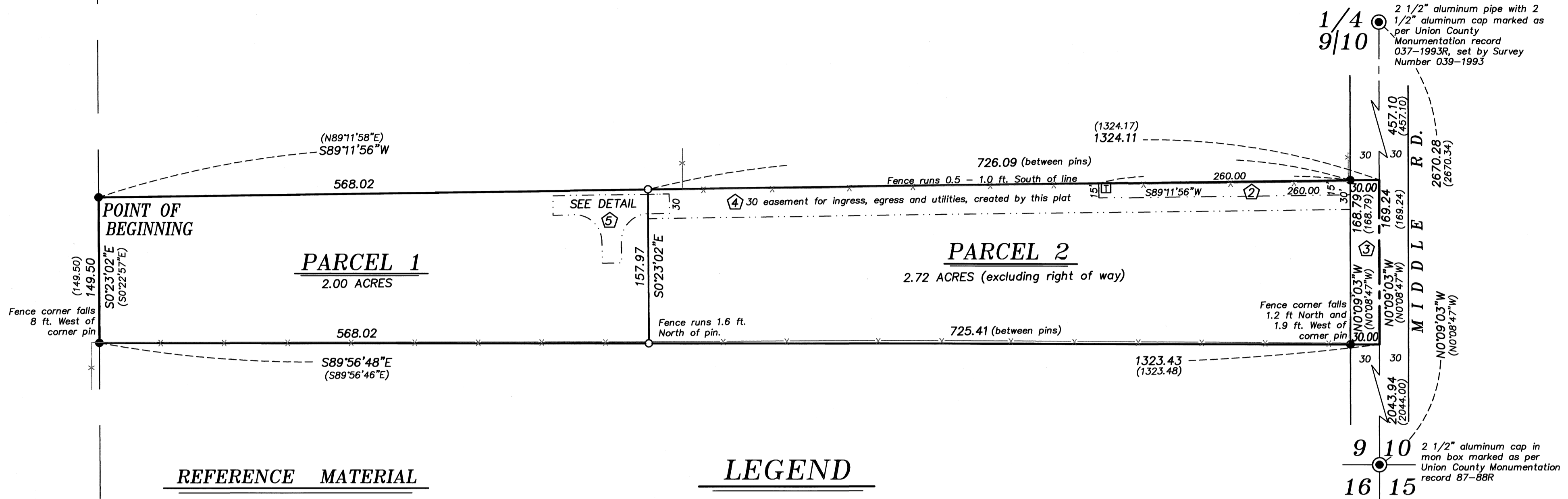


PARTITION PLAT NUMBER 2025-0001

A Partition of Parcel 1 of Partition Plat 2000-0024T
Sited in the Southeast quarter of Section 9, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon



REFERENCE MATERIAL

Union County Monumentation Records
Survey 031-1975
Survey 030-2000
Minor Partition Plat 2000-24
Minor Partition Plat 2003-0010T

DEED REFERENCES

Book 104, Page 587
Microfilm Document Number 20010864
Microfilm Document Number 20020058
Microfilm Document Number 20022177
Microfilm Document Number 20072272

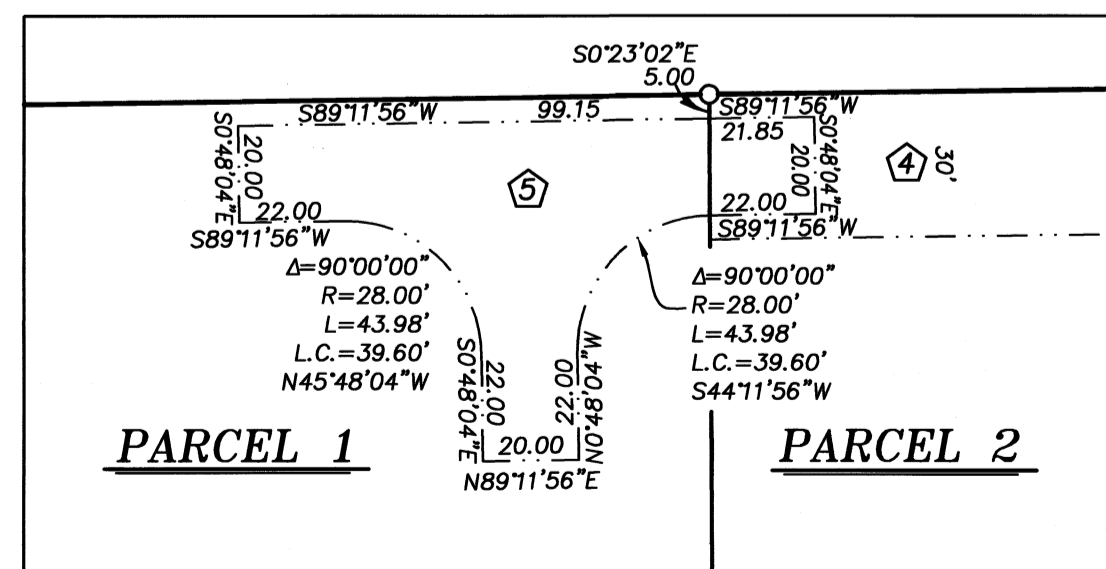
Partition Plat Report 24-38430, dated December 26, 2024, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- ① Reservation of coal, oil, gas and other minerals underlying the land, together with a reservation of right of way for ditches, canals and reservoir sites for irrigation purposes, contained in deed from the State Land Board, recorded in Book 104, page 587, deed records of Union County. At time of survey, no apparent ditches, canals or reservoir sites for irrigation were apparent.
- ② Easement, 15 ft. wide, for electrical utilities, granted to Oregon Trail Electric Consumers Cooperative by deed recorded in Microfilm Document No. 20020058, deed records of Union County. Placed in as-constructed location. Easement falls over the North 15 feet of the East 260 feet of Parcel 2 (excluding right of way).
- ③ Subject to the rights of the public in Middle Road.
- ④ 30 foot easement for ingress, egress and utilities, over Parcel 2 for the benefit of Parcel 1, created by this plat, over the North 30 feet of Parcel 2.
- ⑤ Hammerhead turnaround easement over Parcels 1 and 2, created by this plat. Dimensions as per Detail drawing.

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Records
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Partition Plat 2000-24
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- - - Easement
- ⊠ Transformer
- () Record measurement as per Partition Plat. 2000-24



DETAIL SCALE: 1"=40'

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=80'

NARRATIVE

This partition was done at the request of Adam Erickson, owner of the land within. Mr. Erickson wanted to divide the property as shown. I recover monuments set by Partition 2000-24 and find them in place and harmonious with record. I place the dividing line at the direction of Mr. Erickson. I find no unusual conditions with this partition.

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. 2025-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E632 + E633 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

PARTITION PLAT NUMBER 2025-0001

A Partition of Parcel 1 of Partition Plat 2000-0024T
Situated in the Southeast quarter of Section 9, Township 1 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20250065
Plat Cabinet Number E632 + E633

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 partition of Parcel 1 of Partition Plat No. 2000-24, filed as Microfilm No. 20004588 and stored in Slide 585, Plat Cabinet 'B', Plat records of Union County, Oregon, being situated in the Northeast quarter of the Southeast quarter of Section 9, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1 of Partition Plat 2000-24,

Thence: South 0°23'02" East, along the West line of said Parcel 1, a distance of 149.50 feet, to the Southwest corner of said Parcel 1,

Thence: South 89°56'48" East, along the South line of said Parcel 1, a distance of 1323.43 feet, to the Southeast corner of said Parcel 1, said point being on the East line of the Southeast quarter of said Section 9,


Thence: North 0°09'03" West, along said East line, a distance of 169.24 feet, to the Northeast corner of said Parcel 1,

Thence: South 89°11'56" West, along the North line of said Parcel 1, a distance of 1324.11 feet, to the Point of Beginning.

Containing 4.72 acres (excluding right of way), 4.84 acres (including right of way)

Subject to the rights of the public in Middle Road

I further certify that I made this plat by order of and under the direction of the owner 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 ADAM DALE ERICKSON 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 platted, and does hereby create the easement for ingress and egress over Parcel 1 for benefit of Parcel 2, and the hammerhead turnaround easement as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

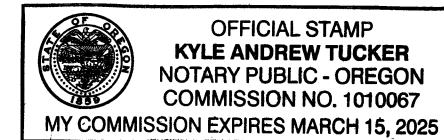

ADAM DALE ERICKSON

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of January, 2025 before me a Notary Public in and for said State and County, personally appeared ADAM DALE ERICKSON, 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 8th day of January, 2025.

By Grant County Surveyor 
Michael C. Springer


Union County Planning

Approved this 13 day of January, 2025.


Inga Williams
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.

by  Date: 1/13/25
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. 2025-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E632 + E633 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

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 13th day of JANUARY, 2025, at 1:38 o'clock P.M., and recorded in Union County Records.

Union County Clerk by  DEPUTY CLERK