

PARTITION PLAT NUMBER 20250009

A Replat of Lots 3 and 5 of Pleasant View Subdivision
Sited in the Southeast quarter of the Northeast quarter of Section 15, Township 3 South,
Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20252091
Plat Cabinet Number E652 + E653

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"=60'

LEGEND

- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, unless otherwise notes, set by plat of Pleasant View Subdivision
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement line
- Record measurement as per plat of Pleasant View Subdivision
- Fence line

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 5-80
Survey Number 29-89
Survey Number 029-1994
Survey Number 018-1996
Plat of Pleasant View Subdivision

Partition Plat Report 25-38630 prepared by
Eastern Oregon Title, Inc., dated Feb. 27, 2025

DEED REFERENCES

Microfilm Document No. 962277
Microfilm Document No. 964537
Microfilm Document No. 972425
Microfilm Document No. 965016
Microfilm Document No. 20203375
Microfilm Document No. 20214872

NOTES AND EASEMENTS

30 ft. easement, to the Caldwell Ditch Company, 15 ft. each side of existing ditch, created by plat of Pleasant View Subdivision

Rights of the public in and to that portion of the land lying within the right of way of Antles Lane

Rights of the public in and to that portion of the land lying within the right of way of Love Road

Agreement to provide water from a well located on Lot 3 of PLEASANT VIEW SUBDIVISION for domestic water use on
Lot 4, recorded October 8, 1996 as MF 964537
Lot 5, recorded November 7, 1996 as MF 965016
Lot 2, recorded June 13, 1997 as MF 972425, of which agreements become null in the event Lots 2, 4, and 5 secure a sufficient supply of water from another source. All lots have secured sufficient supply from other sources.

Fence lines noted as not conforming to the boundaries as per Partition Plat Report 25-38630 have been removed or moved to the boundaries with the exception of the Western portion of the South line of Lot 5. Said fence line was built on the top of a ditch as the property line falls in the center of the ditch.

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. 20250009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E652 + E653 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

NARRATIVE

This replat partition was done at the request of Steven Kropf, owner of Lot 3. Mr. Kropf wanted to adjust the common line with the owner of Lot 5 as shown I recover monuments set by Pleasant View Subdivision and find them harmonious with record. According to Mr. Kropf, agreements to provide water by Microfilm Document No.'s 964537, 965016, and 965016, were created to assist the buyers of certain lots with domestic water until another source had become available for use at which time the agreements became null and void. I place the dividing line at the direction of the landowners. I find no unusual conditions with this survey.

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Microfilm Number 2025 2091
Plat Cabinet Number E652 4 E653

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the parcels in this partition, being a replat of Lots 3 and 5 of PLEASANT VIEW SUBDIVISION, situated in the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Southeast corner of said Lot 3, said point also being the Southeast corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15,

Thence: North 0°00'30" West, along the East line of Lot 3, a distance of 640.68 feet, to the Northeast corner of said Lot 3 and the South right-of-way line of Antles Lane,

Thence: South 89°41'27" West, along said South right-of-way line, a distance of 280.85, to the Northwest corner of Lot 3 and the Northeast corner of Lot 2 of said subdivision,

Thence: South 0°02'28" East, along the line between Lots 2 and 3, and Lots 3 and 4 of said subdivision, a distance of 433.00, to the Northeast corner of said Lot 5,


Thence: South 89°30'29" West, along the line between said Lots 4 and 5, a distance of 370.09, to the East right-of-way line of Love Rd.,

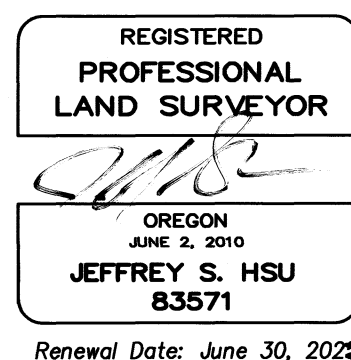
Thence: South 0°28'27" East, along the East right-of-way line, a distance of 208.60, to the Southwest corner of Lot 5,

Thence: North 89°30'21" East, along the South line of said Lots 5 and 3, a distance of 649.00 to the Point of Beginning.


Containing 5.90 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. 20250009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E652 + E653 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 RICHARD K. DYER and TIFFANY K. DYER and STEVEN L. KROPF and LORRAINE KROPF, 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, all in accordance with O.R.S. Chapter 92.


RICHARD K. DYER


TIFFANY K. DYER


STEVEN L. KROPF

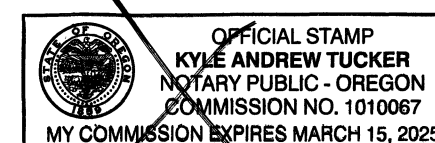
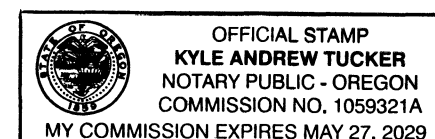

LORRAINE KROPF

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of April, 2025 before me a Notary Public in and for said State and County, personally appeared RICHARD K. DYER and TIFFANY K. DYER, 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



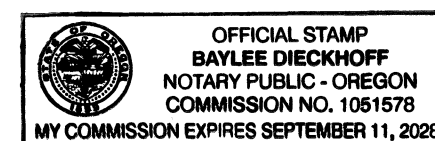
Notarial seal

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 28 day of March, 2025 before me a Notary Public in and for said State and County, personally appeared STEVEN L. KROPF and LORRAINE KROPF, 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


APPROVALSUnion County Surveyor

Approved this 14th day of April, 2025.

By Grant County Surveyor 
Michael C. Springer


Union County Planning

Approved this 14 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 2025-2026 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.


Date: 8/25/25
by Union County Assessor/Tax Collector

FILING STATEMENTUNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 25 day of AUGUST, 2025, at 4:20 o'clock P.M., and recorded in Union County Records.

Union County Clerk  DEPUTY CLERK