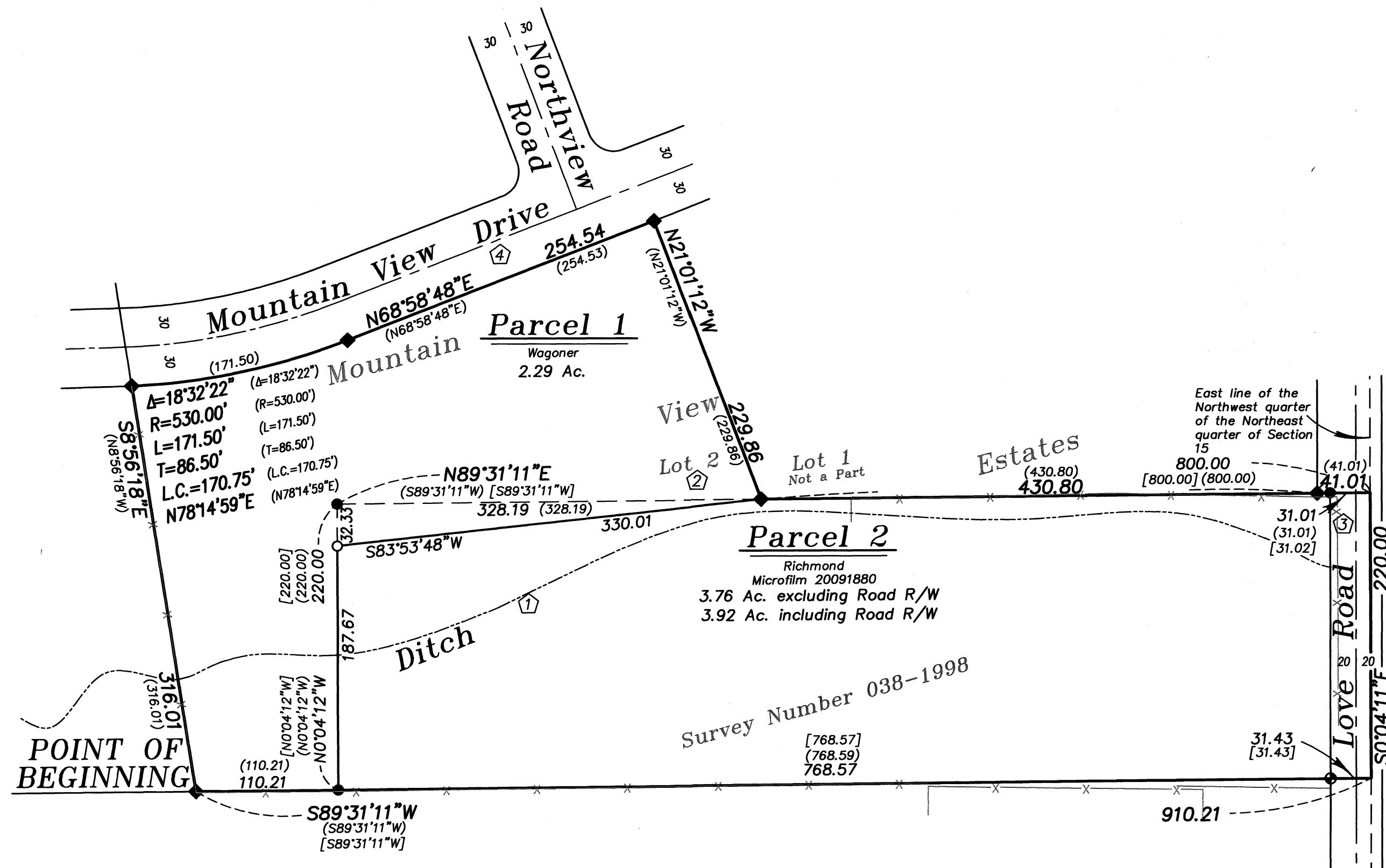


PARTITION PLAT NUMBER 2026-0002Microfilm Number 20260145
Plat Cabinet Number E670 & E671

A Replat of Lot 2 of Mountain View Estates and other lands situated in the Northwest quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon



NOTES AND EASEMENTS

① The rights or interests of others in and relating to that certain drainage ditch as disclosed by the plat of MOUNTAIN VIEW ESTATES

② Protective Covenants and Restrictions for MOUNTAIN VIEW ESTATES & MOUNTAIN VIEW ESTATES II, a subdivision in Cove, Oregon, dated June 14, 2012, recorded June 14, 2012, as Microfilm Document No. 20121853, Records of Union County, Oregon.

③ Rights of the public in and to that portion of the Land lying within the right-of-way of Union County Road No. 64 (Love Road)

④ Rights of the public in and to that portion of the Land lying within the right-of-way of Mountain View Lane.

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 5-80
Survey Number 29-89
Survey Number 38-1998
Plat of MOUNTAIN VIEW ESTATES

DEED REFERENCES

Microfilm Document No. 20121853
Microfilm Document No. 20241170
Microfilm Document No. 20241171
Microfilm Document No. 20242853
Microfilm Document No. 20091880
Microfilm Document No. 20110966
Microfilm Document No. 20141400

Partition Plat Report 25-39193, dated November 22, 2025, prepared by Eastern Oregon Title, Inc.

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"=80'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 038-1998
- Found PK nail in gate post cut flush with the ground, set by Survey Number 038-1998
- ◆ 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
- Centerline
- - - Ditch
- x - Fenceline
- [] Record measurement as per Survey 038-1998
- () Record measurement as per Plat of MOUNTAIN VIEW ESTATES

NARRATIVE

This partition was done at the request of Larry and Amy Wagoner, owners of Lot 2 of MOUNTAIN VIEW ESTATES, (the majority of Parcel 1 of this partition. They wanted to adjust the common line between their ownership and Mrs. Richmond's ownership to remedy a building encroachment.

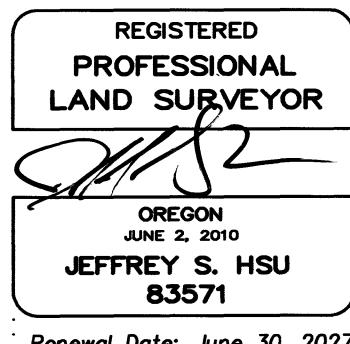
I recover monuments as shown and find them harmonious with measurements as per Survey 038-1998 and the plat of MOUNTAIN VIEW ESTATES. The East line of Parcel 2 is placed by record from found monuments as per said Survey. I place the dividing line at the direction of the landowners.

Multiple fence lines exist along certain lines, most of which are in disrepair and I do not show each one. I find them to be generally near the property line with exception of the East line, which falls in the right of way, and the Easterly half of the South line of Parcel 2, which falls up to 7.5 ft. South of line. 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. 2026-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E670 & E671 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



Renewal Date: June 30, 2027

PARTITION PLAT NUMBER 2026-0002

A Replat of Lot 2 of Mountain View Estates and other lands situated in the Northwest quarter of the Northeast quarter of Section 15, Township 3 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 situated in the Northwest 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 Southwest corner of Lot 2 of the plat of MOUNTAIN VIEW ESTATES, filed as Microfilm No. 20050987T, and stored in Slides 764 and 765, Plat Cabinet 'C', plat records of Union County, Oregon,

Thence: North 8°56'18" West, along the West line of said Lot 2, a distance of 316.01 feet, to the point of curvature of a 530.00 ft. radius curve left, said point also being the Northwest corner thereof and on the South right of way line of Mountain View Drive,

Thence: Northeasterly along said curve, a distance of 171.50 ft., (Long Chord which bears North 78°14'59" East, a distance of 170.75 ft.),

Thence: North 68°58'48" East, along said South right of way line of Mountain View Drive, a distance of 254.54 ft., to the Northeast corner of Lot 2, said point also being the Northwest corner of Lot 1 of said subdivision,

Thence: South 21°01'12" East, along the common line between Lots 1 and 2, a distance of 229.86, to the South line of Lot 1,

Thence: North 89°31'11" East, along the South line of Lot 1, a distance of 471.81, to a point on the East line of the Northwest quarter of the Northeast quarter of Section 15,

Thence: South 0°04'11" East, a distance of 220.00 ft., to the Southeast corner of that parcel conveyed to Bradford and Patricia Richmond by Microfilm No. 20091880, Deed Records, Union County, Oregon

Thence: South 89°31'11" West, a distance of 910.21 ft., to the Point of Beginning.

Containing 6.21 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

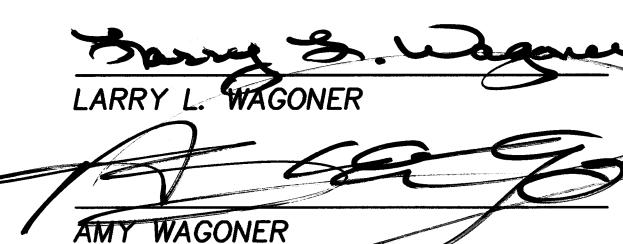
SURVEYOR'S EXACT COPY STATEMENT

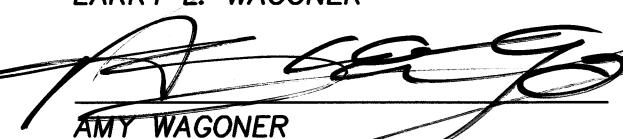
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E670 - E671 of the Plat Records of 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 LARRY L. WAGONER, AMY WAGONER and PATRICIA E. RICHMOND 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.


LARRY L. WAGONER

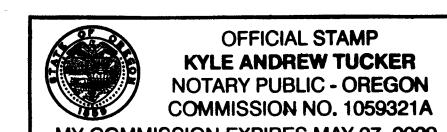
PATRICIA E. RICHMOND

AMY WAGONER

ACKNOWLEDGMENTS

State of Oregon
County of Union
SS

Know all people by these presents, on this 15th day of January, 2026
before me a Notary Public in and for said State and County, personally
appeared LARRY L. WAGONER and AMY WAGONER, 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.

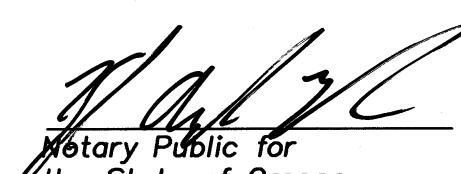

Notary Public for
the State of Oregon

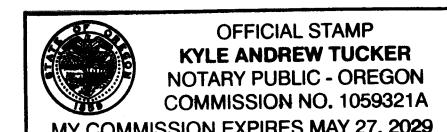


Notarial seal

State of Oregon
County of Union
SS

Know all people by these presents, on this 12th day of January, 2026
before me a Notary Public in and for said State and County, personally
appeared PATRICIA E. RICHMOND, 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

Microfilm Number 20260145

Plat Cabinet Number E670 & E671

APPROVALSUnion County Surveyor

Approved this 23rd day of December, 2025.

By Grant County Surveyor


Michael C. Springer

Union County Planning

Approved this 20th day of January, 2026


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  Date: 1/20/26
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 20th day of January, 2026, at 11:27 o'clock A.M., and recorded in Union County Records.

Union County Clerk

Tommy Williams, Deputy Clerk