

BASIS OF BEARING

The South line of Section 17, Township 2 South,
Range 38 East of the Willamette Meridian being
N89°19'40"E, as per Survey Number 042-2001

SCALE: 1"=80'

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked
BGB SURVEY MARKER, set by Survey Number
009-2017
 - Found 5/8" iron pin set by Survey Number
15-75
 - Found 5/8" iron pin with plastic cap marked
BGB SURVEY MARKER, set by Partition Plat
Number 2002-0018
 - Set 5/8"x30" iron pin with plastic cap marked
BGB SURVEY MARKER
- — — — — Centerline
- — Easement Line
- - - - — Terminated Easement Line
- × — Fenceline
- () Record measurement as per Partition Plat
2002-0018
- [] Record measurement as per Survey 15-75

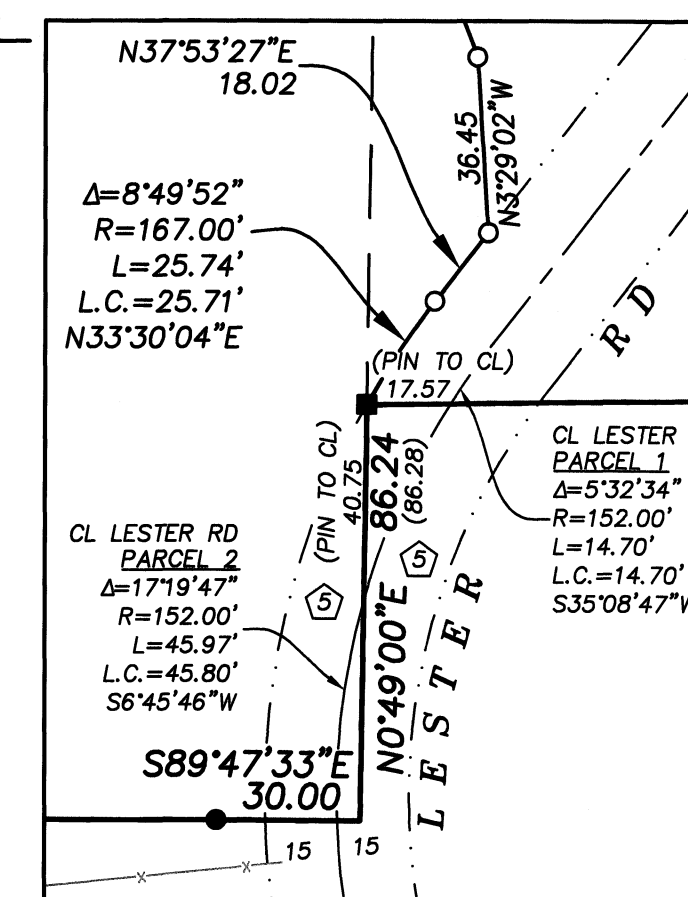
REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 11-75
Survey Number 15-75
Survey Number 009-2017
Partition Plat 1990-007
Partition Plat 2002-0018

DEED REFERENCES

USE REFERENCES
Book 142, Page 335
Microfilm Document No. 963012
Microfilm Document No. 983437
Microfilm Document No. 20027222
Microfilm Document No. 20041572
Microfilm Document No. 20110966
Microfilm Document No. 20141400

Partition Plat Report 25-38927, dated
September 29, 2025, prepared by
Eastern Oregon Title, Inc.



DETAIL SCALE 1"=40'

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. ~~28250015~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ~~E666 + E667~~ 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

Sheet 1 of 2

A Replat of Parcel 2 of Partition Plat 2002-0018 and other lands situated in the East half of the Northeast quarter of Section 17, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

PARCEL 1
P2002-0018
NOT A PART

PARCEL 2
10.721 ACRES

PARCEL 1
4.136 ACRES

PARCEL 3
P2002-0018
NOT A PART

**POINT OF
BEGINNING**
Point bears
N34°16'03"W, 552.57
from E1/4 Sec. 17

NOTES AND EASEMENTS

- ① 10' utility easement for power line, created by Book 142, Page 335, shown hereon as per Partition Plat 2002-0018
- ② 10' utility easements for water lines, created by Partition Plat 1990-007, shown hereon as per Partition Plat 2002-0018
- ③ Easement for a reservoir, including terms and conditions thereof, for benefit of Parcel 2 of Partition Plat 1990-007, disclosed by said Partition Plat 1990-007.
- ④ Agreement, including terms and conditions thereof, between Marie Lester, William and Garnet Shaw, and Bernard Keunsting for a shared well, recorded as Microfilm Document No. 963012. Location of well non-specific and not shown. Agreement with Keunsting (shown as Parcel 1 of this partition) terminated by Microfilm No. 983437.
- ⑤ 30' non-exclusive easement for ingress, egress and utilities, originally mentioned in MF 60631, and created by Partition Plat 2002-00181, shown hereon as Lester Road.
- ⑥ 10' utility easement for power line, created by Partition Plat 2002-0018.
- ⑦ 15' utility easement, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Document No. 20041572. Power runs underground. Shown as per legal description.

NARRATIVE

This partition was done at the request of Jeff and Cynthia Seaney, owners of Parcel 1 of this partition. They wanted to adjust the common line between their ownership and Mr. Bronstein's ownership to remedy a fenceline and driveway encroachment. An equal area on the North end of the Seaney property will accrue to the Bronsteins as shown.

I recover monuments as shown and find them relatively harmonious with measurements as per Partition Plat 2002-0018. As the SW corner of Parcel 2 of P2005-0018 is intended to fall on the West line of Lester Rd, I make minor adjustments to the curve data to fit monuments. I place the line at the direction of the landowners. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

PARTITION PLAT NUMBER 2625 0015

A Replat of Parcel 2 of Partition Plat 2002-0018 and other lands situated in the East half of the Northeast quarter of Section 17, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20252891
Plat Cabinet Number E666 & E667

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 situated in the East half of the Northeast quarter of Section 17, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Southeast corner of Parcel 2 of Partition Plat 2002-0018, filed as Microfilm No. 20025698, and stored in Slides 671 and 672, Plat Cabinet 'C', plat records of Union County, Oregon,

Thence: North 0°20'51" West, along the East line of said Parcel 2, a distance of 493.16 feet, to the Northeast corner thereof,

Thence: West, along the North line of said Parcel 2, a distance of 531.31 feet, to an angle point in said North line,

Thence: North 19°23'57" West, along said North line, a distance of 233.11 feet, to an angle point in said North line,

Thence: North 89°56'53" West, along said North line, a distance of 417.61 feet, to the Northwest corner of said Parcel 2, said point being on the West line of the East half of the Northeast quarter of said Section 17,

Thence: South 0°16'07 East, along said West line, a distance of 805.48 feet, to the Northwest corner of Parcel 3 of said Partition Plat 2002-0018,

Thence: South 89°47'33" East, along the North line of said Parcel 3, a distance of 417.59 feet, to an angle point in said North line,

Thence: North 0°49'00" East, along the exterior of said Parcel 3, a distance of 86.24 feet, to the Southwest corner of said Parcel 2,

Thence: North 89°18'22" East, along the line common to said Parcels 2 and 3, a distance of 606.79 feet, to the Point of Beginning.

Containing 14.857 acres

I further certify that I made this plat by order of and under the direction of the owner 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. 2625 0015 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E666 & E667 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 JEFFREY W. SEANEY, CYNTHIA SEANEY and SEYMOUR MAYNARD BRONSTEIN 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 map, all in accordance with O.R.S. Chapter 92.

Jeffrey W. Seaney
JEFFREY W. SEANEY

Cynthia Seaney
CYNTHIA SEANEY

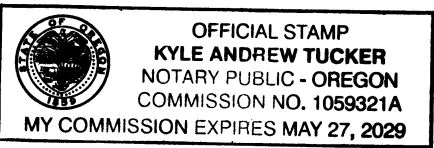
Seymour Maynard Bronstein
SEYMOUR MAYNARD BRONSTEIN

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 13th day of October, 2025 before me a Notary Public in and for said State and County, personally appeared JEFFREY W. SEANEY and CYNTHIA SEANEY, 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

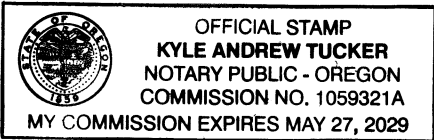


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 13th day of October, 2025 before me a Notary Public in and for said State and County, personally appeared SEYMOUR MAYNARD BRONSTEIN, 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

APPROVALS

Union County Surveyor

Approved this 7th day of October, 2025.

By Grant County Surveyor Michael C. Springer

Union County Planning

Approved this 13 day of October, 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.

by Union County Assessor/Tax Collector Date: 11/18/25

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 18th day of November, 2025, at 9:41 o'clock A.M., and recorded in Union County Records.

Union County Clerk Deputy Clerk