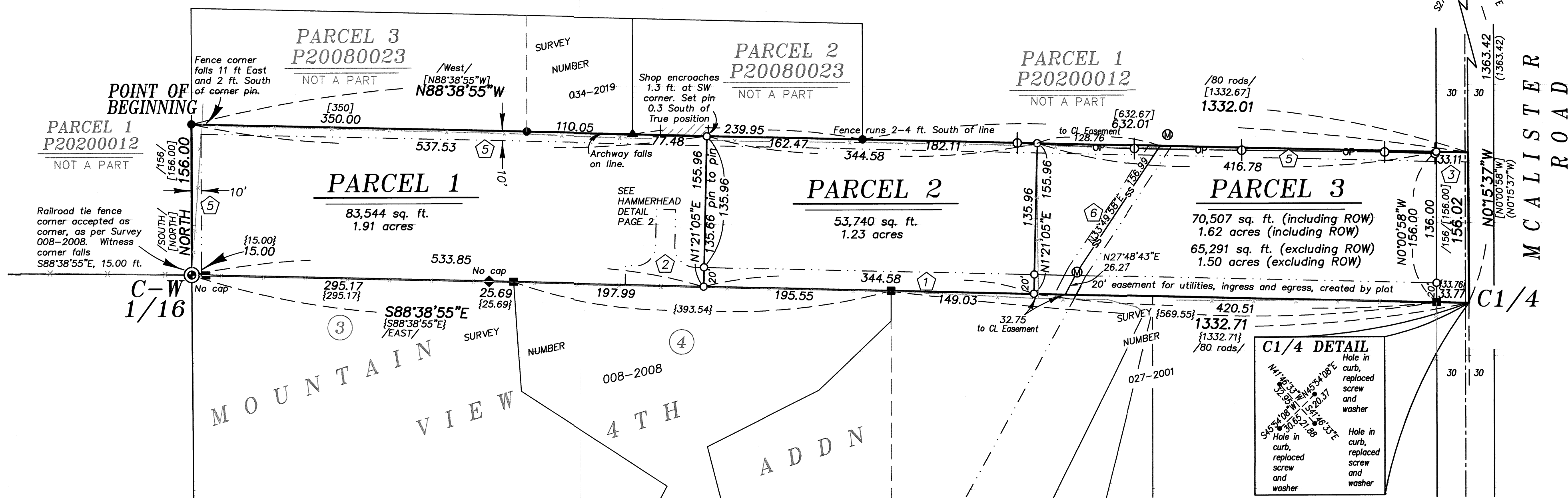


# PARTITION PLAT NUMBER 20240002

Situated in the Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

Microfilm Number 20240787  
Plat Cabinet Number E616 & E617



### NARRATIVE

This survey was done at the request of Jake Hanson, owner of the land within. Mr. Hanson wanted to divide the property as shown. I recover monuments as shown and find them harmonious with record. I place the dividing lines at the direction of the landowner. Reference monuments for the center quarter corner that were missing were replaced with new brass washers. There is a shed and landscaping encroachment on the North line as shown. Fences are off as shown. I find no unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffrey S. Hsu*

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. 20240002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E616 & E617 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

### LEGEND

- ⊙ Found Railroad tie fence corner
- ◆ Found 5/8" iron pin, set by Plat of Mountain View 4th Addition
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 008-2008
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20080023T
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 034-2019
- Found brass washer with brass screw in curb, unless otherwise specified, as reference monument, set by Survey Number 002-2014
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- x- Fenceline
- SS- Sanitary Sewer Line
- OP- Overhead Power Line
- ( ) Record measurement as per survey Number 002-2014
- { } Record measurement as per survey Number 008-2008
- [ ] Record measurement as per Partition Plat 20080023T
- / / Record measurement as per Microfilm Document No. 20191022
- ⊕ Power pole
- ⊙ Manhole

### NOTES AND EASEMENTS

- ① 20 ft. wide easement for ingress, egress and utilities over the South 20 feet of Parcels 2 and 3, for benefit of Parcel 1, 2 and 3, created by this plat
- ② Hammerhead turnaround easement, created by this plat, for emergency vehicle turnaround. See Page 2 for detail
- ③ Rights of the public in and to that portion lying within the right of way of McAlister Road
- ④ The rights and interests of others in a drainage ditch, as noted in stated title report, if any. Unable to ascertain its location on the ground
- ⑤ Easement for an electric transmission line, 10 ft. in width, granted to Eastern Oregon Light and Power Company, a corporation, including the terms and provisions thereof, across the North 10 feet of this Partition and West 10 feet of Parcel 1, recorded July 13, 1927 in Book 85, Page 449, deed Records of Union County, Oregon.
- ⑥ Easement including the terms and provisions thereof, granted to Island City Sanitation District, recorded February 27, 1980, as Microfilm Document No. 90735, Deed Records of Union County, Oregon, for pipeline purposes, including the terms and provisions thereof, across this property, 20 ft. in width. Shown in constructed location.
- ⑦ Water Service Contract, including the terms and provisions thereof, granted to City of Island City, Oregon, recorded April 9, 1981, as Microfilm Document Number 99710, Deed Records of 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"=80'

### REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Partition Plat 20080023T	Book 85, Page 449
Partition Plat 20200012	Microfilm No. 90735
Survey Number 04-69	Microfilm No. 99710
Survey Number 05-71	Microfilm No. 20191022
Survey Number 62-71	
Survey Number 72-71	
Survey Number 93-71	Partition Plat Report No.
Survey Number 67-79	24-37813 by Eastern Oregon
Survey Number 91-79	Title, Inc. dated April 1, 2024
Survey Number 021-2001	
Survey Number 008-2008	
Survey Number 034-2019	
Plat of Mountain View 4th Addition	

# PARTITION PLAT NUMBER 20240002

Situated in the Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, 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 Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon, the exteriors more particularly described as follows;

Beginning at the Southwest corner of Parcel 3 of Partition Plat 2008-0023T,

Thence: South, a distance of 156.00 feet, to the Center-West 1/16th corner of said Section 3,

Thence: South 88°38'55" East, along the South line of the Southeast quarter of the Northwest quarter of said Section 3, a distance of 1332.71 feet, to the Center quarter corner of said Section 3;


Thence: North 0°15'37" West, along the East line of the Southeast quarter of the Northwest quarter of said Section 3, a distance of 156.02 feet,

Thence: North 88°38'55" West, along the South line of Parcels 1 of Partition Plat 20200012 and Parcels 2 and 3 of Partition Plat 2008-0023T, a distance of 1332.01 feet, to the Point of Beginning.

Containing 207,791 sq. ft. (4.77 acres), including right of way 202,575 sq. ft. (4.65 acres), excluding right of way

Subject to the rights of the public in McAlister Road.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel 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  
Baggett, Griffith and Blackman.  
2006 Adams Avenue  
La Grande, OR 97850



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. 20240002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E616 + E617 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 JACOB T. HANSON and KATIE A. HANSON, 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 partitioned into the parcels shown on the annexed map, and do hereby create the 20 ft. easement for ingress, egress and utilities over Parcels 2 and 3 for benefit of Parcels 1, 2 and 3 and the hammerhead turnaround easement, in accordance with the provisions of O.R.S. Chapter 92.

  
JACOB T. HANSON

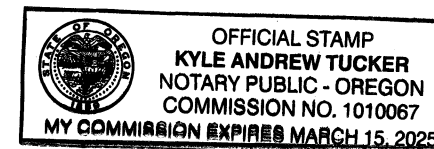
  
KATIE A. HANSON

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 22<sup>nd</sup> day of April, 2024, before me a Notary Public in and for said State and County, personally appeared JACOB T. HANSON and KATIE A. HANSON 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



Notarial seal

## APPROVALS

Union County Surveyor

Approved this 15<sup>th</sup> day of APRIL, 2024.

Deputy Wallowa County Surveyor   
Kristina Powell

City of Island City Planning


Approved this 22<sup>nd</sup> day of April, 2024.

  
Dave Comfort  
Mayor

  
Karen Howton  
City Recorder

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.

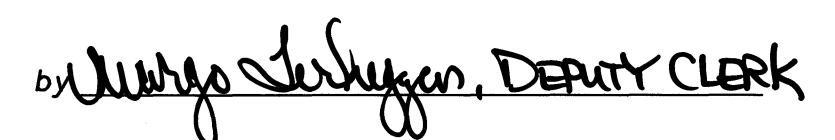
by  Date: 4/22/24  
Cody Vavra, Union County Assessor/Tax Collector

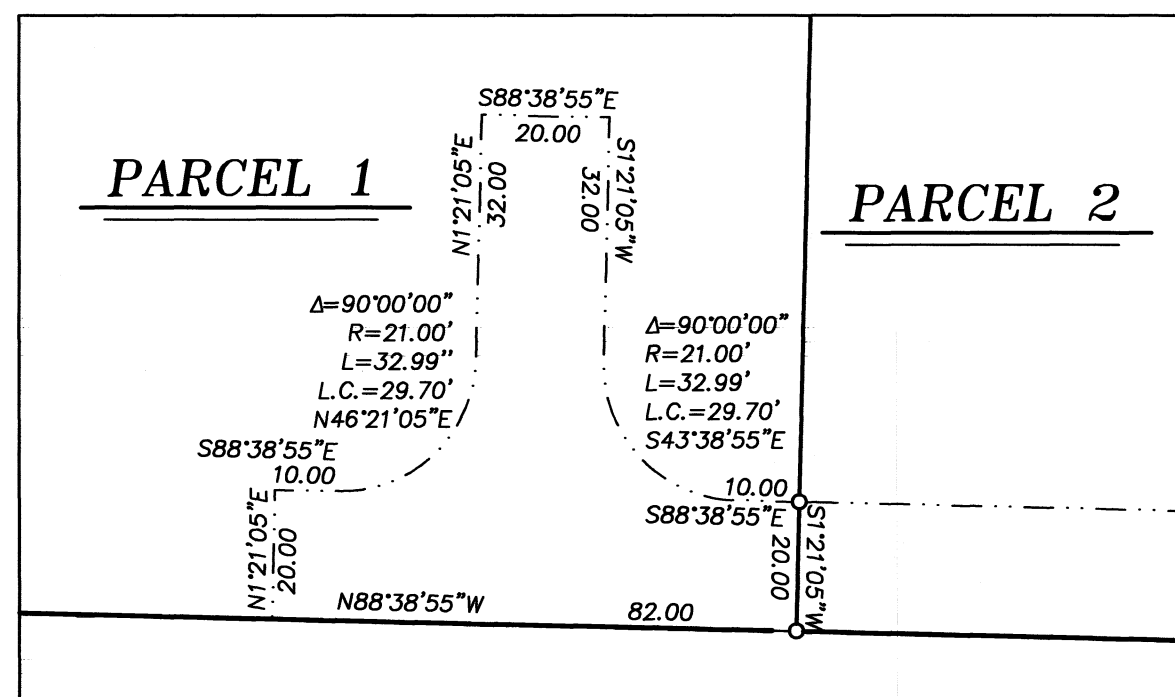
## FILING STATEMENT

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 22<sup>nd</sup> day of APRIL, 2024, at 3:51 o'clock P.M., and recorded in Plat Cabinet No. E616 + E617 Union County records. Microfilm Number 20240787

Lisa Feik  
Union County Clerk  
by  DEPUTY CLERK



## HAMMERHEAD DETAIL

SCALE: 1" = 30'