

PARTITION PLAT NUMBER 2023-0006

Situated in Section 11, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20231508
Plat Cabinet Number E597 & E598

LEGEND

- Found 2 1/2" aluminum pipe with 3" aluminum cap, marked as per Union County Monumentation Records, set by Survey Number 011-2023
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- () Record measurement as per Old Book Survey Page 95
- ~ Spring

REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Survey Number 011-2023	Book 101, Page 355
Old Book Survey Page 95	Book 142, Page 323
Road Petition No. 15	Book 143, Page 277
Road Petition No. 324	Microfilm Document No. 96848
Road Petition No. 363	Microfilm Document No. 20132296

Preliminary Title Report 23-37054, dated July 5, 2023, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- 1 Rights of the public in and to that portion lying below the high-water mark of the Grande Ronde River.
- 2 Easement for ingress and egress, 30 ft. wide, granted to Gardner E. Howell, Alta I. Howell and Lyle M. Howell, by Book 101, Page 355, deed records of Union County. Approximate location shown as per aerial photograph.
- 3 Easement for ingress and egress, 30 ft. wide, granted to Valsetz Lumber Company, by Book 142, Page 323, deed records of Union County. Exact location non specific.
- 4 Easement, 60 ft. in width, granted to Union County by Book 143, Page 277. Legal description falls atop the current Mt. Harris Rd. Grantor was not in title at the time of this conveyance.
- 5 Declaration of Easement for roadway, 40 feet in width, granted to Donald L. Gray by Microfilm Document No. 96848. Calls to old County Road. Old county road shown in approximate location as per survey for Petition 324.
- 6 50' wide easement for access to spring, placement and maintenance of water facilities, over Parcel 2 for benefit of Parcel 1, created by this plat

NARRATIVE

This partition was done at the request of Ashley McGilvray, potential recipient of Parcel 1 of this partition. Ms. McGilvray wanted to divide the property as shown. I place Gray's Corner Road right of way 30 foot from constructed centerline. Placement of Parcel 1 was at the direction of Ms. McGilvray and the landowners. Parcel 2 of this partition is UNSURVEYED. No attempt was made to locate property boundaries on the ground, except a cursory attempt to locate the stone at the Northeast corner and the North quarter corner of Section 11. No marked stone was found in either location. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

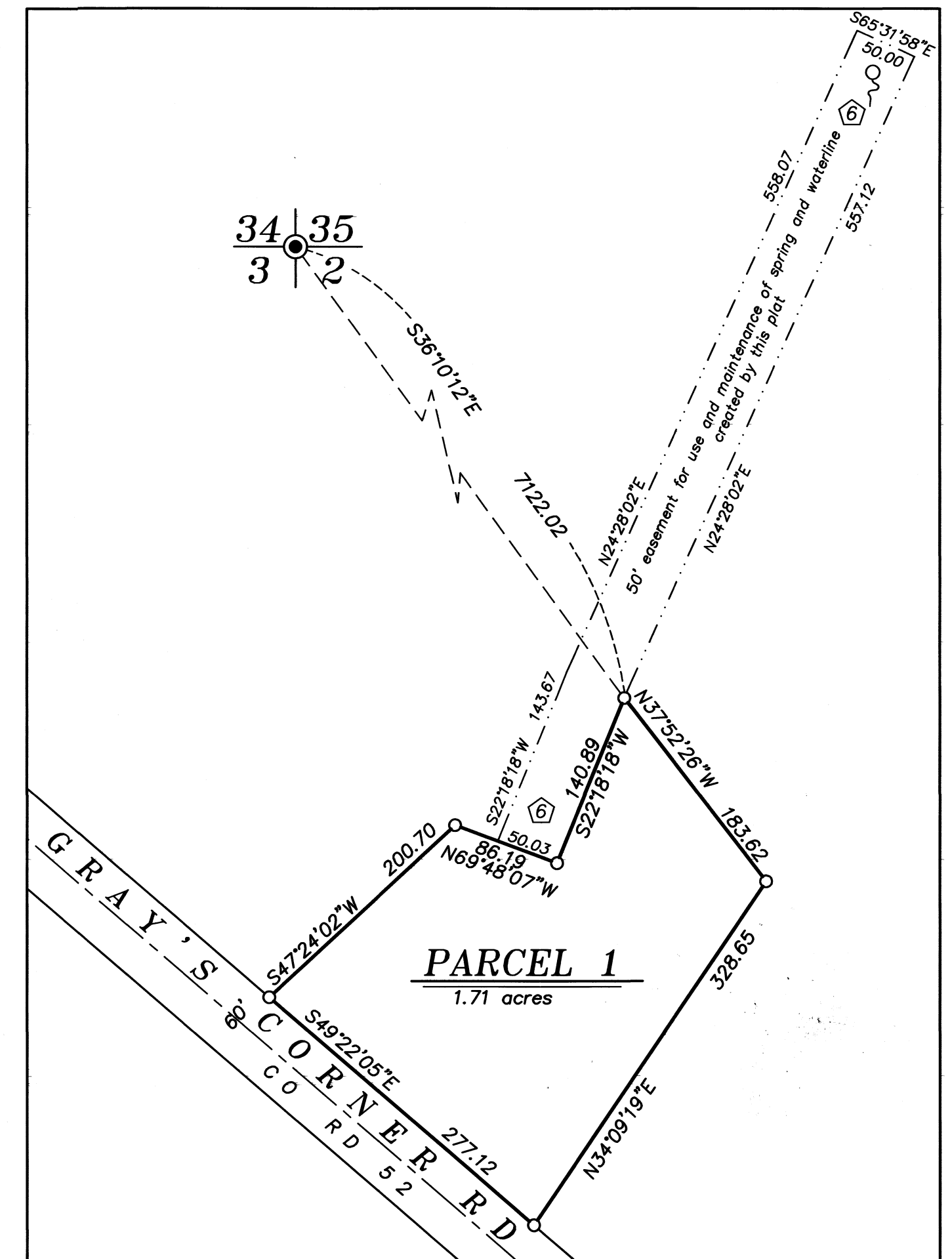
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

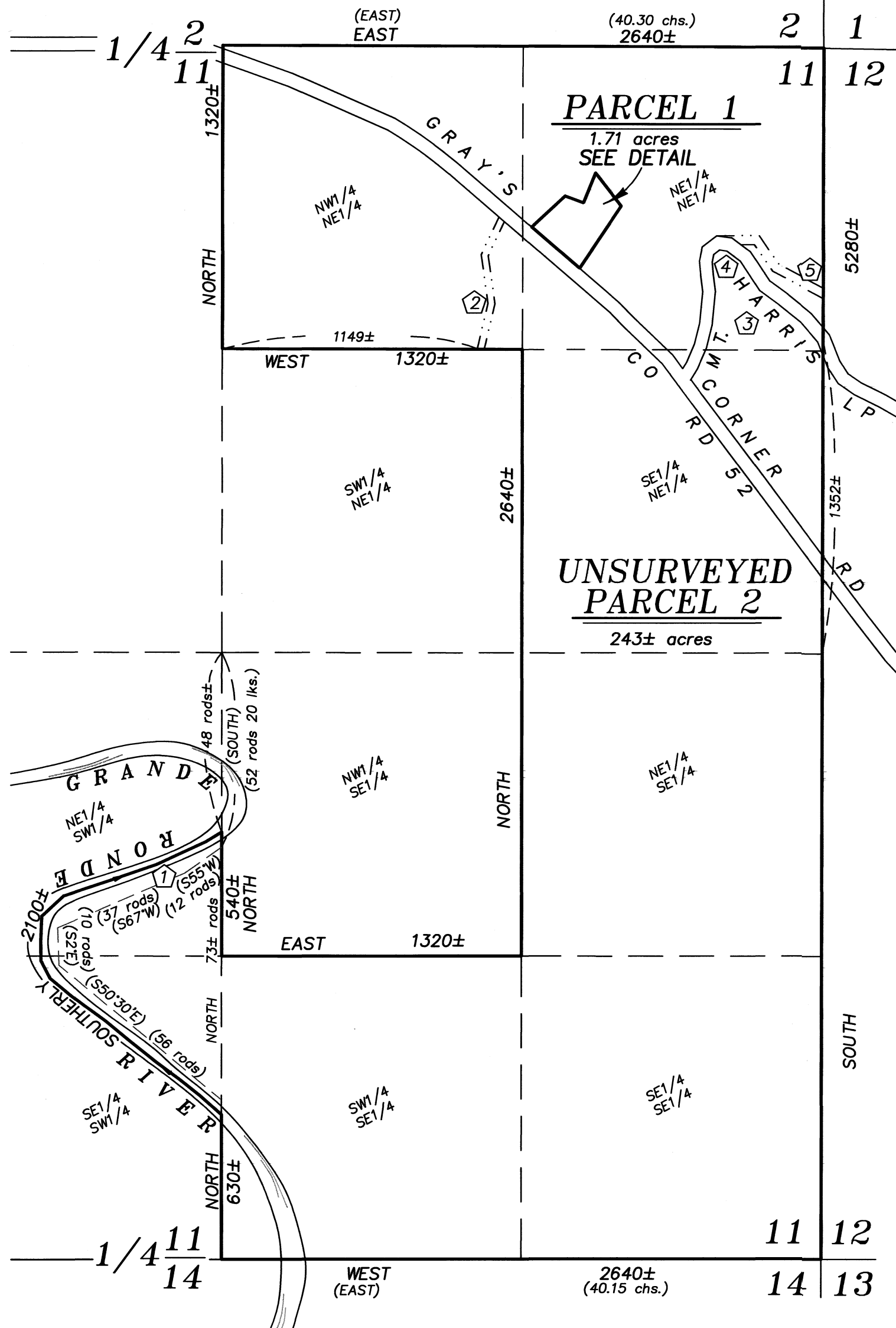
BASIS OF BEARING

Geodetic North taken at the corner of Sections 22, 23, 26 and 27, Township 2 South, Range 39 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1"=500'



DETAIL SCALE: 1"=100'



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. 2023-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E597 & E598 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

PARTITION PLAT NUMBER 2023-0006

Situated in Section 11, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20231508
Plat Cabinet Number E 597 & E 598

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels and surveyed Parcel 1 of this partition, being situated in Section 11, Township 2 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

SECTION 11: The North half of the Northeast quarter,
The South half of the Southeast quarter,
The Southeast quarter of the Northeast quarter,
The Northeast quarter of the Southeast quarter,

ALSO INCLUDING, a tract of land lying East of the centerline of the Grande Ronde River in the East half of the Southwest quarter of said Section 11, more particularly described as follows:


Beginning at a point in the center of the channel of the Grande Ronde River, approximately 48 rods South of the center of said Section 11,

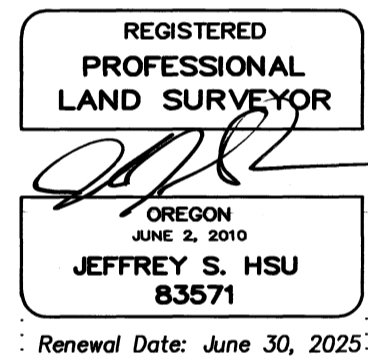
Thence: Up the center channel of said river, to its intersection with the East line of the Southeast quarter of the Southwest quarter of said Section 11, at a point approximately 121 rods South of the center of said Section,

Thence: North 73 rods, to the Point of Beginning.

Containing 245 acres, more or less.

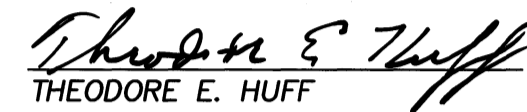
I further certify that I made this plat by order of and under the direction of the owners thereof and parcel is platted in accordance with O.R.S. 92.050.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



DECLARATION

Know all people by these presents that THEODORE E. HUFF and PATRICIA A. HUFF are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 50 foot wide easement for spring and waterline over Parcel 2 for benefit of Parcel 1 as shown hereon, and have caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92.


THEODORE E. HUFF

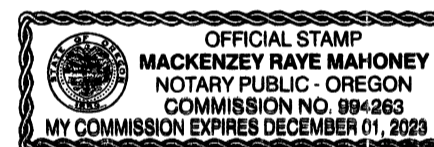

PATRICIA A. HUFF

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 18th day of July, 2023 before me a Notary Public in and for said State and County, personally appeared THEODORE E. HUFF and PATRICIA A. HUFF, 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.


Notary Public for
the State of Oregon



APPROVALS

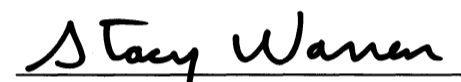
Union County Surveyor

Approved this 14 day of July, 2023.

By Grant County Surveyor 
Michael C. Springer

Union County Planning Department

Approved this 24th day of July, 2023.


for Scott Hartill
Union County Planner

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 2023-2024 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: 7-24-23
for Cody Vavra, Union County Assessor/Tax Collector

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. 2023-0006 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 597 & E 598 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 SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 24th day of July, 2023, at 4:40 o'clock P.M., and recorded in Plat Cabinet No. E 597 & E 598 Union County records. Microfilm Number 20231508

Lisa Feik
Union County Clerk by , Deputy Clerk