

PARTITION PLAT NUMBER 2026-0014

A partition situated in the Southwest quarter of the Southeast quarter of Section 10,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm No. 20262651
Plat Cabinet No. EL987 EL99

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 monument as noted, marked as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 1992-15 unless otherwise specified
- Found 5/8" iron pin with plastic cap marked "AP&A" set by Partition Plat Number 1997-06
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey 034-2003
- ▲ Found 5/8" iron pin with 1 1/2" aluminum cap marked "APA WA41295 OR2849" set by Survey Number 016-2007
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 2016-0024
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- - - Existing fence line
- - - Centerline
- - - Overhead Power line
- [] Record measurement as per Partition Plat Number 1992-15
- { } Record measurement as per Partition Plat Number 2002-0020
- ~ ~ Record measurement as per Survey Number 016-2007
- / / Record measurement as per Partition Plat Number 2016-0024

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 024-2001
Survey Number 034-2003
Survey Number 016-2007
Partition Plat Number 1992-15
Partition Plat Number 1997-23
Partition Plat Number 1997-06
Partition Plat Number 2010002T
Partition Plat Number 20160024T

DEED REFERENCES

Microfilm Document Number 111744
Microfilm Document Number 14215
Microfilm Document Number 20072739
Microfilm Document Number 20080091
Microfilm Document Number 20082768
Microfilm Document Number 20123154

Lot Book Report 26-40269, dated Sept. 14, 2026, prepared by Eastern Oregon Title, Inc.

Union County Planning-Staff Report,
Approved Application File No. 2026-0023

NARRATIVE

This partition was done at the request of John Stewart, owner of the lands within. Mr. Stewart wanted to combine his parcels and validate them as per Union County Planning Staff Report 2026-0023 in preparation for building a shop. I recover monuments as shown and find them relatively harmonious with Partition Plats 20160024T, 1997-06, 20110002T, 1992-15 and 1997-23. The West line of this parcel was monumented by Partition Plat 1992-15 as a simultaneous conveyance of Deed Book 114, Page 26. I follow same methodology and accept perpetuations of said line by Partition Plats 20160024T, 1997-06, 20110002T, and 1997-23 in place. Monuments from Lot Line Adjustment Survey 16-2007 were also found and accepted in place. I maintain the angle between the South line and West line using monuments and bearings from Survey 016-2007 as the Northwest witness monument has been disturbed. Lantz Rd. and Love Rd. are placed as per the center line of the road. I place a monument at the intersection of the West right of way of Love Rd. and South right of way of Lantz Ln. The right-of-way easement for a power line is described as the East three-fourths of the Southeast of the Southeast which falls off the property. I believe this to be a scrivener error as the conveyances at the time were for the East three-fourths of the Southwest of the Southeast. I find an overhead power line situated along the East side of the property within the right-of-way of Love Road. A spring that has been developed for landscaping purposes exists in the Southeast corner of the property but I find no evidence of being developed for conveyance of water. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

- ① Right-of-way for Union County Road No. 120 (Lantz Lane) across the North side of this property.
- ② Right-of-way for Union County Road No. 64 (Love Road) across the East side of this property.
- ③ Subject to the easement to develop any springs and pipe water across this property, granted to Gerhard Stackland, by Quitclaim Deed, dated Dec. 23, 1924, recorded Mar. 21, 1925, in Book 81, Page 444, Deed Records of Union County, Oregon. No water conveyance appliances found.
- ④ Right-of-way Easement, including the terms and provisions thereof, granted to Eastern Oregon Light & Power Company, dated May 21, 1928, recorded May 29, 1928, in Book 87, Page 135, Deed Records of Union County, Oregon. Falls within the right-of-way of Love Lane..
- ⑤ Subject to Lot Line Adjustment Survey 016-2007 and affidavit, recorded as Microfilm 20080091 and perfected by Quitclaim Deed 20082768, recorded June 24, 2008, Deed Records of Union County, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 12, 2026
KYLE A. TUCKER
106926

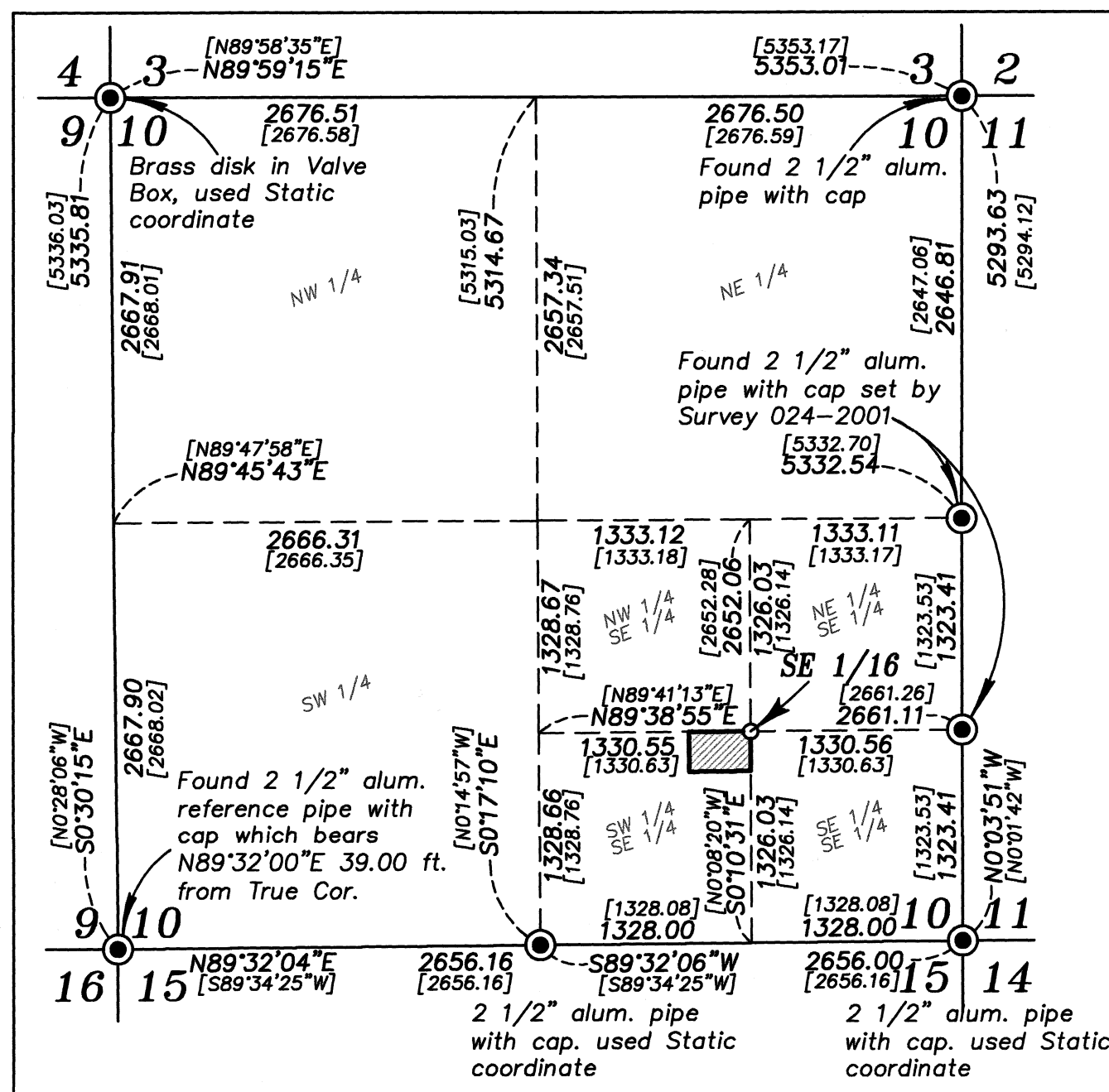
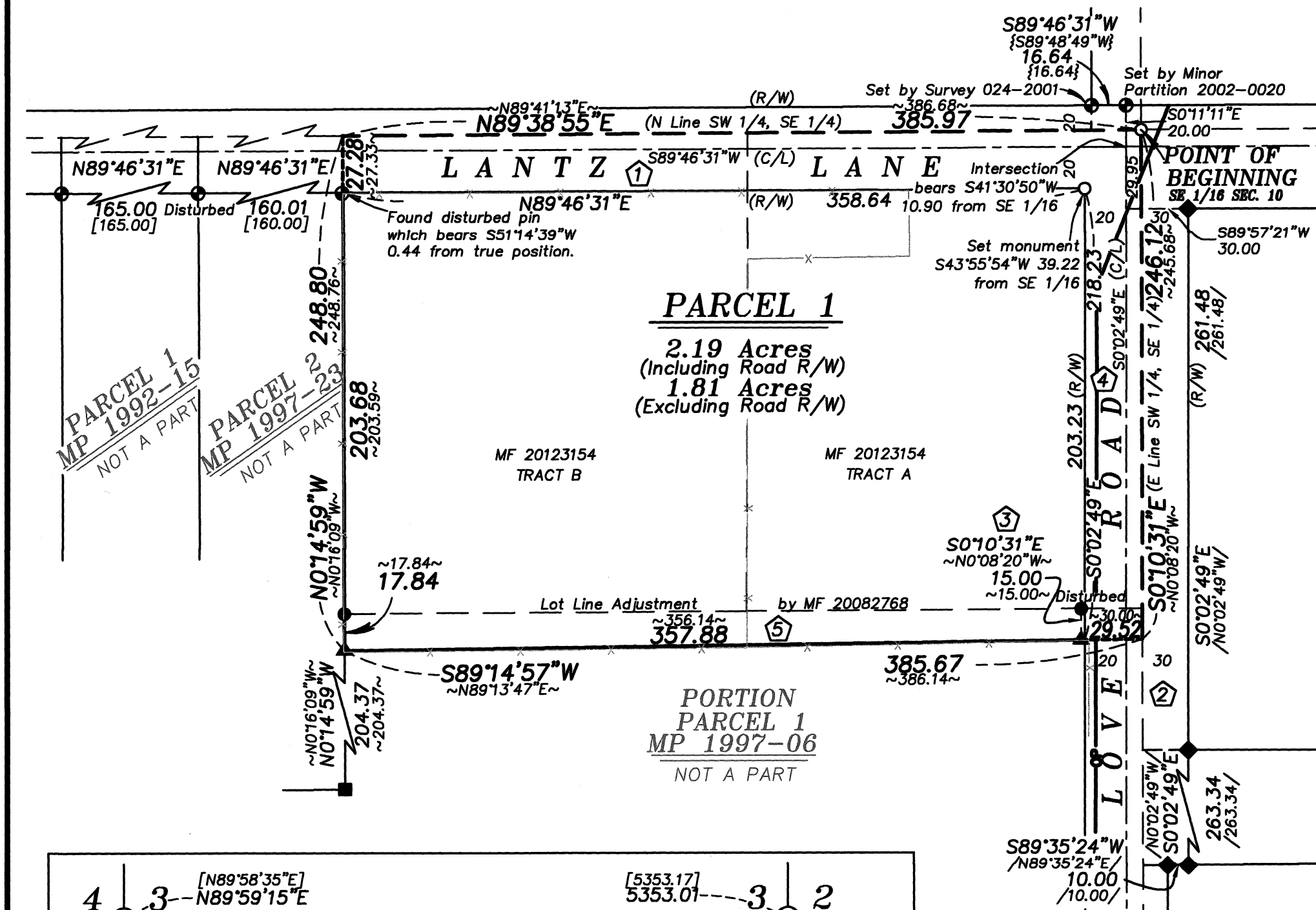
Renewal Date: June 30, 2028.

SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number EL987 EL99 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Kyle A. Tucker, OPLS 106926

Sheet 1 of 2



SECTION BREAKDOWN

SCALE: 1"=1000'

PARTITION PLAT NUMBER 2026-0014
Situating in the Southwest quarter of the Southeast quarter of Section 10,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

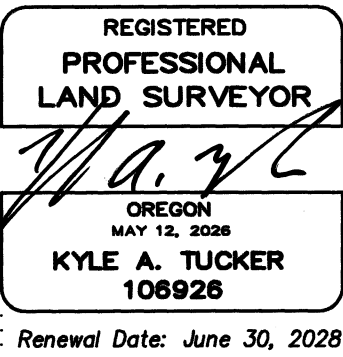
SURVEYOR'S CERTIFICATE

I, Kyle A. Tucker, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the Southwest quarter of the Southeast quarter of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 10,
Thence; South 89°38'55" West, along the North line of said Southwest quarter of the Southeast quarter of said Section 10 a distance of 385.97 feet, to the Northeast corner of Parcel 2 of Partition Plat Number 19970023T,
Thence; South 0°14'59" East, along the East line of said Parcel 2 of said Partition Plat Number 19970023T, a distance of 248.80 feet, to a 5/8" iron rod with an 1 1/2" aluminum cap, set by Survey 016-2007, said iron rod being the Southwest corner of lot line adjustment conveyed to John and Carolyn Stewart by Microfilm Document Num. 20082768
Thence; North 89°14'57" East, along the South line of said lot line adjustment line, a distance of 385.67 feet, to the East line of said Southwest quarter of the Southeast quarter of said Section 10,
Thence; North 0°10'31" West, along said East line of said Southwest quarter of the Southeast quarter of said Section 10, a distance of 246.12 feet, to the Point of Beginning of this description.
Said tract containing 2.19 Acres

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Kyle A. Tucker
Kyle A. Tucker, OPLS 106926
Baggett, Griffith and Blackman.
2006 Adams Avenue
La Grande, OR 97850



DECLARATION

Know all people by these presents that JOHN M. STEWART and CAROLYN Y. STEWART, trustees of the JOHN & CAROLYN STEWART TRUST, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

John M. Stewart
JOHN M. STEWART, TRUSTEE
JOHN & CAROLYN STEWART TRUST

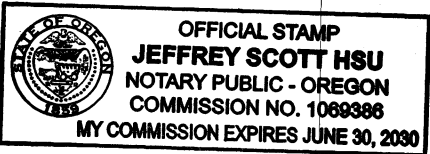
Carolyn Y. Stewart
CAROLYN Y. STEWART, TRUSTEE
JOHN & CAROLYN STEWART TRUST

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 2 day of OCTOBER, 2026, before me a Notary Public in and for said State and County, personally appeared JOHN M. STEWART and CAROLYN Y. STEWART 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify that I am the Surveyor who prepared the Partition Plat No. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Kyle A. Tucker
Kyle A. Tucker, OPLS 106926

APPROVALS

Union County Surveyor

Approved this 29th day of SEPTEMBER, 2026.

Deputy Wallowa County Surveyor Kristina Powell
Kristina Powell

Union County Planning Commission

Application approved by Union County Planning Staff Report: 2026-0023
Approved this 5th day of OCTOBER, 2026.

Inga Williams
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 Cody Vavra Date: 10/5/26
Cody Vavra, 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 OCTOBER, 2026, at 3:01 o'clock P.M., and recorded in Plat Cabinet No. E698 + E699 Union County records. Microfilm Number 20262651

Lisa Feik
Union County Clerk Lisa Feik DEPUTY CLERK