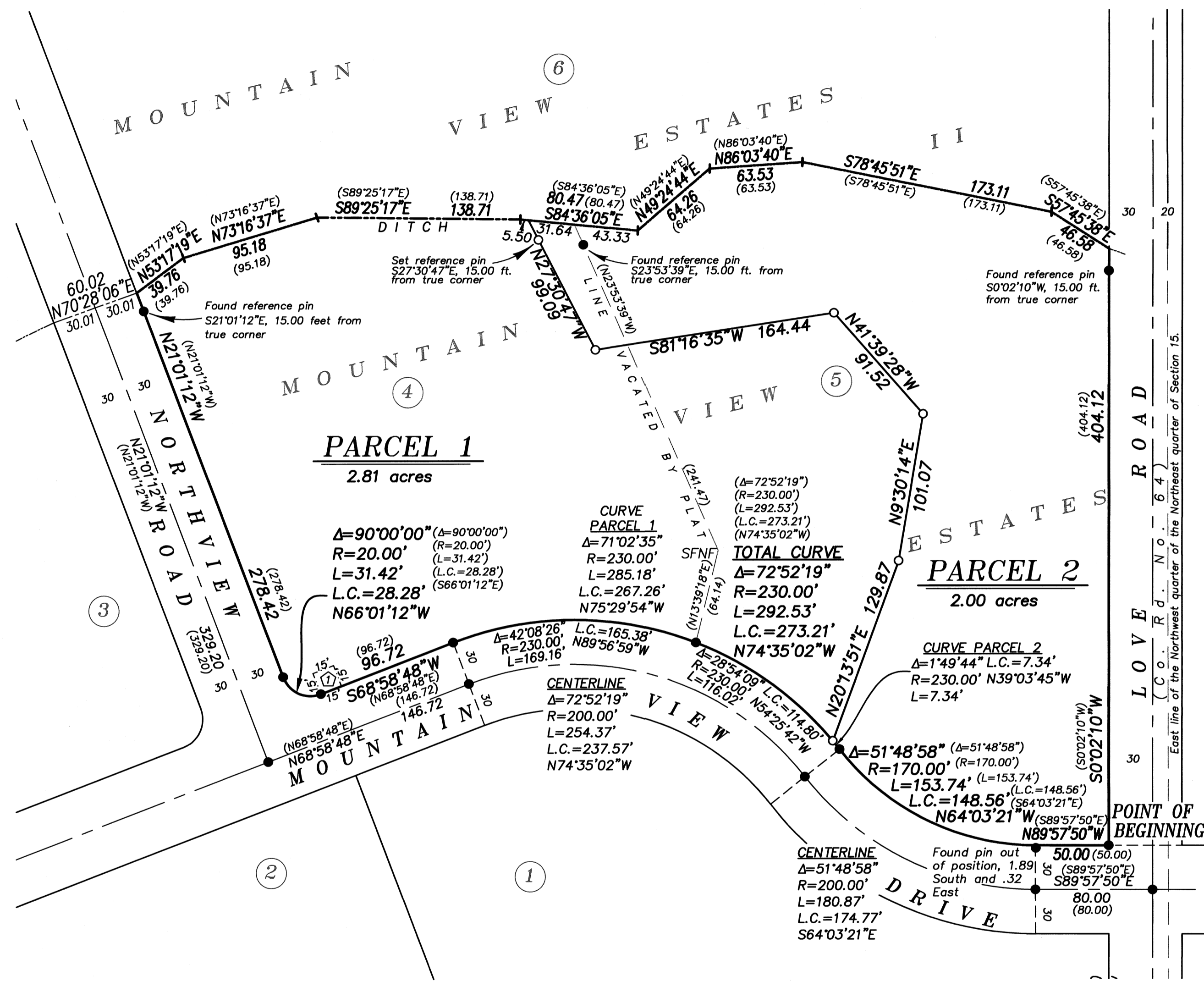


PARTITION PLAT NUMBER 2026-0001

A replat of Lots 4 and 5 Mountain View Estates
Situating in the Northwest quarter of the Northeast quarter Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon



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 plastic cap marked BGB SURVEY MARKER, set by plat of Mountain View Estates
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- SFNF Searched for, not found
- Centerline
- Ditch
- Record measurement as per Plat of Mountain View Estates

REFERENCE MATERIAL

Plat of Mountain View Estates
Plat of Mountain View Estates II
DEED REFERENCES
Microfilm Document No. 20066136
Microfilm Document No. 20121853
Microfilm Document No. 20232309

Lot Book Report 25-39449, dated December 6, 2025, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

Right of way easement, 15'x15', granted to Oregon Trail Electric Consumers Cooperative, Inc. recorded as Microfilm Document No. 20066136, for construction, operation and maintenance of electric transmission. Legal description does not put this easement on property. It appears the Point of Beginning was most likely intended to be from the West 1/16th corner common to Sections 10 and 15. Shown in constructed location.

Protective Covenants and Restrictions for Mountain View Estates, recorded as Microfilm Document No. 20121853.

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. 2026-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E668 & E669 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 partition was done at the request of Sandy Beardsley, owner of the land within. Mrs. Beardsley wanted to replat the lots as shown. I recover monuments set by the Plat of Mountain View Estates and find them harmonious with the plat, with exception of the curve point near the Southeast corner of Lot 5. I call this pin off as shown. I place the replatted line at the direction of Mrs. Beardsley. I find no other unusual conditions with this partition.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
OREGON JUNE 2, 2010
83571
Renewal Date: June 30, 2027

PARTITION PLAT NUMBER 2026-0001

A replat of Lots 4 and 5 Mountain View Estates
Situating in the Northwest quarter of the Northeast quarter Section 15, Township 3 South, Range 40 East of the
Willmaette Meridian, Union County, Oregon

Microfilm Number 2026 0036
Plat Cabinet Number E668 - E669

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a replat of Lots 4 and 5 of Mountain View Estates, situated in the Northwest quarter of the Northeast quarter Section 15, Township 3 South, Range 40 East of the Willmaette Meridian, Union County, Oregon, more particularly described as follows,

Beginning at the Southeast corner of said Lot 5,

Thence: North 89°57'50" West, along the North right-of-way line of Mountain View Drive, a distance of 50.00 feet to the PC of a 170.00-ft. radius curve to the right,

Thence: Along said curve, a distance of 153.74 feet, through a central angle of 51°48'58" (the long chord which bears North 64°03'21" West, a distance of 148.56 feet, to the Point of Reverse Curve of a 230.00-ft. radius curve to the left,

Thence: Along said curve, a distance of 292.53 feet, through a central angle of 72°52'19" (the long chord which bears North 74°35'02" West, a distance of 273.21 feet),

Thence: South 68°58'48" West, along the North right-of-way line of Mountain View Drive, a distance of 96.72 feet, to the PC of a 20.00-ft. radius curve to the right,

Thence: Along said curve, a distance of 31.42 feet, through a central angle of 90°00'00" (the long chord which bears North 66°01'12" West, a distance of 28.28 feet,

Thence: North 21°01'12" West, along the East right-of-way line of Northview Road, a distance of 278.42 feet, to the centerline of an existing ditch,


Thence: Along said ditch, the following eight (8) courses,

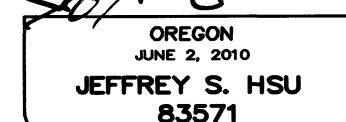
- 1) North 53°17'19" East, a distance of 39.76 feet,
- 2) North 73°16'37" East, a distance of 95.18 feet,
- 3) South 89°25'17" East, a distance of 138.71 feet,
- 4) South 84°36'05" East, a distance of 80.47 feet,
- 5) North 49°24'44" East, a distance of 64.26 feet,
- 6) North 86°03'40" East, a distance of 63.53 feet,
- 7) South 78°45'51" East, a distance of 173.11 feet,
- 8) South 57°45'38" east, a distance of 46.58 feet, to the West right-of-way line of Love Road,

Thence: South 0°02'10" West, along said West right-of-way line, a distance of 404.12 feet, to the Point of Beginning.

Containing 4.81 acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that 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.

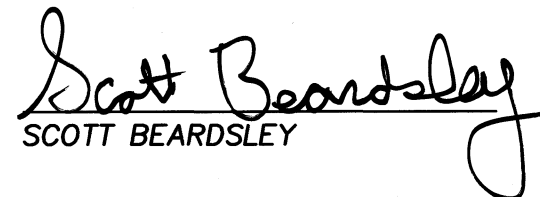

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: June 30, 2027

DECLARATION

Know all people by these presents that SCOTT BEARDSLEY and SANDRA L. BEARDSLEY, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused this partition to be surveyed and platted as shown on the annexed plat, in accordance with O.R.S. Chapter 92.



SCOTT BEARDSLEY

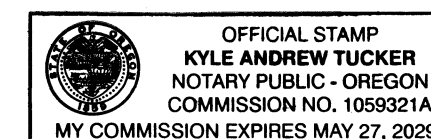

SANDRA L. BEARDSLEY

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of January, 2026, before me a Notary Public in and for said State and County, personally appeared SCOTT BEARDSLEY and SANDRA L. BEARDSLEY, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal


APPROVALSUnion County Surveyor

Examined and recommended for approval as per O.R.S.
Chapter 92 this 23rd day of December, 2025.

by 
Michael C. Springer
Grant County Surveyor

Union County Planning Department

Approved this 5 day of January, 2026


Inga Williams
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  Date: 1/5/26
Cody Vavra, 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 this 5th day of January, 2026 at 4:33 o'clock P.M., and recorded in Plat Cabinet No. E668 - E669 Union County records. Microfilm Number 20260036

Lisa Feik
Union County Clerk

by  Chief Deputy Clerk

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. 2026-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E668 - E669 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