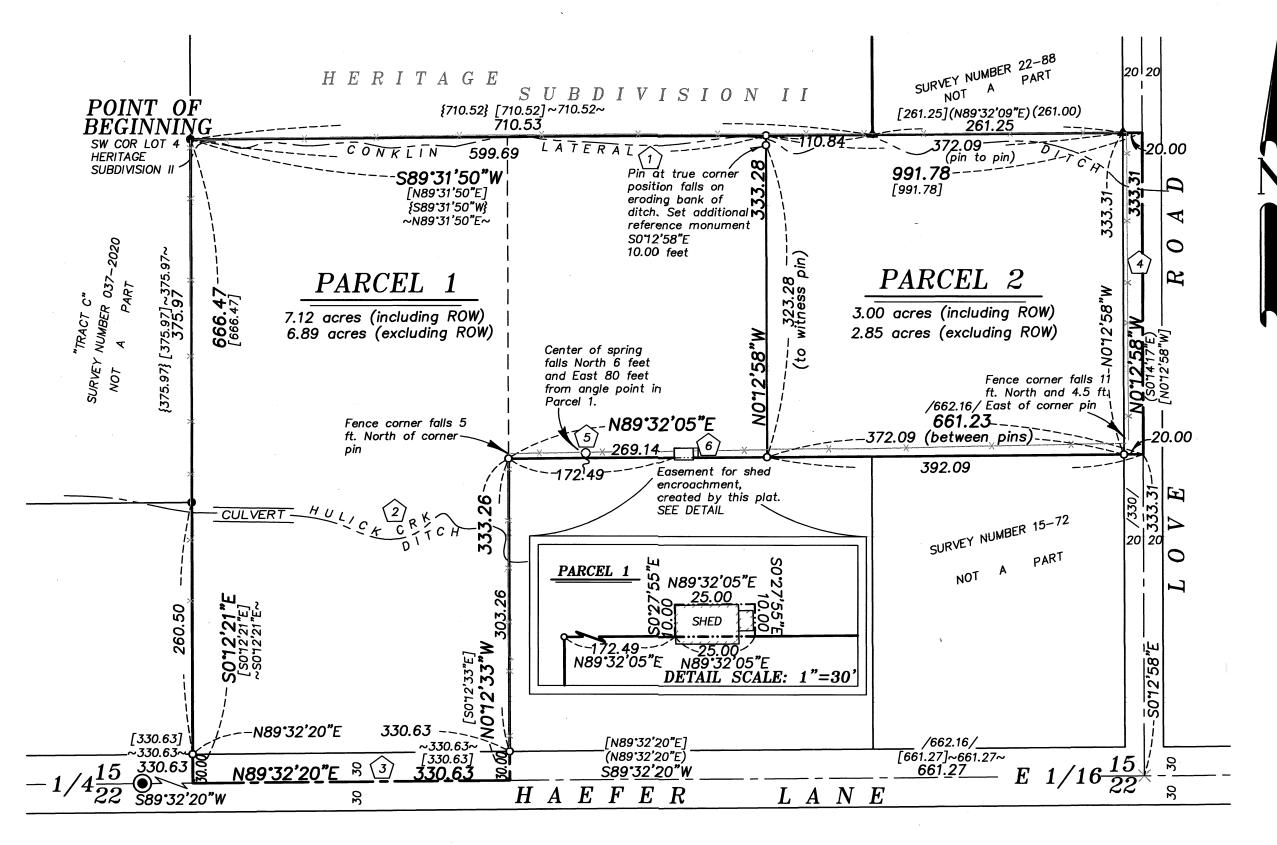
# PARTITION PLAT NUMBER 2023-000

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



### *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. Exteriors 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.
- Subject to the rights of the public in Haefer Lane (Union County Road No. 121).
- Subject to the rights of the public in Love Road (Union County Road No. 64).
- 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 Partition Plat Number 20100013T Plat of Heritage Subdivision Partition Plat Number 20210004 Plat of Heritage Subdivision II Old Book Survey 351 **DEED REFERENCES** Survey Number 15-72 Microfilm Number 20140174 Survey Number 22-88 Microfilm Number 20003961 Survey Number 047-1993 Microfilm Number 20011245 Survey Number 031-1995 Microfilm Number 20081854 Survey Number 007-2000 Partition Plat Report 23-37392, dated Survey Number 037-2016 Survey Number 037-2020 September 20, 2023, prepared by Partition Plat Number 19930001T Eastern Oregon Title Inc.

## SURVEYOR'S EXACT COPY STATEMENT

Partition Plat Number 19940013T

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2025 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 605 - 606 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

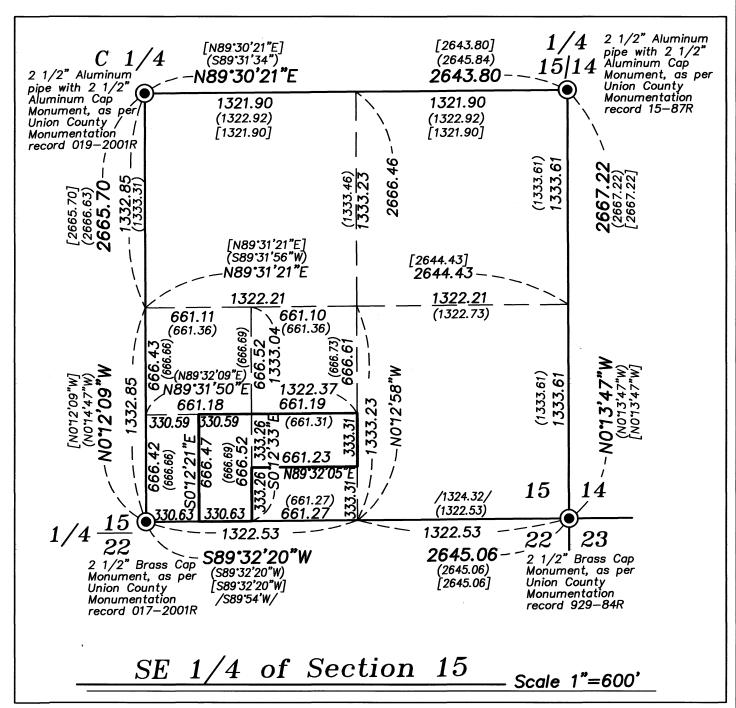
Microfilm Number 2023-2383

Plat Cabinet Number Eloos & Eloog

## 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'



## 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
- O 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

Spring

 REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

SURVEYED OCTOBER 2023

Sheet 1 of 2

# 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 ELOS & ELOS

#### SURVEYOR'S CERTIFICATE

I, Jeffrey. S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this Partition, being 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, the exteriors being more particularly described as follows;

Beginning at the Southwest corner of Lot 4, Heritage Subdivision, said point also being the Northwest corner of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 15

Thence: South 012'21" East, along the West line of the East half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 15, a distance of 666.47 feet, to the Southwest corner thereof,

Thence: North 89°32'20" East, along the South line of said East half of the Southwest quarter of the Southwest quarter of the Southeast quarter, a distance of 330.63, to the Southeast corner thereof,

Thence: North 012'33" West, along the East line of said East half of the Southwest quarter of the Southwest quarter of the Southeast quarter, a distance of 333.26 feet, to the Southwest corner of the North half of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 15,

Thence: North 89°32'05" East, along the South line of said North half of the Southeast quarter of the Southwest quarter of the Southeast quarter, a distance of 661.23 feet, to the Southeast corner thereof,

Thence: North 012'58" West, along the East line of said North half of the Southeast quarter of the Southwest quarter of the Southeast quarter, a distance of 333.31 feet, to the Northeast corner thereof,

Thence: South 89°31'50" West, along the North line of said North half of the Southeast quarter of the Southwest quarter of the Southeast quarter and the North line of said East half of the Southwest quarter of the Southwest quarter of the Southwest quarter, a distance of 991.78 feet, to the Point of Beginning.

Containing 9.74 acres (excluding right-of-ways), 10.12 acres (including right-of-ways)

I further certify that I made this plat by order of and under the direction of the owners thereof and all parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571 Bagett, Griffith and Blackman 2006 Adams Ave.

La Grande OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

### 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. 2025-0009 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. E605 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

### **DECLARATION**

Know all people by these presents that KENNETH L. BRAY, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the 10'x25' easement for use and maintenance of a shed over Parcel 1 for benefit of the landowner to the South, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

KENNETH L. BRAY

#### **ACKNOWLEDGMENTS**

State of Oregon
County of Union

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Know all people by these presents, on this 23 day of 2ctober, 2023 before me a Notary Public in and for said State and County, personally appeared KENNETH L. BRAY, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon OFFICIAL STAMP
KYLE ANDREW TUCKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010067
MY COMMISSION EXPIRES MARCH 15, 2025

Notarial seal

### *APPROVALS*

Union County Surveyor

Approved this 25th day of october

, 2023.

By Deputy Wallowa County Surveyor \_\_ Kit full

ristina Powell

Union County Planning Department

Approved this 25 day of October, 2023.

Stay Warrer

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.

## FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

Lisa Feik
Union County Clerk by Fisch Deputy Clerk