

PARTITION PLAT NUMBER 2023-0009

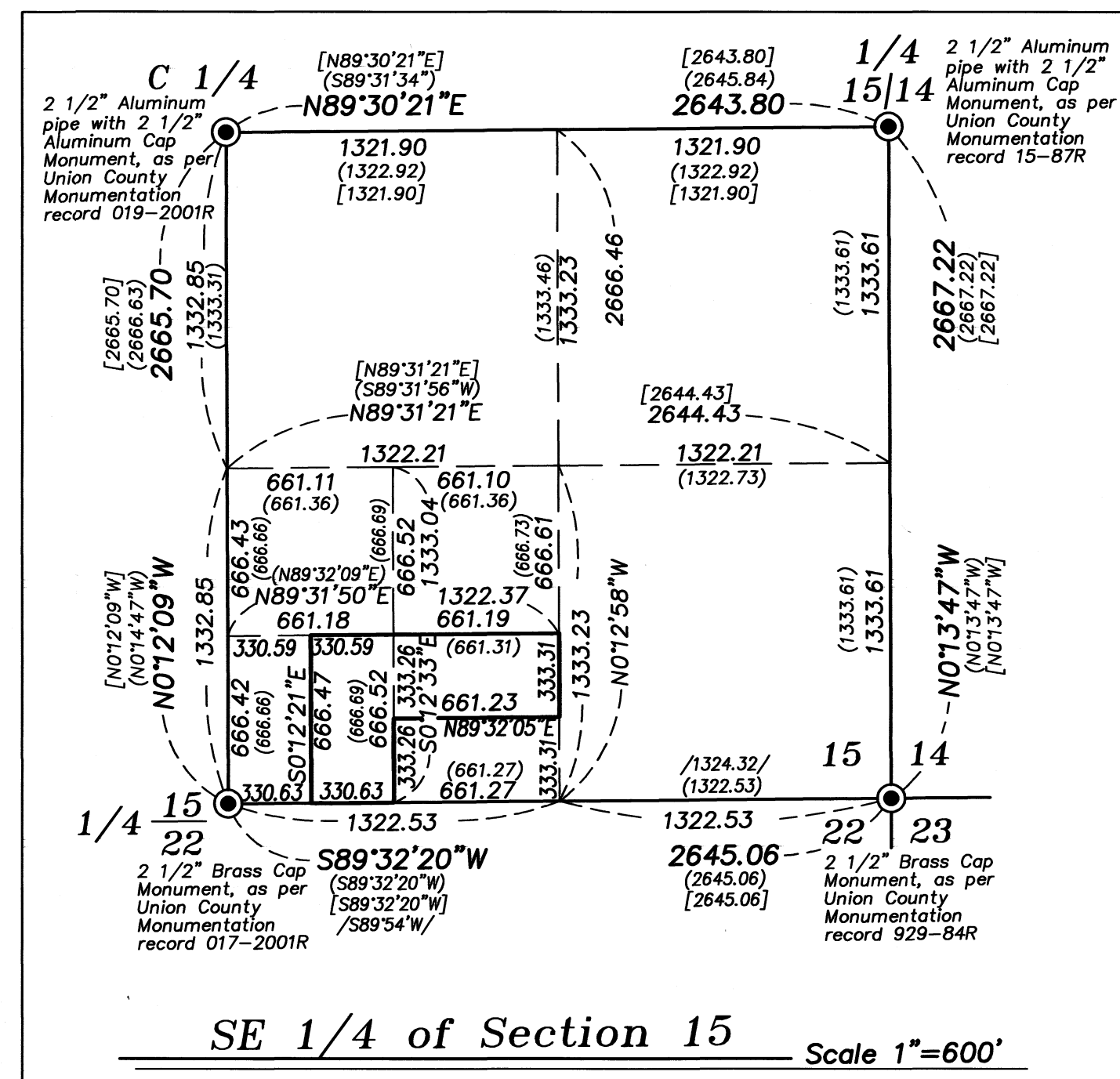
Situated in the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2023-2383
Plat Cabinet Number E605 & E606

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"=100'



SE 1/4 of Section 15 Scale 1"=600'

LEGEND

- Found monument as noted, marked as per Union County Monumentation Records
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 22-88
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 047-1993
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 22-88
- [] Record measurement as per Minor Partition 1994-13
- { } Record measurement as per Survey 037-2020
- ~ ~ Record measurement as per Survey 047-1993
- / / Record measurement as per Survey 15-72
- Centerline
- - - Ditch
- ~ ~ ~ Spring
- Fence
- - - Easement Line

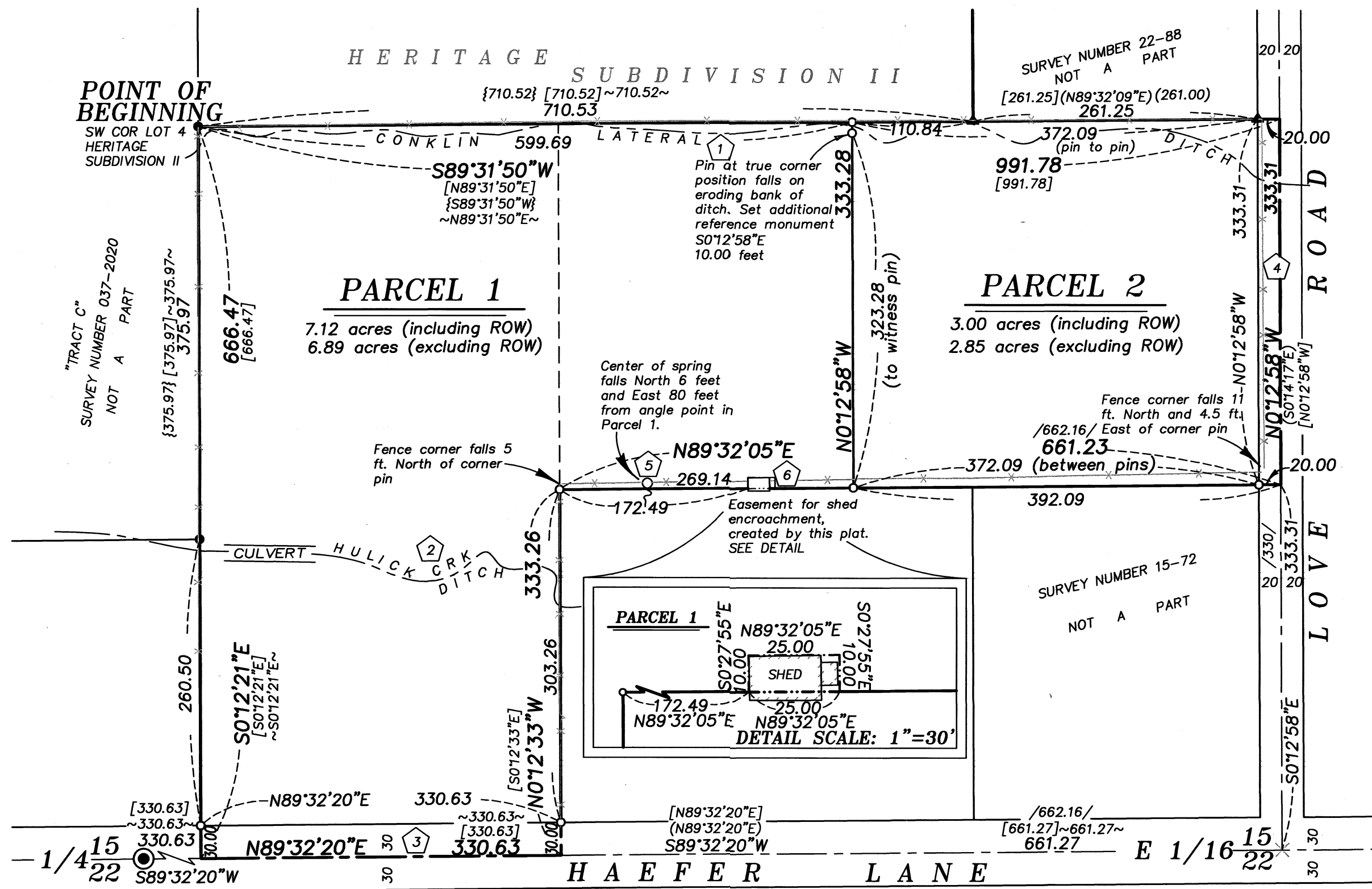
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

SURVEYED OCTOBER 2023

Sheet 1 of 2



NARRATIVE

This subdivision was done at the request of Kenneth Bray, owner of the land within. Mr. Bray wanted to partition the land as shown. Extensors of the property are aliquot and based on the section break as shown. I find the monuments set by Survey 94-13 and Heritage Subdivision II to be harmonious. Fences are off as shown. I find a small shed on the South line to be encroaching. An easement to the neighbor is created by this plat to resolve this. I find no other unusual conditions with this subdivision.

NOTES AND EASEMENTS

- 1 Subject to right of way for Conklin Lateral Ditch.
- 2 Subject to right of way for Hulick Creek Ditch.
- 3 Subject to the rights of the public in Haefer Lane (Union County Road No. 121).
- 4 Subject to the rights of the public in Love Road (Union County Road No. 64).
- 5 Subject to the reservation of the use of a spring, and ingress and egress to and from said spring as reserved in Book 125, Page 457, Deed Records of Union County, Oregon. Spring shown does not appear to have been developed for water use.
- 6 10 ft. x 25 ft. easement, created by this plat for the use and maintenance of an existing shed, to be terminated upon removal of shed.

REFERENCE MATERIAL

Union County Monumentation records
Plat of Heritage Subdivision
Plat of Heritage Subdivision II
Old Book Survey 351
Survey Number 15-72
Survey Number 22-88
Survey Number 047-1993
Survey Number 031-1995
Survey Number 007-2000
Survey Number 037-2016
Survey Number 037-2020
Partition Plat Number 19930001T
Partition Plat Number 19940013T

Partition Plat Number 20100013T
Partition Plat Number 20210004

DEED REFERENCES
Microfilm Number 20140174
Microfilm Number 20003961
Microfilm Number 20011245
Microfilm Number 20081854

Partition Plat Report 23-37392, dated September 20, 2023, prepared by Eastern Oregon Title Inc.

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. 2023-0009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E605 - E606 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

