

PARTITION PLAT NUMBER 2025-0005

Microfilm Number 202508A3
Plat Cabinet Number E642 + E643

A partition of Parcel 2 of Partition Plat 2002-02,
Situated in the Southwest quarter of the Southwest quarter of 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"=100'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 56-73
Survey number 028-2000
Survey Number 041-2001
Partition Plat 20020001
Partition Plat 20060002

DEED REFERENCES

Microfilm Document No. 20030561
Microfilm Document No. 20151888

Partition Plat Report 24-38473, dated December
17, 2024, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- ① Non-exclusive easement for ingress, egress and
utilities, over Parcel 1 for benefit of Parcel 2,
created by this plat.
- ② Rights of the public in and to that portion of the
land lying within the 30 ft. right of way of Union
County Road No. 40 (Chandler Loop)
- ③ Rights of the public and of governmental bodies in
and to that portion of the land lying below the
high-water mark of the Grande Ronde River

LEGEND

- Found monument as described, marked as per
Union County Monumentation Records
- Found 5/8" iron pin with yellow plastic cap
marked BGB SURVEY MARKER, set by Survey
Number 028-2000
- Found 5/8" iron pin with yellow plastic cap
marked BGB SURVEY MARKER, set by Partition
Plat 2002-01
- Set 5/8" x 30" iron pin with yellow plastic cap
marked BGB SURVEY MARKER
- Easement Line
- Bank of Grande Ronde River
- [] Record measurement as per Survey Number
028-2000
- () Record measurement as per Partition Plat
2002-01

NARRATIVE

This partition was done at the request of George Hagedorn, owner of the land within. Mr. Hagedorn wanted to divide the property as shown. Extent of the property were established by Partition Plat 2002-01. I recover monuments as shown. To place the East line, I hold the monument set at the Southwest 1/16th corner position and drive a line to the West 1/16th corner position on the South line of Section 33. To establish the South line, I hold a line 330.00 feet North of the South line of the Southwest quarter of Section 33. I hold monuments along the North and West line set by said Partition Plat. Fencelines are off as shown. I find no other unusual conditions with this partition.

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. 2025-0005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E642 + E643 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

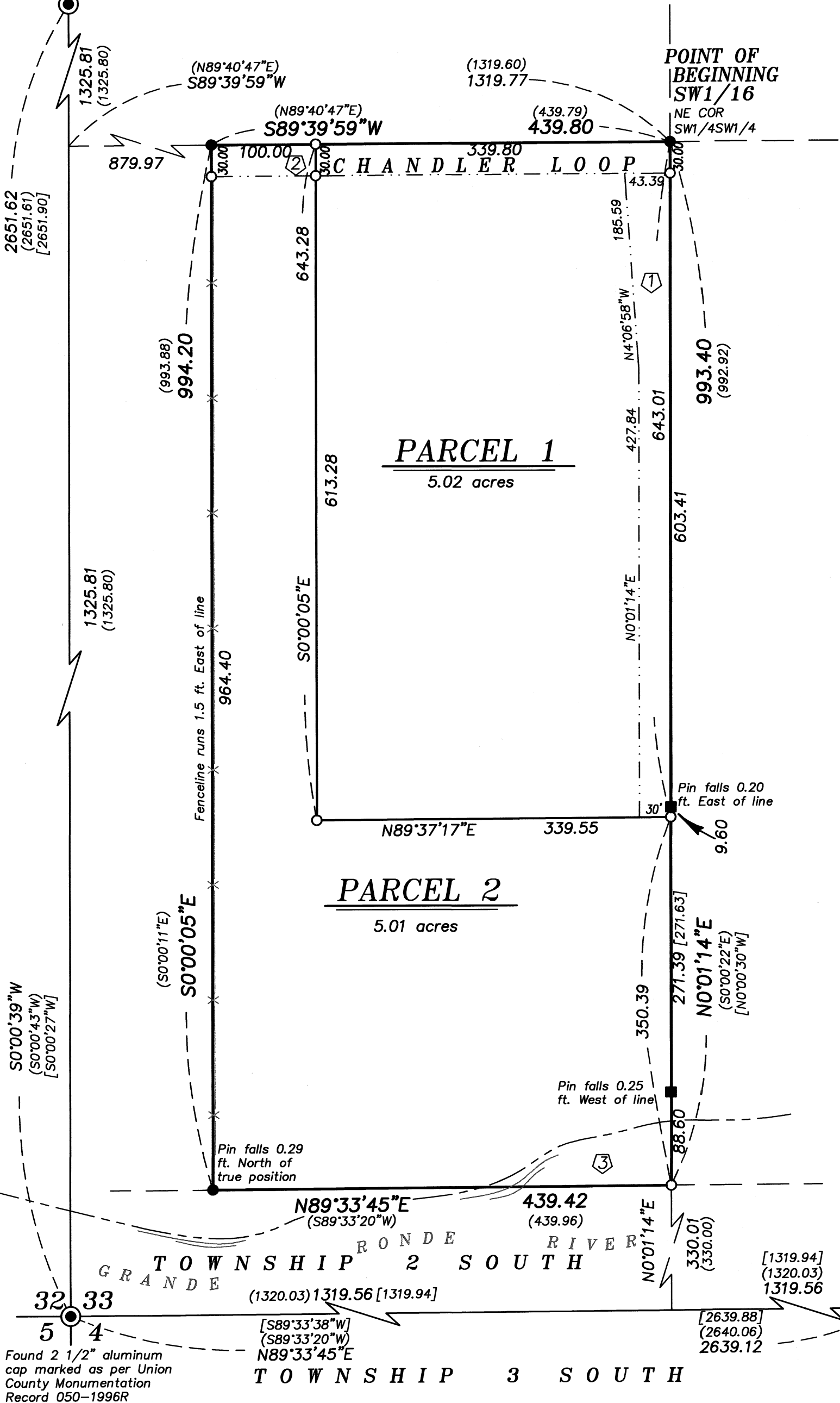
Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

1/4 32/33
Found 2 1/2" brass cap
marked as per Union
County Monumentation
Record 926-84R



Found 2 1/2" brass cap
marked as per Union
County Monumentation
Record 007-2017R

Found 2 1/2" aluminum
cap marked as per Union
County Monumentation
Record 050-1996R

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A partition of Parcel 2 of Partition Plat 2002-02
Situating in the Southwest quarter of the Southwest quarter of Section 33,
Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20250893
Plat Cabinet Number E642 & E643

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the parcels in this partition, being a partition of Parcel 2 of Partition Plat Number 2002-01, filed as Microfilm Number 20020319, and stored in Slides 637 and 638, Plat Cabinet 'C', plat records of Union County, Oregon, situated in the Southwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Southwest 1/16th corner of said Section 33,

Thence: South 89°39'59" West, along the North line of said Southwest quarter of the Southwest quarter, a distance of 439.80 to the Northwest corner of said Parcel 2,

Thence: South 0°00'05" East, along the line common to Parcels 1 and 2 of said Partition Plat 2002-01, a distance of 994.20 feet, to the Southwest corner of said Parcel 2,

Thence: North 89°33'45" East, along a line parallel with and 330.00 feet North of the South line of said Southwest quarter of the Southwest quarter, a distance of 439.42, to the East line of said Parcel 2,

Thence: North 0°01'14" East, along said East line, a distance of 993.40, to the Point of Beginning.

Containing 10.03 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



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. 2025-0005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E642 & E643 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

DECLARATION

Know all People by these presents that GEORGE R. HAGEDORN JR. and VANESSA L. HAGEDORN 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 create the easement for ingress, egress, and utilities over Parcel 1 for benefit of Parcel 2, as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

George R. Hagedorn Jr.
GEORGE R. HAGEDORN JR.

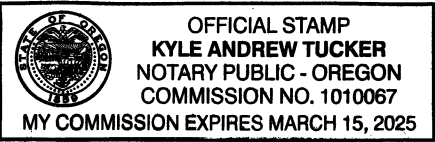
Vanessa L. Hagedorn
VANESSA L. HAGEDORN

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of March, 2025 before me a Notary Public in and for said State and County, personally appeared GEORGE R. HAGEDORN JR. and VANESSA L. HAGEDORN, 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 10 day of March, 2025.

By Grant County Surveyor
Michael C. Springer

Union County Planning

Approved this 22 day of April, 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
Union County Assessor/Tax Collector Date: 4/22/25

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 22nd day of APRIL, 2025, at 2:18 o'clock P.M., and recorded in Union County Records.

Union County Clerk
by Deputy Clerk