

PARTITION PLAT NUMBER 2025-0008

Microfilm Number 20251381
Plat Cabinet Number E648 & E649

A Partition of Parcel 2 of Partition Plat 20150006T
Situating in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian
City of North Powder, Union County, Oregon

BASIS OF BEARING

The bearing between monuments at the intersection of -E- Street and 2nd Street and -B- Street and 2nd Street being North 52°01'38" East, as per Survey Number 039-2006

SCALE: 1"=100'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation Recrod 025-2001R
- Found 5/8" iron pin, set by Survey Number 44-71
- ◆ Found 5/8" iron pin, with plastic cap marked BGB SURVEY MARKER, unless otherwise noted, set by Partition Plat 20150006T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 44-71
- [] Record measurement as per Partition Plat 20150006T

- Easement Line
- Centerline
- ⊙ Manhole
- +++++ Railroad

REFERENCE MATERIAL

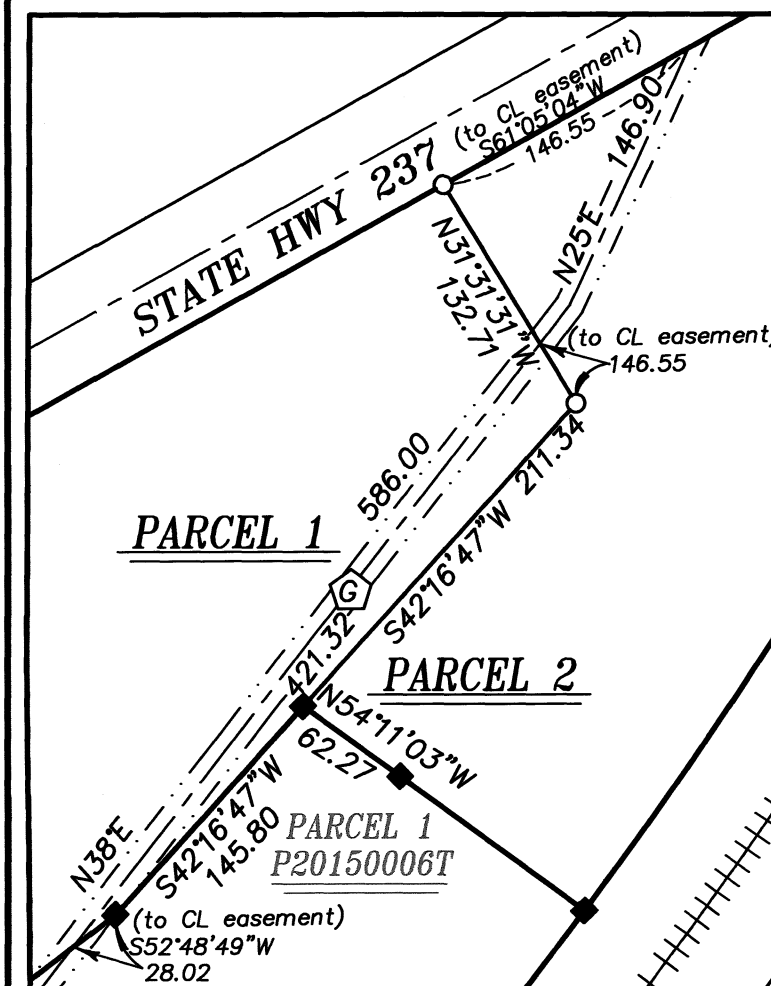
Union County Monumentation Records
Survey Number 44-71
Survey Number 11-85
Survey Number 40-90
Survey Number 64-91
Survey Number 66-91
Partition Plat 20150006T
ODOT Strip Map 03B-04-08

DEED REFERENCES
Microfilm Document Number 44216
Microfilm Document Number 70089
Microfilm Document Number 76539
Microfilm Document Number 78362
Microfilm Document Number 105523
Microfilm Document Number 20151376
Microfilm Document Number 20153901
Microfilm Document Number 20203011
Microfilm Document Number 20250445

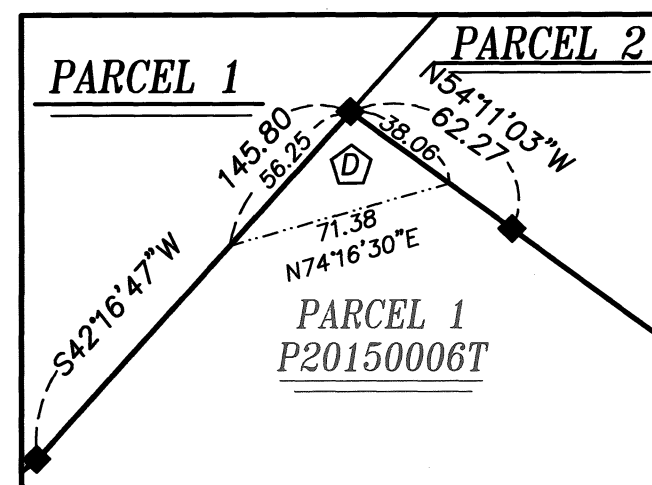
Partition Plat Report 25-38761, dated March 31, 2025 prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

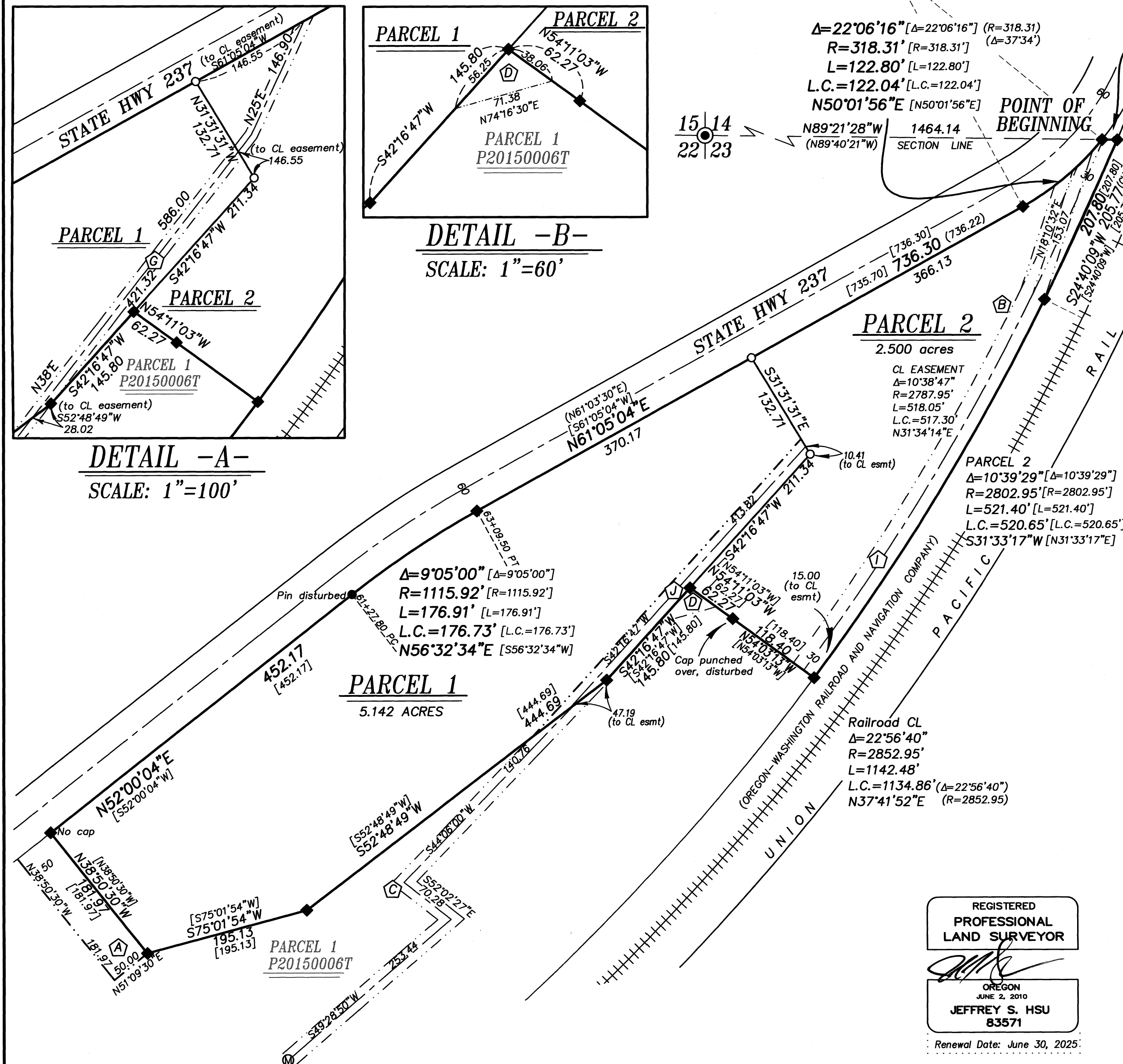
- A Appurtenant 50 ft. wide easement, for ingress and egress, over Parcel 1 of Partition Plat 20150006T for benefit of parcels of this partition, created by Partition Plat 20150006T
- B 30 ft. wide easement, for ingress and egress, over Parcel 2 of this partition for benefit of Parcel 1 of Partition Plat 20150006T, created by Partition Plat 20150006T
- C Appurtenant 20 ft. wide utility easement, over Parcel 1 of Partition Plat 20150006T for benefit of parcels of this partition, created by Partition Plat 20150006T
- D Appurtenant access easement, of variable width, over Parcel 1 of Partition Plat 20150006T for benefit of parcels of this partition, created by Partition Plat 20150006T. SEE DETAIL B.
- E Utility Easement, granted to Pacific Telephone and Telegraph Company, by Book 103, Page 556. Granted over all of NW 1/4 of Section 23, T6S, R39E. Exact location not given. Not shown.
- F Pole Line Easement, granted to Pacific Telephone and Telegraph Company by Book 138, page 467, over that ground described in Book 324, Page 124. Exact location not given. Not shown.
- G 15 ft. wide utility easement, granted to CP National Corporation by Microfilm Document Number 105523. Calls to existing power poles. No poles in this area currently exist. Shown hereon in DETAIL A as per legal description
- H 6 ft. wide utility easement, granted to Pacific Northwest Bell Telephone Company, by Microfilm Document Number 78362, blanket easement over tract described in MF 76539, exact location not given. Not shown.
- I 30 ft. wide utility easement granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document Number 20040699, adjacent to and parallel with railroad right of way,
- J 20 ft. wide utility easement, over Parcel 1 for benefit of Parcel 2 created by this plat



DETAIL -A-
SCALE: 1"=100'



DETAIL -B-
SCALE: 1"=60'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025

NARRATIVE

This partition was done at the request of Logan McCrae, owner of the land within. Mr. McCrae wanted the land partitioned as shown hereon. Exterior of this tract was placed by myself in Partition Plat 20150006T. I find monuments set or found by said plat and match record distance and bearing. I place the partition lines at the direction of the landowner. 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. 2025-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E648 & E649 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 2025-0008

A Partition of Parcel 2 of Partition Plat 20150006T
Situating in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian
City of North Powder, Union County, Oregon

Microfilm Number 20251381
Plat Cabinet Number E648 & E649

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this partition, being a partition of Parcel 2 of Partition Plat 20150006T, situate in the Northwest quarter of Section 23, Township 6 South, Range 39 East of the Willamette Meridian City of North Powder, Union County, Oregon, said land being more particularly described as follows,

Beginning at the Westerly point on the North line of said Parcel 2 of Partition Plat 20160006T, said point which bears South 89°21'28" West, a distance of 1464.14 feet from the Northwest corner of said Section 23,

Thence: South 89°21'28" East, along said North line, a distance of 17.88 feet to the Northwesterly line of the Oregon Washington Railway and Navigation Company right of way, said point being 50 ft. offset from a Centerline Spiral of length 271.25 feet and a Δ of 2°43'30",

Thence: South, along said spiral, a distance of 270.80 feet (the long chord which bears South 24°40'09" West, a distance of 205.77 feet), to the P.S.C of a 2802.95-ft. radius curve to the right,

Thence: Along said curve, a distance of 521.40 feet, through a central angle of 10°39'29" (the long chord which bears South 31°33'17" West, a distance of 520.65 feet),

Thence: North 54°03'13" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 118.40 to an angle point in said line,

Thence: North 54°11'03" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 62.27 feet, to an angle point in said line,

Thence: South 42°16'47" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 145.80 feet, to an angle point in said line,

Thence: South 52°48'49" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 444.69 feet, to an angle point in said line,

Thence: South 75°01'54" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 195.13 feet, to an angle point in said line,

Thence: North 38°50'30" West, along the line common to Parcels 1 and 2 of said Partition Plat 20150006T, a distance of 181.97 feet, to the Southeast right-of-way line of State Highway 237,

Thence: North 52°00'04" East, along said South line, a distance of 452.17 feet, to the PC of a 1115.92-ft. radius curve to the right,

Thence: Along said curve, a distance of 176.91 feet, through a central angle of 9°05'00" (the long chord which bears North 56°32'34" East, a distance of 176.73 feet),

Thence: North 61°05'04" East, a distance of 736.30 feet, to the PC of a 318.31-ft. radius curve to the left,

Thence: Along said curve, a distance of 122.80 feet, through a central angle of 22°06'16" (the long chord which bears North 50°01'56" East, a distance of 122.04 feet) to the Point of Beginning.

Containing 7.642 acres

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all Parcel 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 Avenue
La Grande, OR 97850



DECLARATION

Know all people by these presents that LOGAN JOE MCCRAE and MARY ALICE MCCRAE, 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 as shown on the annexed plat, and does hereby create a 20 foot wide easement for utilities for benefit of Parcel 2 over Parcel 1 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Logan Joe McCrae

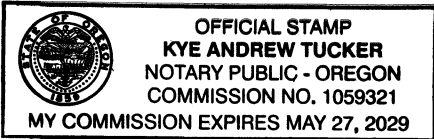
Mary Alice McCrae

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of June, 2025, before me a Notary Public in and for said State and County, personally appeared LOGAN JOE MCCRAE, 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

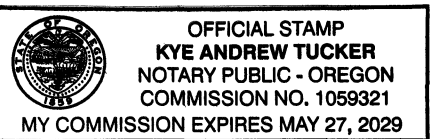


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of June, 2025, before me a Notary Public in and for said State and County, personally appeared MARY ALICE MCCRAE, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial Seal

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. 2025-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E648 & E649 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

APPROVALS

Union County Surveyor

Approved this 5 day of May, 2025.

By Grant County Surveyor

Michael C. Springer

City of North Powder

Approved this 5 day of May, 2025.

John Frieböes
Mayor, City of North Powder

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 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 this 10th day of June, 2025, at 9:27 o'clock A.M., and recorded in Plat Cabinet No. E648 & E649 Union County records. Microfilm Number 20251381

Lisa Feik
Union County Clerk by Jammie Williams, Deputy Clerk