

PARTITION PLAT NUMBER 2024-0003

Microfilm Number 20240985
Plat Cabinet Number E618 & E619

A partition of a portion of the Southeast quarter of the Northeast quarter of the Northwest quarter in Section 33, Township 2 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.

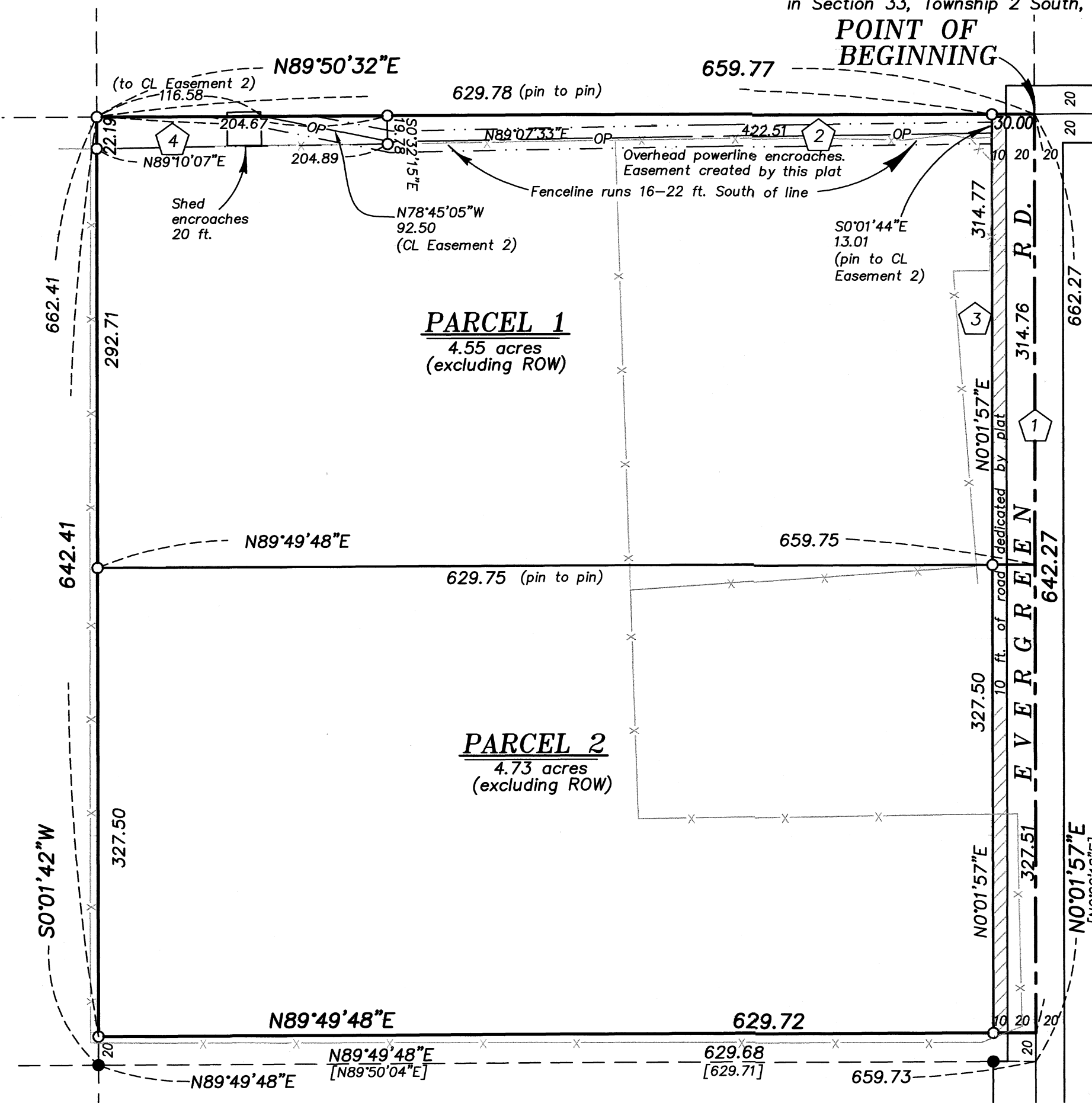
SCALE: 1"=80'

NOTES AND EASEMENTS

- 1 Rights of the public for Evergreen Road across this land.
- 2 Right-of-Way utility easement for overhead power and telephone, 15 ft wide, created by this plat.
- 3 A 10 ft. strip, dedicated to the public by this plat for right-of-way widening of Evergreen Rd.
- 4 Perpetual easement for buildings, utilities, and landscaping, for benefit of landowner to the North, created by this plat.
- 5 Terms and provisions of an apparent appurtenant easement granted to Robin and Lynne Jellum, recorded July 25, 2019 as Microfilm Document No. 20191996, Records of Union County, Oregon, for ingress and egress over the existing driveway beginning at Evergreen Road and continuing approx. 140 ft. West to the gate for moving equipment. Also an easement for ingress and egress to the Orodell Canal Head Gate (not located this partition)

LEGEND

- Found 1 1/2" iron pipe with 2 1/2" brass cap, marked as per Union County Monumentation Records, set by Survey Number 62-78
- Found 5/8" iron pin, set by Survey Number 56-73
- Found 2 1/2" brass cap, marked as per Union County Monumentation records, set by Survey Number 32-84
- Found 5/8" iron pin with 1 1/2" aluminum cap marked APA WA 41295 OR 2849, set by Partition Plat 20170011T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- x - Fenceline
- OP - Overhead powerline
- () Record measurement as per Partition Plat 20100002T
- [] Record measurement as per Partition Plat 20170011T
- { } Record measurement as per Survey Number 32-84
- ▨ Area dedicated by this plat



NARRATIVE

This partition was done at the request of Timothy Barker, owner of the land within. Mr. Barker wanted to divide the property as shown. I subdivide the section as per BLM Manual of Instructions 2009. During the course of survey I find a shed and improvements in the Northwest corner of the property encroaching on the property as well as a power line that services the property to the North. Mr. Barker wishes to create easements for these to allow for their continued use. I place the dividing line at the direction of Mr. Barker. I find no other unusual conditions with this partition.

REFERENCE MATERIAL

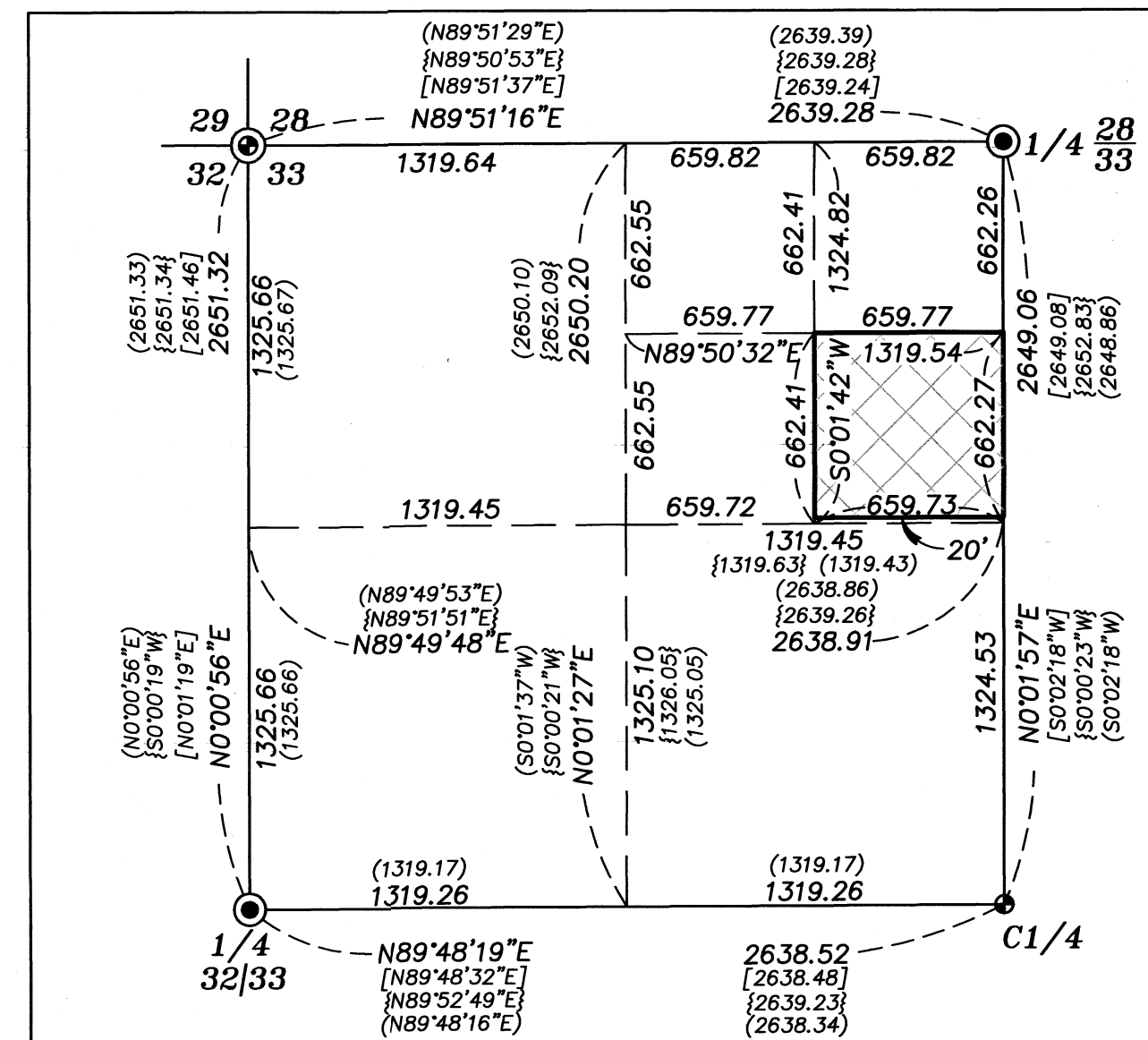
- Union County Monumentation Records
Partition Plat 20100002T
Partition Plat 20170011T
Survey Number 03-68
Survey Number 56-73
Survey Number 62-78
Survey Number 32-84
- DEED REFERENCES
Book 129, Page 520
Book 157, Page 414
Microfilm Number 141021
Microfilm Number 972496
Microfilm Number 20035564
Microfilm Number 20054925
Microfilm Number 20104115
Microfilm Number 20170886
Microfilm Number 20172650
Microfilm Number 20172651
Microfilm Number 20191996
Microfilm Number 20222809

Partition Plat Report number 24-37767
by Eastern Oregon Title Inc. dated March 5, 2024

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. 2024-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of BAKER COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571



NW 1/4 SECTION 33

SCALE 1"=600'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

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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 a parcel of land situated in the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 33, Township 2 South, Range 38 East, Willamette Meridian, Union County, Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 33 of said Township and Range, said point witnessed by a 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER, South 89°50'32" West, 30.00 ft. from true corner point,

Thence: South 0°01'57" West, along the East line of said Southeast quarter of the Northeast quarter of the Northwest quarter, a distance of 642.27, to a point 20 North of the South line of said Southeast quarter of the Northeast quarter of the Northwest quarter,

Thence South 89°49'48" West, parallel with and 20 ft. North of said South line, a distance of 659.72 ft. to the West line of said Southeast quarter of the Northeast quarter of the Northwest quarter,

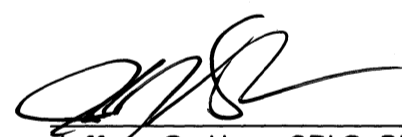
Thence: North 0°01'42" East, along said West line, a distance of 642.41 ft. to the North line of said Southeast quarter of the Northeast quarter of the Northwest quarter,

Thence: North 89°50'32" East, along said North line, a distance of 659.77 feet, to the POINT OF BEGINNING.

Containing 9.29 acres (9.73 acres including right of ways)

Subject to the rights of the public within Evergreen Road

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


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



DECLARATION

Know all People by these presents that TIMOTHY J. BARKER and JERI L. BARKER are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted, and do hereby donate, dedicate, and convey to public use forever, the 10 foot strip of Evergreen Road, and create the 15 ft. wide easement for overhead utilities over Parcel 1 and the perpetual easement for buildings, landscaping, and utilities over Parcel 1, for benefit of the adjoining landowner to the North, as shown on the annexed map in accordance with O.R.S. Chapter 92.


TIMOTHY J. BARKER


JERI L. BARKER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 29th day of April, 2024 before me a Notary Public in and for said State and County, personally appeared TIMOTHY J. BARKER and JERI L. BARKER, 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 22nd day of April, 2024.

By Grant County Surveyor


Michael Springer

Union County Planning

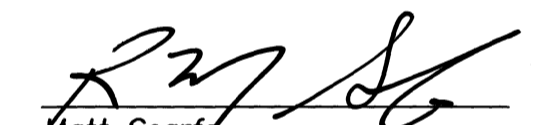
Approved this 4 day of April, 2024.


Scott Hartell
Union County Planning Director

Union County Commissioners

We hereby approve this plat and accept the dedication as shown this 15th day of MAY, 2024.



Donna Beverage


Matt Scarfo


Paul Anderes


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: 4-30-2024
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. 2024-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of ~~BAKER~~ 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 15th day of May, 2024, at 9:09 o'clock A. M., and recorded in Union County Records.

Union County Clerk by  Deputy Clerk