

PARTITION PLAT NUMBER 2026-0013

Situated in the Southeast Quarter of Section 23, Township 2 North, Range 40 East of the Willamette Meridian, Union County, Oregon

SCALE: 1"=400'

LEGEND

- Record monument as per Union County Monumentation Records
- Record monument as per Survey Number 74-77
- Centerline
- Record measurement as per Survey Number 74-77
- Record measurement as per deed

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 74-77
Survey Number 034-1997

DEED REFERENCES
Microfilm Document No. 82536
Microfilm Document No. 91654
Microfilm Document No. 93243
Microfilm Document No. 117672
Microfilm Document No. 119902
Microfilm Document No. 20252886

Preliminary Title Report 25-39475, dated Nov. 3, 2025, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

Rights of the public in and to that portion of the land lying within the right-of-way of Union County Road No. 139 (Merritt Lane)

Easements for utilities, if any, in that portion of land lying within a vacated road over the West side of this land.

Lessor, described in Microfilm Document No. 91654, gained title to the property by Microfilm Document No. 82536.

NARRATIVE

This partition was done at the request of Amanda Kinney. The purpose of this plat is to validate the parcels as per Union County Planning Approval 2026-0028. This partition is UNSURVEYED. Bearings, distances and areas are based on Survey Number 74-77. There is a 10 foot adjustment in the line between these Parcels from the original deeds in order to ensure that Parcel 2 is over 10 acres. Placement of the dividing line between Parcel 1 and 2 is intended to fall 10 feet West and parallel with the original deed lines of Parcel 2. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

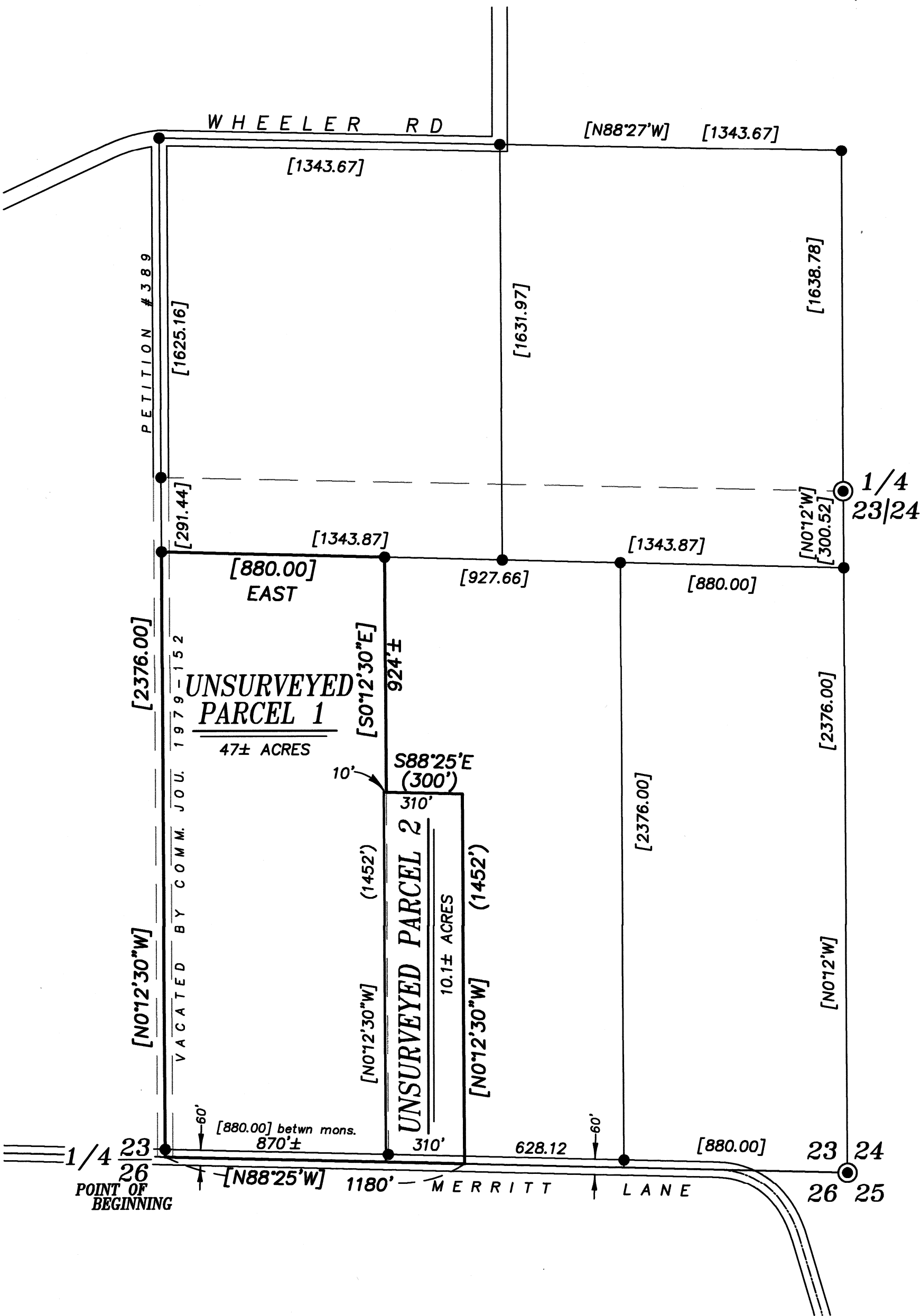
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2027

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. 2026-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number EL96-EL97 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



PARTITION PLAT NUMBER 2626-0013

Situating in the Southeast Quarter of Section 23, Township 2 North, 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 platted the parcels in this UNSURVEYED partition, being situated in the Southeast quarter of Section 23, Township 2 North, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Southwest corner of the Southeast quarter of Section 23, Township 2 North, Range 40 East of the Willamette Meridian,

Thence: N0°12'30"W (deed record: North), along the West line of said Southeast quarter, a distance of 2,376.0 feet,

Thence: East parallel with the South line of said Section a distance of 880 feet,

Thence: S0°12'30"E (deed record: South), parallel with the West line of said Southeast quarter of Section 23, a distance of 924 feet, more or less, to a point which falls North 1452 feet of the South line of said Section,

Thence: S88°25'E (deed record: East), parallel with the South line of said Section, 300 feet,

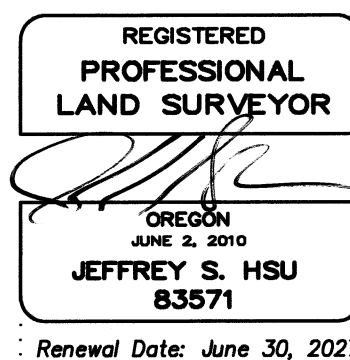
Thence: S0°12'30"E (deed record: South), parallel with the West line of said Section, a distance of 1452 feet, to the South line of said Section,

Thence: N88°25'W (deed record: West), along said South line, 1,180 feet, to the Point of Beginning.

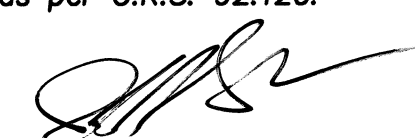
Containing 48.1 acres, more or less.

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


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. 2026-0013 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number EL96-EL97 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 AMANDA KINNEY, is the owner of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

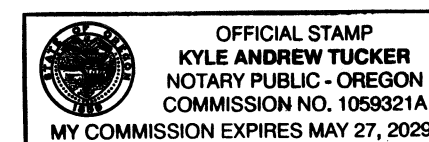

AMANDA KINNEY

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17th day of September, 2026 before me a Notary Public in and for said State and County, personally appeared AMANDA KINNEY, 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.

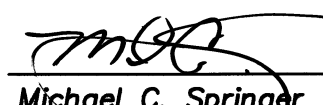

Notary Public for
the State of Oregon



Notarial seal

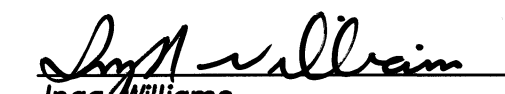
APPROVALS**Union County Surveyor**

Approved this 14 day of September, 2026.

By Grant County Surveyor 
Michael C. Springer

Union County Planning

Approved this 21st day of September, 2026.


Inga Williams
Union County Planning Director

Union County Assessor / Tax Collector

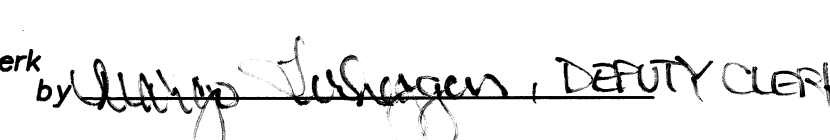
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2026-2027 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Edmund Wilhelm, Chief Deputy Date: 9-22-26
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 22nd day of SEPTEMBER, 2026, at 10:38 o'clock A.M. and recorded in Union County Records.

Union County Clerk by  DEPUTY CLERK