

# PARTITION PLAT NUMBER 2026-0005

Situated in the Northeast quarter of Section 24, Township 3 South, Range 37 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20260518  
Plat Cabinet Number E676 & E677

## LEGEND

- Found 2 1/2" iron pipe with 2 1/2" brass cap, set by Survey Number 1-78, unless otherwise specified. Used coordinate position as per Union County GPS network, unless otherwise specified
- Found 5/8" iron pin, set by Survey Number 45-71
- × Monument position of Survey Number 45-71, searched for, not found
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Plat of Morgan Lake Estates
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- - - Easement Line
- ( ) Record measurement as per Survey 45-71
- [ ] Record measurement as per Plat of Morgan Lake Estates
- { } Record measurement as per deed record

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 18-70  
Survey Number 45-71  
Survey Number 70-73  
Survey Number 98-77  
Survey Number 019-1993

**DEED REFERENCES**  
Book 121, Page 219  
Book 136, Page 78  
Book 136, page 618  
Microfilm Document No. 24268  
Microfilm Document No. 29380  
Microfilm Document No. 39245  
Microfilm Document No. 40405  
Microfilm Document No. 43364

**DEED REFERENCES**  
Microfilm Document No. 56938  
Microfilm Document No. 120524  
Microfilm Document No. 127199  
Microfilm Document No. 131315  
Microfilm Document No. 139187  
Microfilm Document No. 20083854T  
Microfilm Document No. 20213836  
Microfilm Document No. 20251720

Partition Plat Report 26-39723, dated February 9, 2026, prepared by Eastern Oregon Title

Partition Plat Report 26-39722, dated February 2, 2026, prepared by Eastern Oregon Title

## NARRATIVE

This partition was done at the request of Sean Burton, owner of Parcel 1 of this partition. During a survey of his East line, it was discovered that a fenceline did not match the title line, as this line was adjusted in Microfilm Number 20083854T. The purpose of this partition is to adjust the common line between the two parcels to more closely match the fences and validate Parcel 1 as per ORS 92.176. The parent of Parcel 2 was originally surveyed in Survey Number 45-71, though both East and West lines have been adjusted since. However, the conveyances in the area are based on this survey and I find it necessary to retrace these lines. I find only three remaining pins from this survey. Pins are relatively harmonious and I do a rotation, scale and translation to place the remaining monument positions of this survey. Morgan Lake Road was not surveyed at the time of the 1971 survey, and was placed by the Plat of Morgan Lake Estates and a legalization survey recorded as 019-1993, which accepted pins set by Morgan Lake Estates. The positions of Survey 45-71 are therefore not on the true right-of-way line.

The East line of Parcel 2 was established in deed recorded in Microfilm Number 39245, at a point 200 feet from the NW corner of that tract surveyed in 45-71. I place this by running 200 feet from the NW corner of Parcel 2 along the retraced North line of Survey 45-71 and sliding it to the South line of Morgan Lake Road.

This partition is Unsurveyed, as the intent is to monument the adjusted line between the two parcels only. The South line is defined by the Salt Lake Pipe Line Company easement, the legal description of which is a blanket easement over the North half of the Section. I set the South end of the dividing line between these parcels in the existing fence. The South line of this partition is placed in its approximate location by aerial photo. The approximate distances to this line given in the original deeds appear to be short. I find no other unusual conditions with this partition.

## SURVEYOR'S EXACT COPY STATEMENT

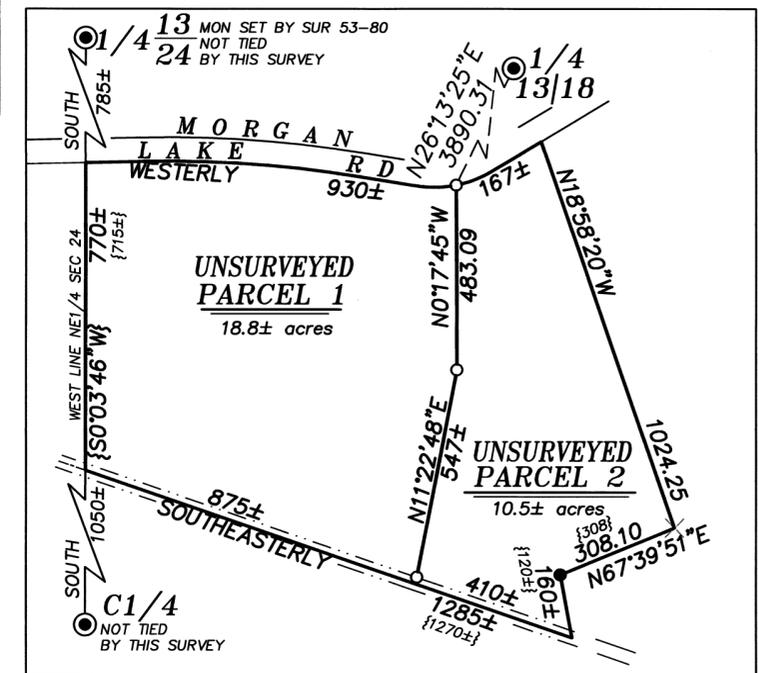
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E676 & E677 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=100'



OVERALL SCALE: 1"=300'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jeffrey S. Hsu*

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2027

PARTITION PLAT NUMBER 2026-0005

Situated in the Northeast quarter of Section 24, Township 3 South, Range 37 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2026 0518
Plat Cabinet Number E676 & E677

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels in this partition, being situated in the Northeast quarter of Section 24, Township 3 South, Range 37 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Commencing at a point which is South 21°51'09" West, a distance of 3928.69 feet (record S21°50'05"W, 3928.01 ft) from the East quarter corner of Section 13 of said Township and Range; thence, South 22°20'09" East, a distance of 760.24 (record S22°22'00"E, 760 ft), to the Point of Beginning,

Thence: South 67°39'51" West, (record S67°38'00"W) a distance of 308.10 feet (record 308 ft), to the Southwest corner of that tract conveyed to Michael Layley McAllister by Memorandum of Contract recorded as Microfilm Document No. 120523, deed records of Union County, Oregon,

Thence: South 10°24'14" East, (record S10°26'05"E), a distance of 160 feet, more or less, (record 120±), to the centerline of the Salt Lake Pipe Line Company easement,

Thence: Northwesterly, along the centerline of said easement, a distance of 1285 feet, more or less, to the West line of the Northeast quarter of Section 24,

Thence: North 0°03'46" East, along said West line, a distance of 770 feet, more or less (record 715±), to the South right-of-way line of Morgan Lake Road,

Thence: Easterly, along said South right-of-way line, a distance of 1,097 feet, more or less, to the Northeast corner of that tract conveyed to Warren H. and Alice L. Arnson by deed recorded in Microfilm Document No. 39245, deed records of Union County, Oregon,

Thence: South 18°58'20" East, along the East line of said Arnson tract, a distance of 1024.25 feet, to the Point of Beginning.

Containing 29.3 acres, more or less

I further certify that I made this plat by order of and under the direction of the owner thereof and that parcels are platted in accordance with O.R.S. 92.050.

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850

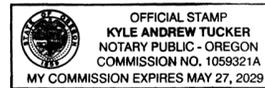


ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of March, 2026 before me a Notary Public in and for said State and County, personally appeared SEAN M. BURTON and CARLEEN J. BURTON, 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

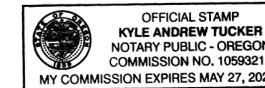


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of March, 2026 before me a Notary Public in and for said State and County, personally appeared MICHAEL LAYLEY MCALLISTER, 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

DECLARATION

Know all People by these presents that MICHAEL LAYLEY MCALLISTER, SEAN M. BURTON, and CARLEEN J. BURTON 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 platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

SEAN M. BURTON

MICHAEL LAYLEY MCALLISTER

CARLEEN J. BURTON

APPROVALS

Union County Surveyor

Approved this 19th day of February, 2026.

By Grant County Surveyor Michael C. Springer

Union County Planning

Approved this 5 day of March, 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 [Signature] Date: 3/5/26
Union County Assessor/Tax Collector

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 5th day of March, 2026, at 11:51 o'clock A.M., and recorded in Union County Records.

Union County Clerk by Fish Chief Deputy Clerk

NOTES AND EASEMENTS

- 1 Right of way for pipeline, 33 ft. in width, granted to Salt Lake Pipe Line Company by deed recorded in Book 121, Page 219. Blanket easement of the North half of Section 24. Approximate location placed by aerial photo.
2 Right of way for pipeline, 33 ft. in width, granted to Salt Lake Pipe Line Company by deed recorded in Book 122, Page 410, rerecorded in Book 139, Page 278. Easement does not fall on subject property.
3 Right of way for pipeline, granted to Pacific Northwest Pipeline Corporation by deed recorded in Book 136, Page 78. Blanket easement of the North half of Section 24. Not depicted.
4 Surface installation contract, in favor of Pacific Northwest Pipeline Corporation, recorded in Book 136, page 618. Based on exhibit, this does not encumber subject property.
5 Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company by deed recorded as Microfilm Document No. 24268. Due to deficiencies in the legal description, cannot be placed accurately. Not depicted.

- 6 Right of way easement, 10 ft. in width, granted to California-Pacific Utilities Company, by Microfilm No. 29380. Shown in position as per legal description. Field inspection indicates no utilities fall near this location.
7 Easement, granted to Glenn Lester and Marie Lester, by Microfilm Document No. 43364, for a 60 foot right of way over the NE1/4 of Section 24. No exact location given. Not depicted.
8 Domestic Water Pipeline Easement, granted to Brock A. Ping and Susan L. Ping by Microfilm No. 120524, for domestic water use, domestic water pipeline and ingress and egress for the purpose of maintenance of the same. Falls entirely on Parcel 2. Dominant and servient estates have been merged. Legal description does not allow it to be accurately depicted. Shown in approximate location, not dimensioned.
9 Right of way easement, 15 ft. wide, granted to Oregon Trail Electric Consumers Cooperative, Inc., by Microfilm Document No. 20251720. South end shown at existing transformer. Easement shown as per bearing and distance of legal description.