

PARTITION PLAT NUMBER 2024-0009

Microfilm Number 20242615
Plat Cabinet Number #E630 & #E631

Situated in the Southwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East, the Northwest quarter of the Northwest quarter of Section 3 and the Northeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East, City of Island City, 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" = 100'

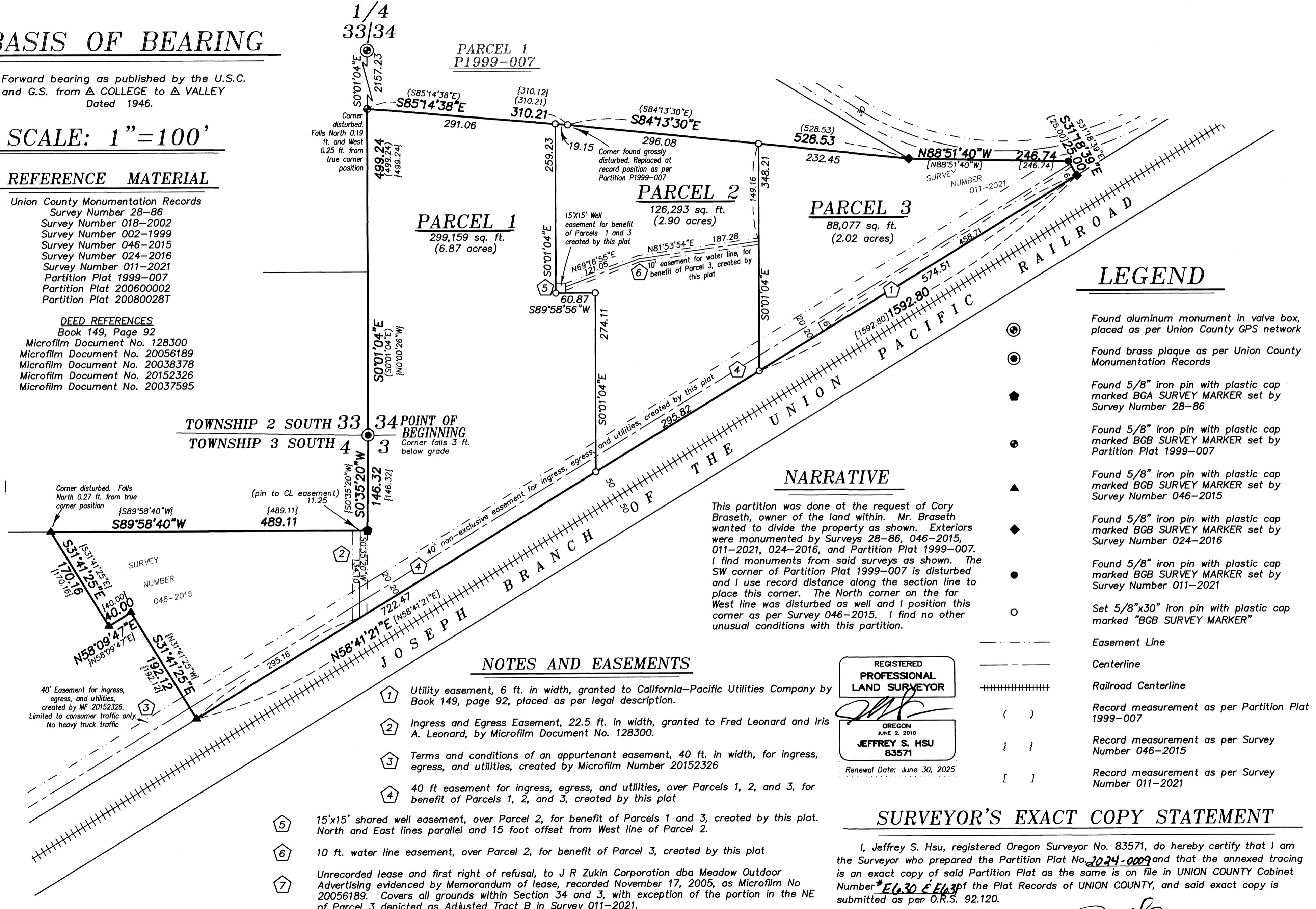
REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 28-86
Survey Number 018-2002
Survey Number 002-1999
Survey Number 046-2015
Survey Number 024-2016
Survey Number 011-2021
Partition Plat 1999-007
Partition Plat 200600002
Partition Plat 20080028T

DEED REFERENCES

Book 149, Page 92
Microfilm Document No. 128300
Microfilm Document No. 20056189
Microfilm Document No. 20038378
Microfilm Document No. 20152326
Microfilm Document No. 20037595

TOWNSHIP 2 SOUTH 33
TOWNSHIP 3 SOUTH 4
POINT OF BEGINNING
Corner falls 3 ft. below grade



LEGEND

- Found aluminum monument in valve box, placed as per Union County GPS network
- Found brass plaque as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 28-86
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 046-2015
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 011-2021
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 024-2016
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 046-2015
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 011-2021
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- Easement Line
- Centerline
- Railroad Centerline
- Record measurement as per Partition Plat 1999-007
- Record measurement as per Survey Number 046-2015
- Record measurement as per Survey Number 011-2021

NARRATIVE

This partition was done at the request of Cory Braseth, owner of the land within. Mr. Braseth wanted to divide the property as shown. Extérieurs were monumented by Surveys 28-86, 046-2015, 011-2021, 024-2016, and Partition Plat 1999-007. I find monuments from said surveys as shown. The SW corner of Partition Plat 1999-007 is disturbed and I use record distance along the section line to place this corner. The North corner on the far West line was disturbed as well and I position this corner as per Survey 046-2015. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

- Utility easement, 6 ft. in width, granted to California-Pacific Utilities Company by Book 149, page 92, placed as per legal description.
- Ingress and Egress Easement, 22.5 ft. in width, granted to Fred Leonard and Iris A. Leonard, by Microfilm Document No. 128300.
- Terms and conditions of an appurtenant easement, 40 ft. in width, for ingress, egress, and utilities, created by Microfilm Number 20152326
- 40 ft easement for ingress, egress, and utilities, over Parcels 1, 2, and 3, for benefit of Parcels 1, 2, and 3, created by this plat

- 15'x15' shared well easement, over Parcel 2, for benefit of Parcels 1 and 3, created by this plat. North and East lines parallel and 15 foot offset from West line of Parcel 2.
- 10 ft. water line easement, over Parcel 2, for benefit of Parcel 3, created by this plat
- Unrecorded lease and first right of refusal, to J R Zukin Corporation dba Meadow Outdoor Advertising evidenced by Memorandum of lease, recorded November 17, 2005, as Microfilm No 20056189. Covers all grounds within Section 34 and 3, with exception of the portion in the NE of Parcel 3 depicted as Adjusted Tract B in Survey 011-2021.

The rights and interests of others in and relating to May Park Ditch as noted in Partition Plat Report 24-38185, prepared by Eastern Oregon Title, dated August 6, 2024. No evidence of May Park Ditch exists on property

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. 2024-0009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number #E630 & #E631 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

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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 situated in the Southwest quarter of Section 34, Township 2 South, Range 38 East and in the Northwest quarter of Section 3 and the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows

Beginning at the Southwest corner of said Section 34,

Thence: North 0°01'04" West, along the West line of said Section 34, a distance of 499.24 feet, to the Southwest corner of Parcel 1 of Partition Plat Number 1999-007, filed as microfilm number 992448, and stored in Plat Cabinet B in slides 530 and 531 of the plat records of Union County,

Thence: South 85°14'38" East, along the South line of said Parcel 1, a distance of 310.21 feet, to an angle point in said South line,

Thence: South 84°13'30" East, along said South line, a distance of 528.53 feet, to the Southeast corner of said Parcel 1,

Thence: South 88°51'40" East, a distance of 246.74 feet,

Thence: South 31°18'39" East, a distance of 25.00 feet, to the Northerly right of way line of Union Pacific Railroad,

Thence: South 58°41'21" West, along said right of way line, a distance of 1,592.80 feet,

Thence: North 31°41'25" West, a distance of 192.12 feet,

Thence: South 58°09'47" West, a distance of 40.00 feet,


Thence: North 31°41'25" West, a distance of 170.16 feet, to the North line of Parcel 3 of Partition Plat 20080028T,

Thence: North 89°58'40" East, along said North line, a distance of 489.11 feet, to the West line of said Section 3, said point being the Northeast corner of said Parcel 3,

Thence: North 0°35'20" East, along said West line, a distance of 146.32 feet, to the Point of Beginning of this description.

Said tract containing 11.79 Acres

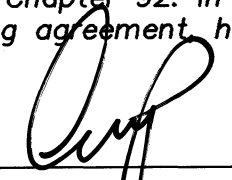
I further certify that I made this plat by order of and under the direction of the owners thereof and parcels are monumented in accordance with O.R.S. 92.050 and 92.060.


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



DECLARATION


Know all People by these presents that BRASETH PROPERTIES, LLC, an Oregon Limited Liability Corporation, is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted, and does hereby create the 40 foot easement for ingress, egress, and utilities, over Parcels 1, 2 and 3, for benefit of Parcels 1, 2 and 3, and the 10 foot easement for a water line, over Parcel 2 for benefit of Parcel 3, all as shown on the annexed map in accordance with O.R.S. Chapter 92. In witness whereof, BRASETH PROPERTIES LLC, pursuant to its operating agreement has caused these presents to be signed by CORWIN P. BRASETH.

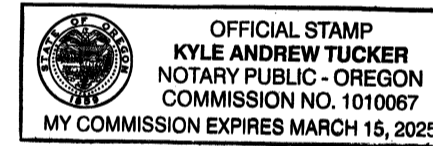

CORWIN P. BRASETH
BRASETH PROPERTIES LLC

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of November, 2024 before me a Notary Public in and for said State and County, personally appeared CORWIN P. BRASETH, 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



Notarial seal

APPROVALS

Union County Surveyor

Approved this 16th day of October, 2024.

By Grant County Surveyor


Michael Springer

City of Island City Planning

Approved this 18th day of November, 2024.


Dave Comfort, Mayor
City of Island City


Karen Howton, City Recorder
City of Island City

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.

by Ellen W. Vavra, Chief Deputy Date: 11-21-2024
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 21st day of November, 2024, at 12:38 PM o'clock P.M., and recorded in Plat Cabinet No. E630 & E631 Union County records. Microfilm Number 20242615

Lisa Feik
Union County Clerk

by Jammi Williams, Deputy Clerk

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Jeffrey S. Hsu, OPLS 83571