

PARTITION PLAT NUMBER 2025-0011

A replat of Parcel 2 and a portion of Parcel 1 of Partition Plat 20130011T
Situating in the South half of the Southeast quarter of the Northwest quarter of Section 7,
Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2025-2475
Plat Cabinet Number E656 & E657

BASIS OF BEARING

Solar observation taken at the Northwest
corner of Section 19, Township 4 South,
Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 015-2021
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 20130011T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Minor Partition 20130011T
- [] Record measurement as per Survey Number 015-2021
- Centerline
- - - Ditch
- * Fence
- - - Easement Line

REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Old Book Survey 64	Microfilm Document Number 32532
Survey Number 14-71	Microfilm Document Number 60163
Survey Number 20-71	Microfilm Document Number 109989
Survey Number 31-87	Microfilm Document Number 157407
Survey Number 007-2001	Microfilm Document Number 20133857
Survey Number 002-2009	Microfilm Document Number 20181154
Survey Number 015-2021	Microfilm Document Number 20212567
Partition Plat 20090003T	Microfilm Document Number 20223214
Partition Plat 20130011T	Microfilm Document Number 20223766

Partition Plat Report 25-38742, dated March 5,
2025, prepared by Eastern Oregon Title Inc.

NOTES AND EASEMENTS

- 1 Subject to the right-of-way for Union-Cove State Highway No. 237.
- 2 20 foot easement for irrigation ditch, granted to Swackhammer Ditch Improvement District as recorded in Microfilm No. 32532
- 3 Utility easement over the East 10' of Parcel 2 (excluding right of way) created by Minor Partition Plat 20130011T
- 4 Terms and conditions of an appurtenant easement, for ingress, egress and utilities, created in Microfilm Document No. 20212567, rerecorded as MF 20223214 and re-rerecorded as MF 20223766, 30' wide ingress and egress easement as depicted in Survey 015-2021
- 5 30'x30' easement for a hammerhead turnaround area over Parcel 2, created by this plat
- 6 42'x42' easement for a hammerhead turnaround area, over Parcel 1, created by this plat.
- 7 30' easement for ingress, egress, and utilities, over Parcel 3 for benefit of Parcel 1, created by this plat.
- 8 New dwelling will use an existing well or new well for domestic water.

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. 2025-0011 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E656 & E657 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



NARRATIVE

This subdivision was done at the request of Dorothy House, owner of the land within. Mrs. House wanted to partition the land as shown. Extent of the property were monumented by Partition Plat 20130011T and Survey Number 015-2021. I find no other unusual conditions with this partition.

PARTITION PLAT NUMBER 2025-0011

Microfilm Number 20252475
Plat Cabinet Number E656 & E657

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Situating in the South half of the Southeast quarter of the Northwest quarter of Section 7,
Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon

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 replat of a portion of Parcel 1 and Parcel 2 of Partition Plat 20130011T, filed as Microfilm Number 20132464T and stored in Slides 226 and 227, Plat Cabinet 'D', plat records of Union County, Oregon, situated in the South half of the Southeast quarter of the Northwest quarter of Section 7, Township 4 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exteriors being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 1 of said Partition Plat 20130011T,

Thence: South 89°47'05" East, along the South line of said Parcel 1 and Parcel 2, a distance of 726.00 feet, to the Southeast corner of Parcel 2 of said Partition Plat, said point also being the center quarter of said Section 7,

Thence: North 0°05'19" East, along the East line of said Parcel 2, a distance of 420.47 feet, to the Northeast corner of said Parcel 2,

Thence: North 89°45'13" West, along the line common to said Parcels 1 and 2, a distance of 228.62 feet,


Thence: North 0°14'47" East, a distance of 57.99 feet,

Thence: North 85°05'47" West, a distance of 499.30 feet, to the West line of said Parcel 1,

Thence: South 0°05'19" West, along said West line, a distance of 519.40 feet, to the Point of Beginning.

Containing: 7.90 acres

I further certify that I made this plat by order of and under the direction of the owners thereof and all 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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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 DOROTHY M. HOUSE, aka DORTHY HOUSE, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the 30 foot easement for ingress, egress and utilities, over Parcel 3 for benefit of Parcel 1, and the hammerhead easement over Parcels 1 and 2, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

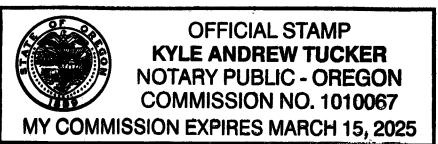

DOROTHY M. HOUSE

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 DOROTHY M. HOUSE, 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

APPROVALS

Union County Surveyor

Approved this 10 day of March, 2025.

By Grant County Surveyor 
Michael C. Springer

Union County Planning Department

Approved this 29 day of September, 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 ~~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.

by  Date: 9/30/25
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 subdivision plat was received for record on the 30 day of September, 2025, at 3:41 o'clock P.M., and recorded in Plat Cabinet No. 2025-0011 E656 & E657 Union County records. Microfilm Number 20252475

Lisa Feik
Union County Clerk by 