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 2612.86 Found 2 1/2" aluminum Found 5/8" iron pipe with 2 1/2" pin with 2 1/2" aluminum cap, marked aluminum cáp, as per Union County marked as per Monumentation Record 061-2014R | Union County Record 062-2014R NW 1/4 [SOUTH] [297±] 2040± [EAST WEST 2000± *Δ*=9°28'57' **UNSURVEYED** R=829.95' L=137.36' PARCEL 1 L.C.=137.20' 360± ACRES -S88**°**52'49"W *Δ*=19⁴40" $R=209.41^{\circ}$ L=70.34'LANE N86°22'43"W L.C.=70.01N8674'20"W [\$65:30:E] [\$76:30'E] 4.82 ACRES SW COR SE1/4SE1/4 14 | 13 **EAST EAST** $1/4\frac{13}{24}$ 23 | 24 1320± 1320± 1320± NORTH 0 0 1320± **EAST** 7 4 I 9 / H DETAIL SCALE: 1"=20

Sheet 1 of 2

PARCEL 2 SURVEYED JUNE 11, 2024

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

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

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

Rights of the public to land lying within the right-of-way of Bates Lane and High Valley

Rights of the public to that portion of land lying below high water mark of Little Creek,

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.



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 <u>E-622</u>, <u>623</u> 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

Sheet 1 of 2

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 £-622-623

SURVEYOR'S CERTIFICATE

I, Jeffrey. S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcel 2 and platted the parcels in this UNSURVEYED partition, being situated in Sections 13, 14, and 24, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

IN TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN

Section 13: The entire Southwest quarter, ALSO commencing at the Northwest corner of said Section 13 and running thence East 18 rods; thence South 97 rods, thence East 24 rods; thence South 18 rods, more or less, to the center of Little Creek, thence up the center of said Little Creek in a Northeasterly direction to the East line of the Northwest guarter of said Section at a point approximately 70 rods North of the Southeast corner of said Northwest quarter; thence South 70 rods to the Southeast corner of the Northwest quarter of said Section 13; thence West 160 rods; thence North 160 rods to the Point of Beginning

Section 14: The East half of the Southeast quarter and the following described parcel of Land situate in the West half of the Southeast quarter of Section 14, to-wit: Commencing at a point 14.50 chains North of the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 14, and running thence North 25.50 chains to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section, thence West 10.00 chains to the center of the county road; thence South 16° West 2.70 chains to Angle 1, thence South 29° West, 6.56 chains to Angle 2. thence South 1° West 11.36 chains to Angle 3, thence South 65°30' East 5.10 chains to Angle 4, thence South 76°30' East 10.96 chains to the Point of Beginning.

Section 24: The Northeast quarter of the Northwest quarter.

I further certify that I made this plat by order of and under the direction of the owners thereof and Parcel 2 is monumented in accordance with O.R.S. 92.050 and 92.060.

DECLARATION

Know all People by these presents that GEORGE TATTERSALL and KAREN J. TATTERSALL 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 platted, and do hereby create the easement for ingress and egress over Parcel 1 for benefit of Parcel 2, as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Xam Jattusell KAREN J. TATTERSALI

ACKNOWLEDGMENTS

State of Oregon County of Union

Know all people by these presents, on this 10th day of 3 kly, 2024 before me a Notary Public in and for said State and County, personally appeared GEORGE TATTERSALL and KAREN J. TATTERSALL, 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.

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 24th day of June

By Grant County Surveyor

Union County Planning

Approved this 5 day of 504

Union County Planning Director

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 2024-2025 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.

Date: 7/10/24

Union County Assessor/Tax Collector

Jeffrey S. Hsu, OPLS 83571 Bagett, Griffith and Blackman

2006 Adams Ave.

La Grande OR 97850

SURVEYOR'S EXACT COPY STATEMENT

PROFESSIONAL LAND SURVEYOR

JEFFREY S. HSU

83571

Renewal Date: June 30, 2025

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 £ 622, 623 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

FILING STATEMENT UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the 15th day of July , 2024, at 10:01 o'clock A M, and recorded in Union County Records.