number UR-40 (018-1991)
Survey Number 94-78
Survey Number 97-78
Survey Number 21-81
Survey Number 035-2003
Survey Number 010-2006
Survey Number 038-2020
Survey Number 040-2022
Plat of McDaniel's 3rd Addition
Partition Plat No. 1992-019
Alder St. Vacation Ordinance #2023-1
filed as Microfilm 20230970

DEED REFERENCES

Book 135, Page 687
Microfilm Number 46488
Microfilm Number 20011290
Microfilm Number 20103348

Partition Plat Report 22-36693, dated December, 2022, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

Rights of the public and governmental bodies in and to that portion of this land lying below the high-water mark of a creek or ditch, as it crosses this land.

NARRATIVE


This partition was done at the request of Gary Haefer, representative for Cheryl Locken and Rebecca Turner, owners of the property within, and James Holland, who owns the home on Parcel 1. The purpose of this partition is to divide the property so that the land on which the house sits can be sold to Mr. Holland. I recover monuments as shown and find them harmonious with the placement of blocks as per Surveys 97-78, 035-2003, 010-2006, and 038-2020. Pins set by Partition Plat 1992-019 are harmonious with the Bryan Street right-of-way but fall 0.2 feet to the South of the North right-of-way of Poplar St. I call this pin off as shown.

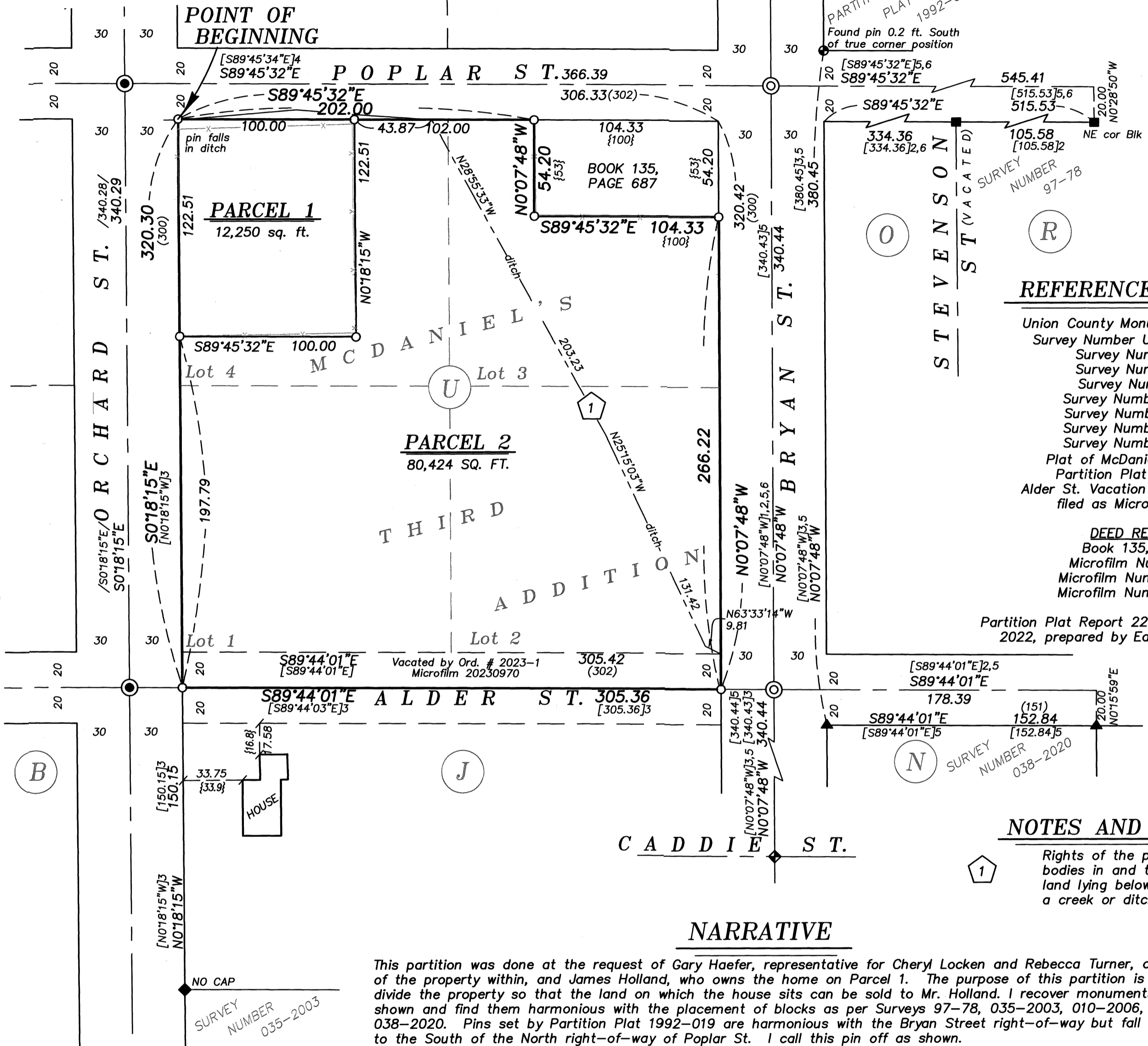
The excepted tract in the Northeast corner of said Block U was created by deed recorded in Book 135, Page 687, in November of 1955. The Slight survey, filed as 018-1991 (and UR-40) that surveyed this block and a portion of block J, was done in August of 1955. As the chronology indicates that the original conveyance for this tract was based on the survey, I find it prudent to retrace the Slight survey to place these lines. Unfortunately, I can find no remaining monumentation from this survey, however, the house that falls in Lot 4 of Block U appears to be the same house shown on this survey, based on the dimensions of the house. I tie this house and find that the setback shown to agree very well with the Orchard St. right of way line and falls 0.78 feet South of Alder Street as I have placed it (record: 16.8'). There are no dimensions around the block shown on the Slight survey, and I therefore assume that Slight used the nominal dimensions of the plat of McDaniel's Third Addition to place his monuments. To place the Northwest corner of the excepted tract, I cut 100 feet from the nominal distance from the Northwest corner of the block (202 feet). To place the Southeast corner, I run a line North from the Southeast corner of the block, subtracting the 0.78 feet difference in the setback from the house, as well as the 0.42 excess between the nominal platted distance of the block and the one determined by centerlines. In doing so, I find that this fits the historic line of possession well. Alder St. was vacated during this partition process and I extend Parcel 2 to the Centerline of the said vacated street.

I place the dividing line at the direction of Mr. Holland. 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. 20230004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E593 + E594 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, 2025

PARTITION PLAT NUMBER 20230004

Situated in the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 3 South, Range 40 East of the Willamette Meridian, Block U of McDaniel's 3rd Addition, City of Cove, Oregon

Microfilm Number 20231204
Plat Cabinet Number E593 + E594

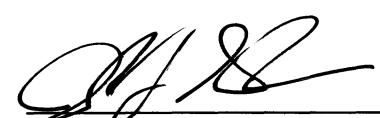
SURVEYOR'S CERTIFICATE

I, Jeffrey Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, Situated in Block U of McDaniel's 3rd Addition, City of Cove, Union County, Oregon, said tract being more particularly described as follows,

- Beginning at the Northwest corner of said Block U;
- Thence; South 89°45'32" East, along the South right of way line of Poplar Street, a distance of 202.00 feet, to the Northwest corner of land conveyed to Eugene and Lovene Anderson by Deed Book 135, Page 687, Deed Records of Union County,
- Thence; South 0°07'48" East, along the West line of said Anderson Tract, a distance of 54.20 feet, to the South line of said Anderson Tract,
- Thence; South 89°45'32" East, along the South line of said Anderson Tract, a distance of 104.33 feet, to the West right of way of Bryan Street,
- Thence; South 0°07'48" East, along the West right of way of Bryan Street, a distance of 266.42 feet, to the Centerline of the vacated portion of Alder Street by Ordinance 2023-1,
- Thence; North 89°44'01" West, along the centerline of said vacated portion of Alder Street, a distance of 305.36 feet, to the East right of way of Orchard Street,
- Thence; North 0°18'15" West, along the East right of way of Orchard Street, a distance of 320.30 feet, to the POINT OF BEGINNING of this description,

Said tract containing: 92,674 Sq. Ft. (2.13 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.

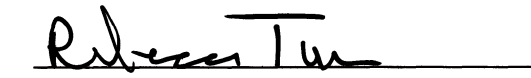

 Jeffrey S. Hsu, OPLS 83571
 Bagett, Griffith and Blackman
 2006 Adams Avenue
 LaGrande, OR 97850



DECLARATION

Know all people by these presents that CHERYL LOCKEN and REBECCA TURNER are the owners 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, in accordance with the provisions of O.R.S. Chapter 92.


 CHERYL LOCKEN


 REBECCA TURNER

APPROVALS

City of Cove

Approved this 15th day of June, 2023


 Sherry Haeger
 City of Cove Mayor


Union County Surveyor

Approved this 6th day of JUNE, 2023

by Deputy Wallowa County Surveyor 
 Kristina Powell

Union County Assessor / Tax Collector

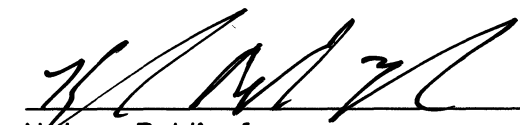
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2022-2023 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

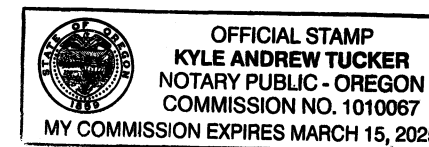

 Date: 6/15/23
 Cody Vavra, Union County Assessor/Tax Collector

ACKNOWLEDGEMENTS

State of Oregon SS
 County of Union

Know all people by these presents, on this 8th day of June, 2023, before me a Notary Public in and for said State and County, personally appeared CHERYL LOCKEN and REBECCA TURNER, who are known to be the identical persons 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 Oregon



Notarial seal

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. 20230004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E593 + E594 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

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 15th day of JUNE, 2023, at 11:37 o'clock A.M., and recorded in Plat Cabinet No. E593 + E594 Union County records, Microfilm Number 20231204

Union County Clerk by  DEPUTY CLERK


STATE OF OREGON)
) SS AFFIDAVIT OF CORRECTION (Partition)
COUNTY OF UNION)

I, Jeffrey S. Hsu, hereby certify that I am the surveyor who surveyed the property as depicted, filed and recorded Partition Plat number 20230004, filed as Microfilm Number 20231204 and stored in Plat Cabinet E in slides 593 and 594 in the Plat records of Union County, Oregon; and

The following correction to said plat is necessary and is as follows:

1. (Page 1) The header should read "Section 16" instead of Section 9.
2. (Page 2) The header should read "Section 16" instead of Section 9.

The present fee owner of the property materially affected by said Affidavit is Cheryl Locken and Rebecca Turner.



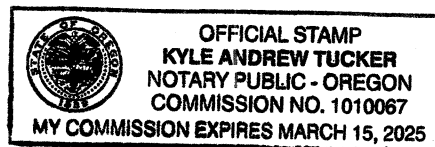
Jeffrey S. Hsu
Registered Professional Land Surveyor No. 83571
2006 Adams Avenue
LaGrande, Oregon 97850

STATE OF OREGON)
) SS
COUNTY OF UNION)

Know all these people by these presents, on this 11th day of August, 2023, before me a Notary Public in and for said State and County, personally appeared Jeffrey S. Hsu, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

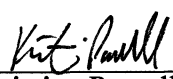


Notary Public for the State of Oregon



STATE OF OREGON)
) SS
COUNTY OF UNION)

I, Kristina Powell, Deputy Union County Surveyor, do hereby certify that said affidavit of correction for Partition Plat number 20230004 has been examined by me and that it complies with O.R.S. 92.170.



Kristina Powell,
Deputy Union County Surveyor

After recording, return to:
Bagett, Griffith and Blackman
2006 Adams Avenue
La Grande, OR 97850

UNION COUNTY, OR 20231696
Pgs=1

Total: \$90.00 08/14/2023 01:54 PM



00019461202300016960010019

I Certify that this instrument was received and recorded in the records of said county.

LISA FEIK
Union County Clerk



by:  Deputy