

PARTITION PLAT NUMBER 2023-0007

Microfilm Number 20232202
Plat Cabinet Number E599 E600

A Partition of Parcel 1 of Partition Plat 1997-05
Situated in the West half of Section 17, Township 3 South, Range 38 East of the
Willamette Meridian, Union County, Oregon

BASIS OF BEARING

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

SCALE: 1" = 60'

LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked APA, set by Survey Number 52-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, Partition Plat 1997-05
- ▲ Found unrecorded 'U' shaped iron bar, accepted by Partition Plat 1997-05
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20030005, unless otherwise noted
- Found 5/8" iron pin set by Partition Plat Number 20070043T
- ⊙ Found 1" OD Iron pipe, accepted as corner on Partition Plat 1997-005
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- - - Easement Line
- - - Centerline
- { } Record measurement as per Survey Number 15-82
- ~ ~ Record measurement as per Survey Number 52-82
- () Record measurement as per Survey Number 046-1995
- / / Record measurement as per Survey Number 021-2006
- [] Record measurement as per Partition Plat 1997-05
- - Record measurement as per Partition Plat 20070043T

REFERENCE MATERIAL

- | | |
|--------------------------|--------------------------------------|
| Survey Number 30-75 | DEED REFERENCES |
| Survey Number 51-75 | Microfilm Document Number 46263 |
| Survey Number 33-76 | Microfilm Document Number 107331 |
| Survey Number 52-82 | Microfilm Document Number 20231101 |
| Survey Number 15-82 | Deed Book 145, Page 557 |
| Survey Number 046-1995 | |
| Survey Number 026-2009 | Partition Plat Report 23-37358, |
| Survey Number 029-2010 | dated September 8, 2023, prepared by |
| Partition Plat 1997-005 | Eastern Oregon Title, Inc. |
| Partition Plat 20030005T | |
| Partition Plat 20040006T | |
| Partition Plat 20070043T | |

NOTES AND EASEMENTS

- 1 60' public easement for ingress, egress, and utilities, created by this plat.
- 2 Temporary public cul-de-sac easement to be vacated upon future development, created by this plat.
- 3 15' Public sewer line easement, created by this plat.

NARRATIVE

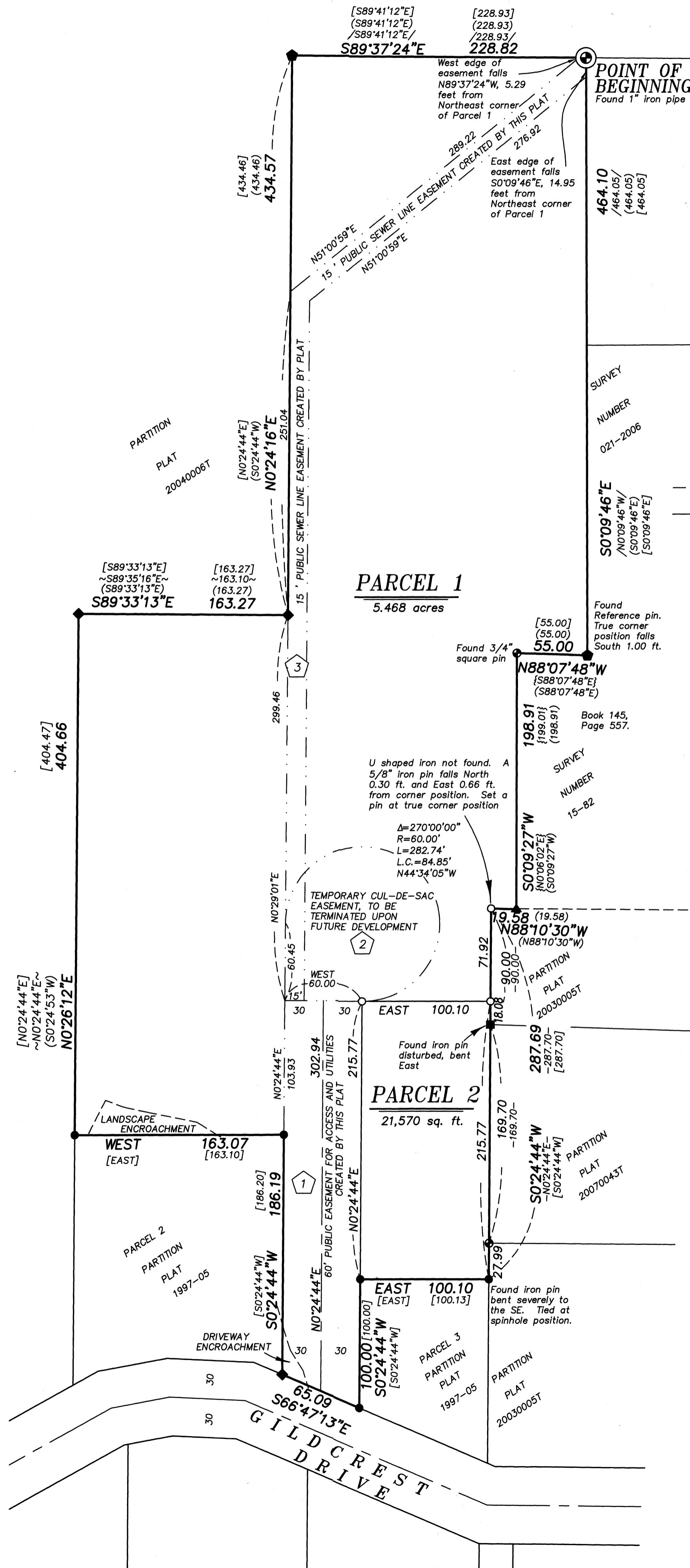
This partition was done at the request of Paul Swigert, owner of the land within. Mr. Swigert wanted to divide the property as shown. I recover monuments as shown. The U shaped iron that fell 72 ft. North of the NE corner of Parcel 2 was not found. A line extended through pins set by Partitions 20070043T and 20030008T matches well with the record distance from the SW corner of that tract surveyed in Survey 15-82. I replace the corner at this position. An unrecorded 5/8" iron pin falls near this position as shown. There are several encroachments from the owner of Parcel 2 of Partition Plat 1997-05 as shown. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025.



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A Partition of Parcel 1 of Partition Plat 1997-05
Sited in the West half of Section 17, Township 3 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 West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Northeast corner of Parcel 1 of Minor Partition Plat 1997-05, filed as Microfilm Document Number 971275, and stored in Slide 453, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: South 0°09'46" East, along the East line of said Parcel 1, a distance of 464.10 feet, to a point on the North line of property conveyed to M.W. Murphy by Book 145, Page 557, deed records of Union County, Oregon,

Thence: North 88°07'48" West, a distance of 55.00 feet, to the Northwest corner of said Murphy land,

Thence: South 0°09'27" West along the West line of said Murphy land, a distance of 198.91 feet, to the Southwest corner of said Murphy tract, said point also being on the North line of Parcel 1 of Partition Plat 20030005, filed as Microfilm Number 20032418T, and stored in Slides 691 and 692, Plat Cabinet 'C', plat records of Union County, Oregon,,

Thence: North 88°10'30" West along said North line, a distance of 19.58 feet to the Northwest corner of said Parcel 1,

Thence: South 0°24'44" West, along the West line of said Parcel 1 and Parcel 3 of said partition Plat 20030005, a distance of 287.69 to the Northeast corner of Parcel 3 of Partition Plat 1997-05,

Thence: West, along the line between said Parcel 3 and Parcel 1 of said Partition Plat 1997-05, a distance of 100.10 feet, to the Northwest corner of said Parcel 3

Thence: South 0°24'44" West, along said common line between said Parcels 3 and 1, a distance of 100.00 feet, to the North right-of-way line of Gildcrest Drive,

Thence: North 66°47'13" West, along the North right-of-way line of Gildcrest Drive, a distance of 65.09 feet, to the Southeast corner of Parcel 2 of Partition Plat 1997-05,

Thence: North 0°24'44" East, along the common line between said Parcels 2 and 1 of said Partition Plat 1997-05, a distance of 186.19 feet, to the Northeast corner of said Parcel 2,

Thence: West, along said common line between Parcels 2 and 1, a distance of 163.07 feet to the Northwest corner of said Parcel 2,

Thence: North 0°26'12" East, along the West line of said Parcel 1, a distance of 404.66, to an angle point in the exterior of said Parcel 1,

Thence: South 89°33'13" East, along the exterior of said Parcel 1, a distance of 163.27, to an angle point in the exterior of said Parcel 1,

Thence: North 0°24'16" East, along the West line of said Parcel 1, a distance of 434.57, to the North line of said Parcel 1,

Thence: South 89°37'24" East, along said North line, a distance of 228.82 feet, to the Point of Beginning of this description

Containing 5.96 acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all Parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with 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 PAUL SWIGERT and ALLESHA SWIGERT, 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, and do hereby create the 60 foot public easement for ingress, egress and utilities over Parcel 1, the temporary cul-de-sac easement, and the 15 ft. wide public sewer easement over Parcel 1, as shown on annexed map, in accordance with the provisions of O.R.S. Chapter 92.

ACKNOWLEDGMENT

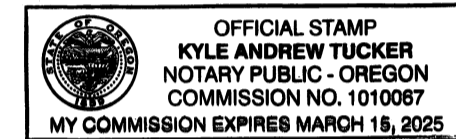
State of Oregon

SS

County of Union

Know all these people by these presents, on this 2nd day of October, 2023, before me a Notary Public in and for said County and State, personally appeared PAUL and ALLESHA SWIGERT, husband and wife, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

Notary Public for
the State of Oregon



Notarial seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 29th day of SEPTEMBER, 2023.

By Deputy Wallowa County Surveyor Kristina Powell
Kristina Powell

CITY OF LA GRANDE PLANNING

Approved this 2nd day of October, 2023.

Michael J. Boquist
Community Development 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 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 Cody Vavra, Union County Assessor/Tax Collector Date: 10/2/23

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 2nd day of October, 2023, at 3:33 o'clock P. M, and filed in Plat Cabinet No. E599 E600. Union County records.
Microfilm No. 20232202

Lisa Feik
Union County Clerk
by Jamie Williams, Deputy Clerk