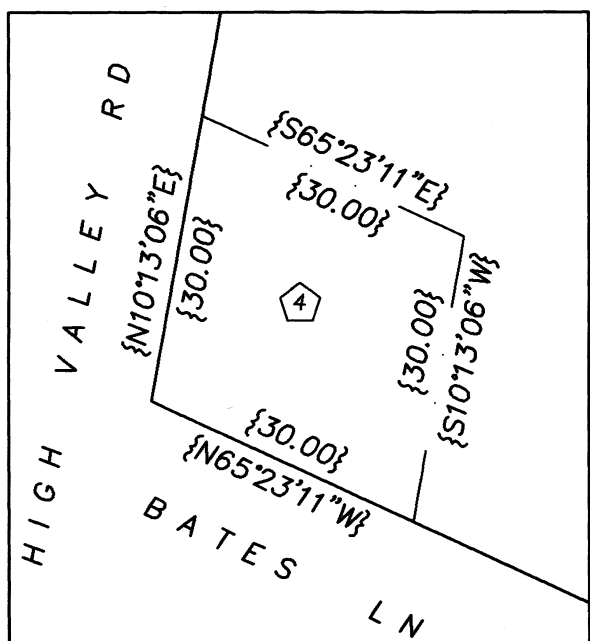
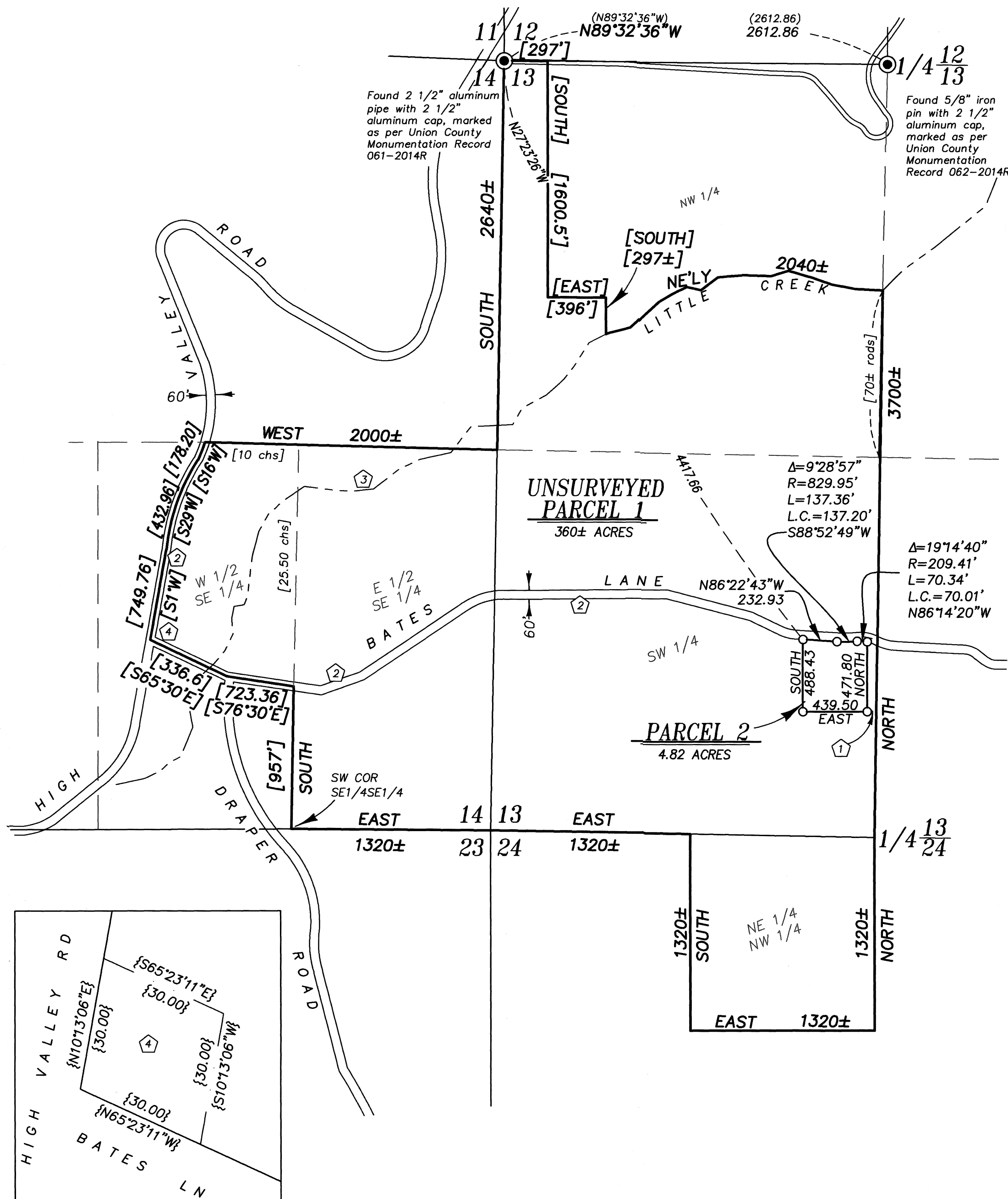


PARTITION PLAT NUMBER 2024-0005

Situated in Sections 13, 14 and 24, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2024-1486
Plat Cabinet Number E 622, 623



DETAIL SCALE: 1"=20'

PARCEL 2 SURVEYED JUNE 11, 2024

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 030-2014
Old Book Survey Page 287

DEED REFERENCES

Microfilm Document Number 135740
Microfilm Document Number 20031804
Microfilm Document Number 20154233
Microfilm Document Number 20160161

Partition Plat Report 24-38042, dated
June 21, 2024, prepared by Eastern
Oregon Title Inc.

NOTES AND EASEMENTS

- ① Easement for ingress and egress, of indeterminate width, between the East line of Parcel 2 and the East line of the Southwest quarter of Section 13, over Parcel 1 for benefit of Parcel 2, the Southern terminus being an Easterly extension of the South line of Parcel 2, created by this plat
- ② Rights of the public to land lying within the right-of-way of Bates Lane and High Valley Road
- ③ Rights of the public to that portion of land lying below high water mark of Little Creek, if any.
- ④ Easement, 30'x30', granted to GTE Northwest Incorporated, dated November 14, 1990, recorded as Microfilm Document No. 135740. See Detail. No survey done as a part of this partition. Bearings and distances as per Survey 036-1990.

BASIS OF BEARING

True Geodetic North at the corner common to Sections 5, 6, 7 and 8, Township 4 South, Range 41 East of the Willamette Meridian as determined by GPS observation (NAD-83 (1991) datum)

SCALE: 1"=600'

LEGEND

- Found monument as described, set by Survey Number 030-2014
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Creek
- - - Easement Line
- () Record measurement as per Survey Number 030-2014
- [] Record measurement as per deed
- { } Record measurement as per Survey 036-1990

NARRATIVE

This partition was done at the request of Aaron Tattersall, on behalf of the landowners. Mr. Tattersall wanted to divide off Parcel 2 as shown. Parcel 1 is UNSURVEYED. No attempt was made to locate property boundaries on the ground and courses shown are based on deed record. The portion of the West boundary that is shown hereon as following High Valley Road and Bates Lane does not specifically call to the road, but the metes and bounds description does appear to loosely follow the courses of the road. No calls are made to the road. Whether this actually follows the road or not would need to be determined by survey, which is beyond the scope of this partition. Due to the likelihood that this is the intent, it is visually depicted as following the centerline of the road. I place the North line of Parcel 2 along the South line of Bates Lane, established by 30 foot offset from centerline of constructed road. 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. 20240005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E-622, 623 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

