

PARTITION PLAT NUMBER 2025-0007

A Partition of Lot 1 of ORCHARD VIEW ACRES
Situating in the Southwest quarter of the Northeast quarter of Section 22, Township 3 South,
Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20251327
Plat Cabinet Number E646 E647

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=80'

LEGEND

- Found 5/8" iron pin with 2" aluminum cap set by Survey Number 027-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 1993-03
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-1994
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of ORCHARD VIEW ACRES
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Partition Plat 1993-03
- [] Record measurement as per plat of ORCHARD VIEW ACRES

- Centerline
- Pipe line
- Fence
- Easement Line
- ⊕ Power pole
- Spring

REFERENCE MATERIAL

Union County Monumentation
Records
Survey Number 020-1994
Survey Number 027-1999
Partition Plat 1993-03
Plat of ORCHARD VIEW ACRES
Partition Plat Report
25-38815, dated April 2,
2025, prepared by Eastern
Oregon Title Inc.

DEED REFERENCES
Book M, Page 454
Book 58, Page 335
Microfilm Document Number 30958
Microfilm Document Number 47383
Microfilm Document Number 83767
Microfilm Document Number 92976
Microfilm Document Number 114012
Microfilm Document Number 143919
Microfilm Document Number 153056
Microfilm Document Number 20191748
Microfilm Document Number 20212839
Microfilm Document Number 20213350
Microfilm Document Number 20222326
Microfilm Document Number 20220374

NOTES AND EASEMENTS

- 1 Subject to the right-of-way for RUTH LANE dedicated by the plat of ORCHARD VIEW ACRES
- 2 12 foot wide easement for irrigation line, created by the plat of ORCHARD VIEW ACRES.
- 3 10 foot wide power line easement created by Microfilm Document 47383, placed as located on the ground.
- 4 30 foot wide power line easement created by Microfilm Document 153056, placed as located on the ground.
- 5 Appurtenant 50 ft. wide non-exclusive easement for ingress and egress to Parcel 1 created by Partition Plat 1993-03
- 6 10 foot wide spring and pipeline maintenance easement for benefit of Parcel 2 of Partition Plat 1993-03 created by said partition plat.
- 7 Right of way easement, recorded April 10, 1889, in Book M, Page 454, Records of Union County, Oregon, for the right to convey water through a ditch in the Southwest quarter of the Northeast quarter of Section 22. Multiple ditches exist on the property, unable to ascertain exact water conveyance. Not shown.
- 8 Blanket Easement, for the right to construct, operate, maintain, repair, and patrol a trash box and pipeline to replace existing facilities on the land, created by Microfilm Document No. 30958. Location not specific. Not shown
- 9 Appurtenant variable width non-exclusive easement for a roadway (Ruth Lane) and utilities from Mill Creek Rd., created by Microfilm Documents 83767, 92976, and 143919
- 10 Subject to building restrictions set forth by the plat of ORCHARD VIEW ACRES.

NARRATIVE

This partition was done at the request of Michael Harris, owner of the land within. Mr. Harris wanted to partition the land as shown. Extent of the property were monumented by Partition Plat 1993-03 and the plat of ORCHARD VIEW ACRES. I find pins harmonious with said plats. Monument missing was occupied by a fence corner and I set a witness pin to reference the true corner position. 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. 2025-0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E646 E647 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 2027-0007

A Partition of Lot 1 of ORCHARD VIEW ACRES
Situated in the Southwest quarter of the Northeast quarter of Section 22, Township 3 South,
Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20251327
Plat Cabinet Number E646 E647

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 Lot 1 of ORCHARD VIEW ACRES, filed as Microfilm Number 20076155T and stored in Slides 948 and 949, Plat Cabinet 'C', plat records of Union County, Oregon, situated in the Southwest quarter of the Northeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exteriors being more particularly described as follows;

Beginning at the Center-East 1/16th corner of said Section 22, said point being the Southeast corner of said Lot 1,

Thence: South 89°54'01" West, along the South line of said Lot 1, a distance of 649.67 feet,

Thence: North 0°32'36" East, along the exterior of said Lot 1, a distance of 241.49 feet,

Thence: South 89°54'01" West, along the exterior of said Lot 1, a distance of 181.32 feet,

Thence: North 0°06'15" East, along the West line of said Lot 1, a distance of 463.52 feet, to the Northwest corner thereof,

Thence: North 89°54'01" East, along the North line of said Lot 1, a distance of 495.25 feet, to the Northeast corner thereof,

Thence: South 0°04'06" West, along the East line of said Lot 1, a distance of 471.95 feet, to the North right-of-way line of Ruth Lane,

Thence: South 65°25'48" West, along the North right-of-way line of Ruth Lane, a distance of 347.08 feet,

Thence: South 0°32'36" West, a distance of 55.22 feet, to the South right-of-way line of Ruth Lane,

Thence: North 65°25'48" East, along said South right-of-way line, a distance of 714.43 feet, to the East line of said Lot 1,

Thence: South 0°04'06" West, along said East line, a distance of 330.00 feet, to the Point of Beginning.

Containing 8.56 acres

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat 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



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Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that MICHAEL HARRIS and BRANDI HARRIS, husband and wife, 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 in accordance with the provisions of ORS Chapter 92.

MICHAEL HARRIS

BRANDI HARRIS

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of June, 2025 before me a Notary Public in and for said State and County, personally appeared MICHAEL HARRIS and BRANDI HARRIS 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

Kyle Andrew Tucker
Printed Name-Notary Public

Commission No. 1059321

My Commission Expires May 27, 2029

Notarial seal

APPROVALS

Union County Surveyor

Approved this 20th day of May, 2025.

By Grant County Surveyor
Michael C. Springer

Union County Planning Department

Approved this 3rd day of June, 2025.

Inga Williams
Union County Planner

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.

Cody Yavra, 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 3rd day of June, 2025, at 9:40 o'clock A.M., and recorded in Plat Cabinet No. E646 E647 Union County records. Microfilm Number 20251327

Union County Clerk by Tommie Williams, Deputy Clerk