

**STAFF REPORT
GEORGE JR. & VANESSA HAGEDORN
VARIANCE
OCTOBER 28, 2024**

I. DESCRIPTION

A. REQUEST

The applicants are requesting to vary from the R-3 Farm Residential Zone 10 acre minimum parcel size to create Parcel 1, approximately 4.68 acres, and Parcel 2, approximately 5.17 acres. The subject property is in an R-3 Farm Residential Zone and an R-2 Rural Residential Comprehensive Plan designation.

B. LOCATION

The subject property is located north of the City of La Grande at 62097 Chandler Loop and is described as Twp. 2S, Range 38 EWM, Section 33C, Tax Lot 1700.

C. LAND USE PLAN

The subject property is in a Rural Residential Plan classification which is intended to provide areas suitable and desirable for small acreage residential parcels that will maintain rural character and can be developed in harmony with both urban uses and agriculture, timber or grazing activities.

D. ZONING ORDINANCE

The subject property is in a Rural Residential Plan classification, but it is implemented by the Union County Zoning, Partition & Subdivision Ordinance (UCZPSO) Article 8.00 R-3 Farm Residential Zone. Section 8.04 identifies a 10 acre minimum lot size for new lots or parcels in the R-3 Zone.

UCZPSO Section 30.02 identifies the following circumstances for granting a variance:

A variance may be granted only in the event that ALL of the following circumstances exist:

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size or shape, topography, or other circumstances over which the applicant has no control; and
2. The interest of the public will be preserved, and such action(s) will not set a trend; and

3. That the variance will be the minimum needed to alleviate the hardship on the land, and will not result in an undesirable change in the purposes of this Ordinance and in area land values or property uses, or be otherwise injurious to other property in the area.
4. That the hardship on the land is not self-imposed, nor a result from a violation of this Ordinance.

E. SOILS

The USDA Natural Resource Conservation Service soils information does not pertain to this application request because the subject property is in a residential zone.

II. EXISTING CONDITIONS

The applicants are requesting Variance approval to partition a 9.72 acre parcel with one existing dwelling into an approximately 5.17 acre parcel with the existing dwelling and a 4.86 acre parcel with the opportunity for a dwelling. The subject property is accessed from Chandler Loop, a 30ft wide private easement with a 30-60 ft. right-of-way width and 16ft gravel surface width. The subject property is in the La Grande School District and La Grande Rural Fire Protection District. The subject property was legally created on January 17, 2002 when Partition Plat 2002-001 was recorded in the Union County Clerk's Office.

A 0.74 acre portion along the southeast property line of the subject property is in the 100-year floodplain (FIRM Community Panel No. 4102160279B, May 15, 1980). A Wetland Land Use Notification was provided to the Oregon Department of State Lands on September 18, 2024.

The applicants submitted a letter from Jeff Hsu, professional land surveyor, addressing the applicable criteria, map exhibits, and an aerial map. If the Variance is approved, the applicants will need to submit a Major Partition application to create the parcels.

III. SUGGESTED FINDINGS OF FACT

The Planning Commission may use the following findings which are relevant to justify approval or denial of the application plus add additional findings as brought out through testimony presented at the public hearing. Obviously, each of the following findings will tend to support or deny the application. Only those which support the Planning Commission's motion should be read into the record moving to approve or deny the request.

A. CRITERIA

1. UCZPSO Section 30.02 identifies the four Variance criteria that all need to be met in order to gain Variance approval.

B. BASIC FINDINGS

2. The applicants are requesting Variance approval to partition an approximately 9.40 acre parcel with one existing dwelling into an approximately 5.0 acre parcel with the existing dwelling and a 4.29 acre parcel with the opportunity for a dwelling.
3. The applicants submitted a letter from Jeff Hsu, professional land surveyor, addressing the applicable criteria, a letter from the applicants, map exhibits and an aerial map.
4. If the Variance is approved, the applicants will need to submit a Major Partition application to create the parcels.
5. The subject property is accessed from Chandler Loop, a 30ft wide private easement with a 30-60 ft. right-of-way width and 16ft gravel surface width.
6. The subject property is in the La Grande School District and La Grande Rural Fire Protection District.
7. The subject property was legally created on January 17, 2002 when Partition Plat 2002-001 was recorded in the Union County Clerk's Office.
8. A 0.74 acre portion along the southeast property line of the subject property is in the 100-year floodplain (FIRM Community Panel No. 4102160279B, May 15, 1980). A Wetland Land Use Notification was emailed to the Oregon Department of State Lands on October 16, 2024.

C. ULTIMATE FINDINGS

9. The applicants have (have not) satisfied all four Variance criteria identified in UCZPSO Section 30.02 for the following reasons...

Pamela Hall

From: Laserfiche_Forms@dsl.state.or.us
Sent: Wednesday, September 18, 2024 12:31 PM
To: phall@union-county.org
Subject: Wetland Land Use Notice

Hello Pam Hall,

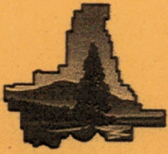
The Wetland Land Use Notice number for your Local Case File # 20240055 is WN2024-0644, and has been assigned to:

Trevor Griffiths

(971) 375-8886

Trevor.Griffiths@dsl.oregon.gov

Thank you.



UNION COUNTY Planning Department

Inga Williams, Planning Director

1001 4th Street, Suite C

La Grande, OR 97850

PHONE (541)963-1014

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION VARIANCE

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, October 28, 2024, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Variance application submitted by George & Vanessa Hagedorn to vary from the R-3 Farm Residential Zone 10 acre minimum parcel size to create Parcel 1, approximately 4.68 acres, and Parcel 2, approximately 5.17 acres. The property is located north of the City of La Grande, at 62097 Chandler Loop and is described as Twp. 2S, Range 38 EWM, Section 33C, Tax Lot 1700, approximately 9.72 acres, in an R-3 Farm Residential Zone.

The applicable Land Use Regulations are found in Section 30.02 of the Union County Zoning, Partition and Subdivision Ordinance. As a property owner within 250 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Written and email testimony must be received by the Planning Director before 5:00 p.m. on the day of the hearing. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email phall@union-county.org.

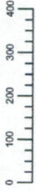
To participate via Zoom: call **(253) 215-8782** or **(669) 900-6833**; meeting ID **957 9307 1503**.

The meeting location is accessible to persons with disabilities. A request for accommodations for persons with disabilities should be made at least 48 hours before the meeting to Pam Hall, (541) 963-1014.

Inga Williams
Planning Director

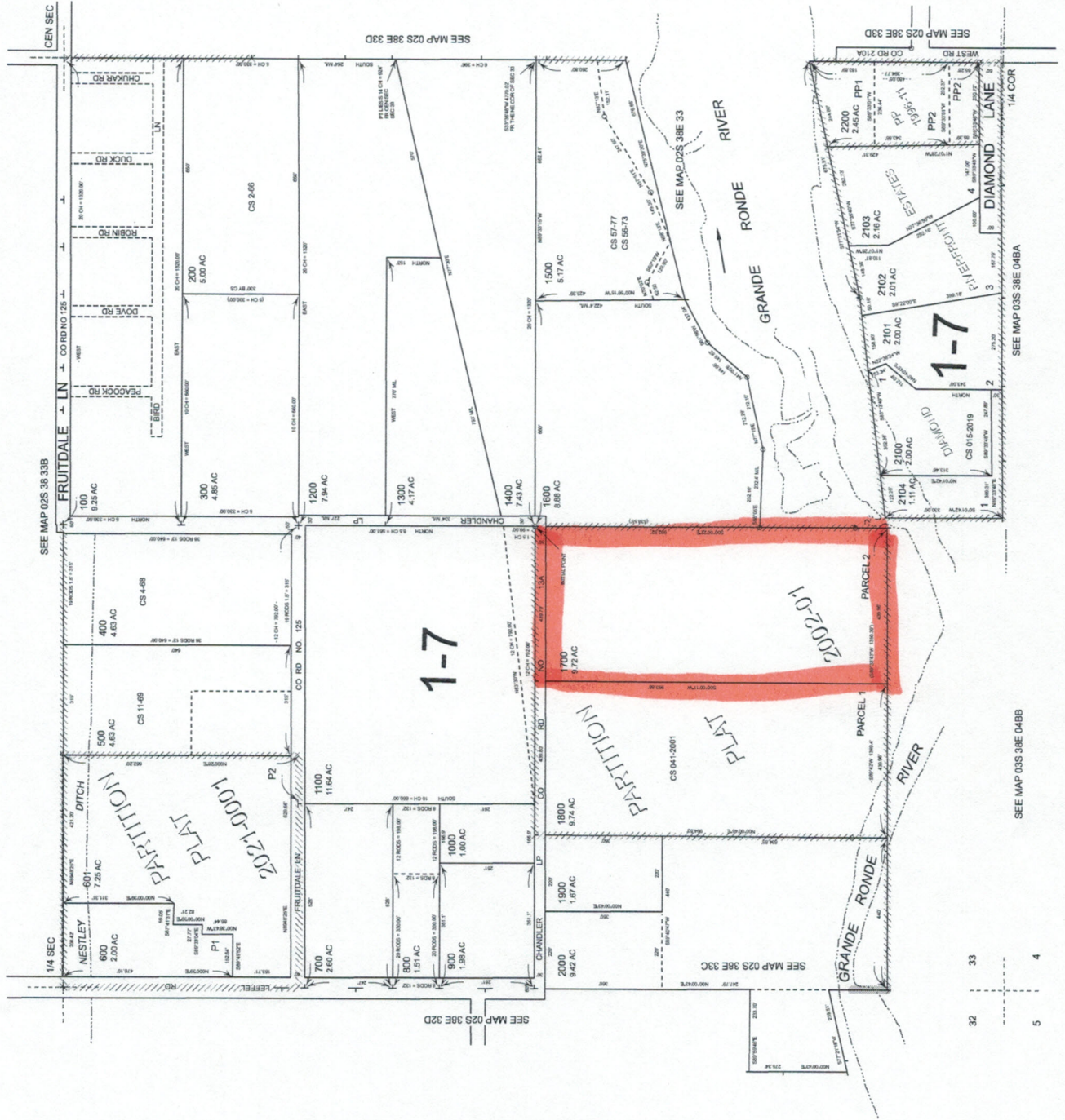
Publish: October 16, 2024

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.W. 1/4 SEC. 33 T.2S. R.38E. W.M.
UNION COUNTY

02S38E33C



32 5
33 4

SEE MAP 03S 38E 048B

SEE MAP 03S 38E 048A

Revised: MA
01/19/2021

02S38E33C

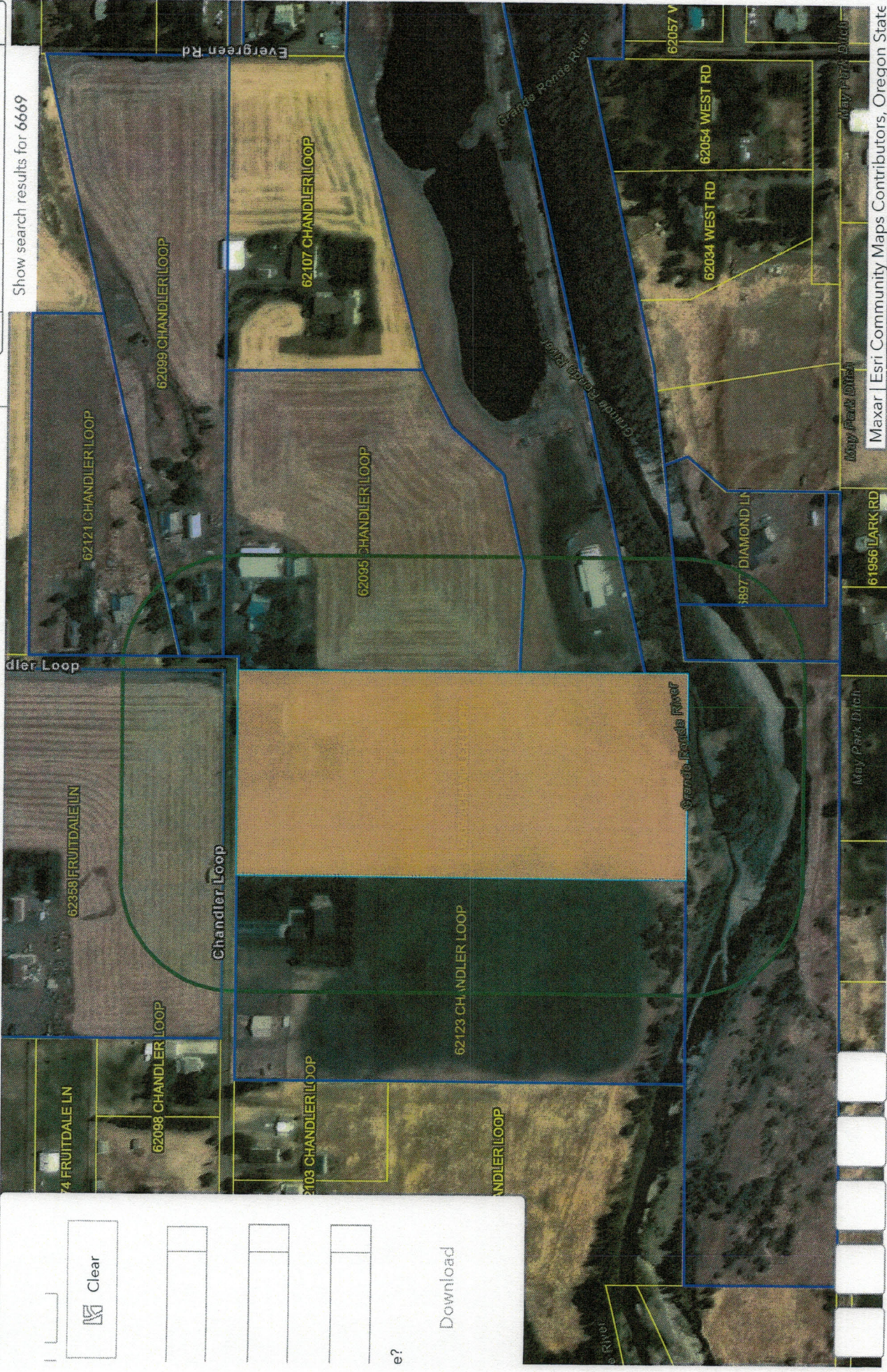


with Web AppBuilder for ArcGIS

Planning

6669

Show search results for 6669

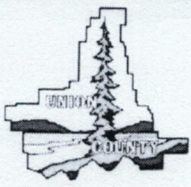


Maxar | Esri Community Maps Contributors, Oregon State

300ft

-118.06245, 345 Degrees

CARE_OF	OWNER	MAIL_ADDRE	MAIL_CITY MAIL_ACCOUNT_MAP_TAX_LO
	LEWIS, NATHAN & TER	68977 DIAMOND LN	LA GRANDE, OR 9 6674 02S38E33C02100
	NEILSON, FREDERICK L	62123 CHANDLER LP	LA GRANDE, OR 9 17664 02S38E33C01800
	ISLAND CITY, CITY OF	10605 ISLAND AVE	ISLAND CITY, OR 9 18012 02S38E3305204
	HEADLEY, MARY J	62121 CHANDLER LP	LA GRANDE, OR 9 6653 02S38E33C01300
	LYMAN, LEWIS	P O BOX 1136	LA GRANDE, OR 9 18841 02S38E3305205
	PARISH, ROGER L & KA	62466 CARROLL LN	LA GRANDE, OR 9 19186 02S38E33C02104
	THOMAS & SHERI BON	3531 W FIENO CT	EAGLE, ID 83616 6675 02S38E33C01600
	HAGEDORN, GEORGE J	62097 CHANDLER LP	LA GRANDE, OR 9 6669 02S38E33C01700
	HAGEDORN, GEORGE F	62097 CHANDLER LOC	LA GRANDE, OR 9 6668 02S38E33C01100
	STALLINGS, WILLIAM N	1203 N AVE	LA GRANDE, OR 9 6651 02S38E33C01400



UNION COUNTY Planning Department

Scott Hartell, Planning Director

1001 4th Street, Suite C

La Grande, OR 97850

PHONE (541) 963-1014

FAX (541)963-1039

RECEIVED

RETURN TO UNION COUNTY PLANNING DEPARTMENT

SEP 16 2024

- Minor Partition
- Major Partition
- Conditional Use
- Variance
- Other: _____

UNION COUNTY
PLANNING DEPARTMENT

- A. APPLICANT (1) George Hagedorn Jr. owner and/or
(2) Vanessa Hagedorn

authorized agent of real property described as:

Twp.	Range	Section	Tax Lot
<u>02S</u>	<u>38</u>	<u>33C</u>	<u>1700</u>

- B. The applicant requests the following in accordance with the provisions of the Union County Zoning Ordinances: vary from the R3 10 acre minimum parcel size
It is proposed to partition the property into two parcels.

variance to partition parcel into 2 parcels.

- C. Evidence supporting the request: (Attach additional materials if necessary)
The applicant alleges that the approval of the application or change would be in harmony with the intent and purpose of said zoning ordinances and that the proposed use conforms to the standards and/or criteria prescribed therefore in said ordinances and would not be detrimental to property or persons in the neighborhood for the following reasons See Attached.

- D. A tentative plan attached including:
- 1) Vicinity map marked "Exhibit A"
 - 2) Detailed plot plan marked "Exhibit B" and
 - 3) Statements of explanatory information marked "Exhibit C"
 - 4) \$ _____, being the fee provided by Ordinance, is attached.

George Hagedorn Jr.
Signature(s) Authorized Agent

62097 Chandler Loop
Street/Mailing Address

La Grande, OR 97850
City, State, Zip Code

541-962-5829
Phone Number

George Hagedorn Jr., Vanessa Hagedorn
Signature(s) of all landowners

62097 Chandler Loop
Street/Mailing Address

La Grande, OR 97850
City, State, Zip Code

541-962-5829
Phone Number

original

Hagedorn - Variance
Re F 6669
02538 3300 01700

PLANNING DEPARTMENT STAFF ONLY

Legal Parcel: Jan 17, 2002 Part. Plat 2002-001

Zone(s): R3 Farm Residential

CIRCLE ONE:
Farm - Forest no FF report required
Crop 160 - Forest 240 - Range 320
Minimum Acres: _____ / Total Acres: 9.72

CIRCLE ONE:
Rural Fire Protection District: LG
School District: LG

Overlay Zones: n/a

Flood Zone: 100yr. EF

Firm # 4102160278B ^{5/15/1980} Wetlands Map R2USC

Existing Development One single family dwelling

Land Division Involved: YES - NO
Parcel Size _____ Portion Involved _____

Land Divisions

Parent Parcel Size: _____

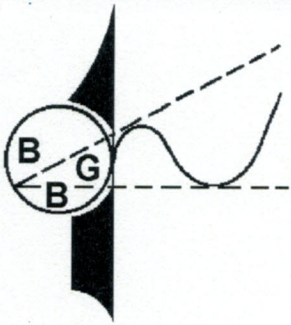
Resulting Parcels:

- Acres: _____ Existing Dwelling New Dwelling New Other Use
- Acres: _____ Existing Dwelling New Dwelling New Other Use
- Acres: _____ Existing Dwelling New Dwelling New Other Use

Dwellings

Parcel Size: _____ High Value Farmland? YES - NO # of Units: _____

- Accessory Farm Worker Housing
- Lot of Record Dwelling: #Parcels in Tract: _____ #Parcels Consolidated: _____
- Nonfarm Dwelling
- Primary Farm Dwelling: Size of Tract: _____
TEST: HV Income Non-HV Capility Non-HV Income Non-HV Size
- Relative Farm Assistance Dwelling
- Replacement Dwelling Plans for Existing Dwelling: Convert Demolish Remove
- Temporary Hardship Dwelling



BAGETT - GRIFFITH & BLACKMAN
PROFESSIONAL LAND SURVEYORS

2006 Adams Avenue LaGrande, Oregon 97850
Phone (541) 963-6092 Fax (541) 963-7322

Union County Planning Commission
1001 Fourth Street, Suite C
La Grande, OR 97850

September 3, 2024

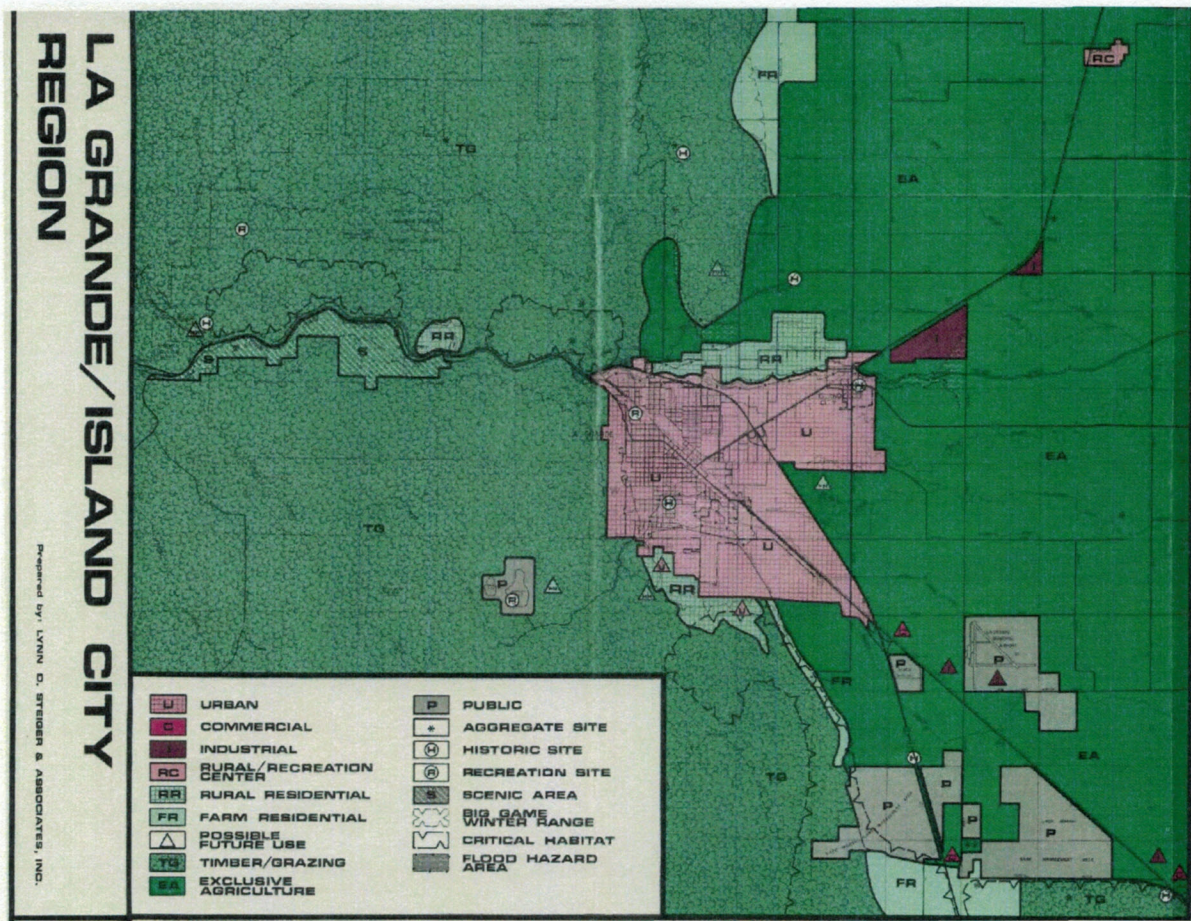
Dear Union County Planning Commission,

This letter is to explain the variance request for the partition application submitted by George Hagedorn, to vary from the 10 acre minimum parcel size down to a 4.9 acre parcel size. The applicant's parcel is Tax Lot 1700 on Map 02S3833. The address is 62097 Chandler Loop.

Addressing the Union County Zoning, Partition and Subdivision Ordinance, Article 30.02 - Circumstances for Granting a Variance

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size or shape, topography, or other circumstances over which the applicant has no control

The property is currently zoned R-3, which prescribes a minimum parcel size of 10 acres. However, the Union County Comprehensive Plan, indicates the area is most suited to be zoned 'Rural Residential'... "that will maintain rural character, and can be developed in harmony with both urban uses and agriculture, timber or grazing activities". According to the Comprehensive Plan, areas suitable for 'Farm Residential', which is the zone that specifies the 10 acre minimum parcel size, are minimal in the areas surrounding La Grande and are confined primarily to the area Southeast of the city limits, according to the map included with the comprehensive plan.



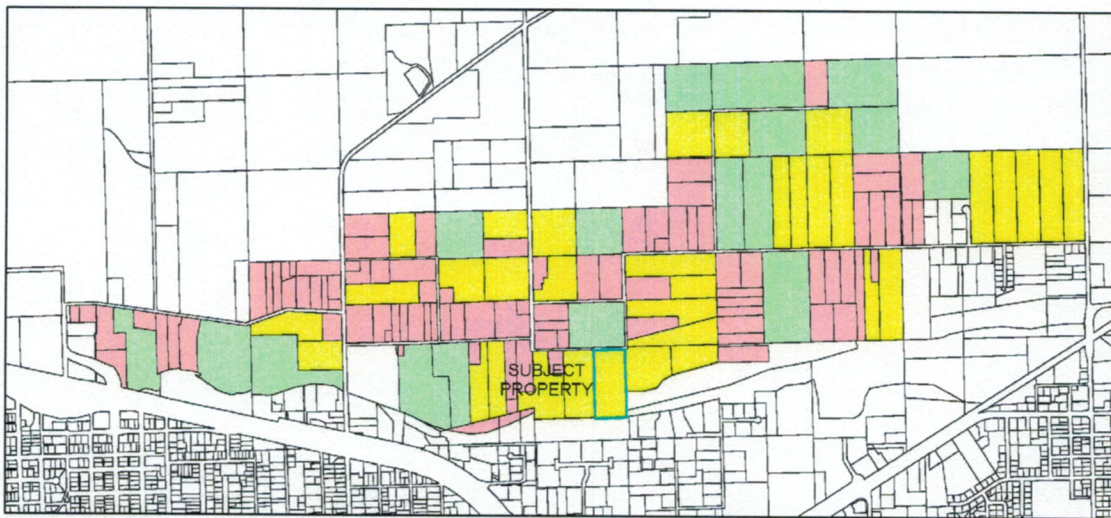
Appendix A, giving a tabular summary of anticipated zoning allocation, shows no land within the La Grande/Island City area being designated as Farm Residential.

The exceptional circumstance that applies to this property is the inconsistency between the anticipated zoning, as per the Comprehensive Plan, and the adopted R-3 zone. Namely, the difference in the prescribed minimum parcel sizes.

2. The interest of the public will be preserved, and such action(s) will not set a trend.

A 4.9 acre parcel size is relatively consistent with tracts in the immediate area, and is consistent with past patterns of development. Within the Fruitdale Lane/Leffel Road corridors, there exist many preexisting parcels smaller than the 10 acre minimum.

This development is also consistent with recent developments. Partition 20210001, lying at the intersection of Fruitdale and Leffel Roads, Partition 20010012, on the South side of Fruitdale at the intersection with Evergreen, and Partition 20230001, on the North side of Fruitdale at its intersection with Evergreen, have all developed parcel sizes smaller than the prescribed 10 acres minimum.



LEGEND
ACREAGE
 LESS THAN 5 ACRES
 5 - 10 ACRES
 GREATER THAN 10 ACRES

UNION COUNTY R-3 ZONE



It can be seen that development of the property to 4.9 acre parcels is not grossly discordant from historic patterns of development.

3. That the variance will be the minimum needed to alleviate the hardship on the land, and will not result in an undesirable change in the purposes of this Ordinance and in area land values or property uses, or be otherwise injurious to other property in the area.

The variance to a 4.9 acre parcel size will have no anticipated deleterious effect on land values of adjacent property or property uses. The development, as proposed, will maintain the character of a rural residential property and is anticipated to be utilized in a manner consistent with the zone.

4. That the hardship on the land is not self-imposed, nor a result from a violation of this Ordinance.

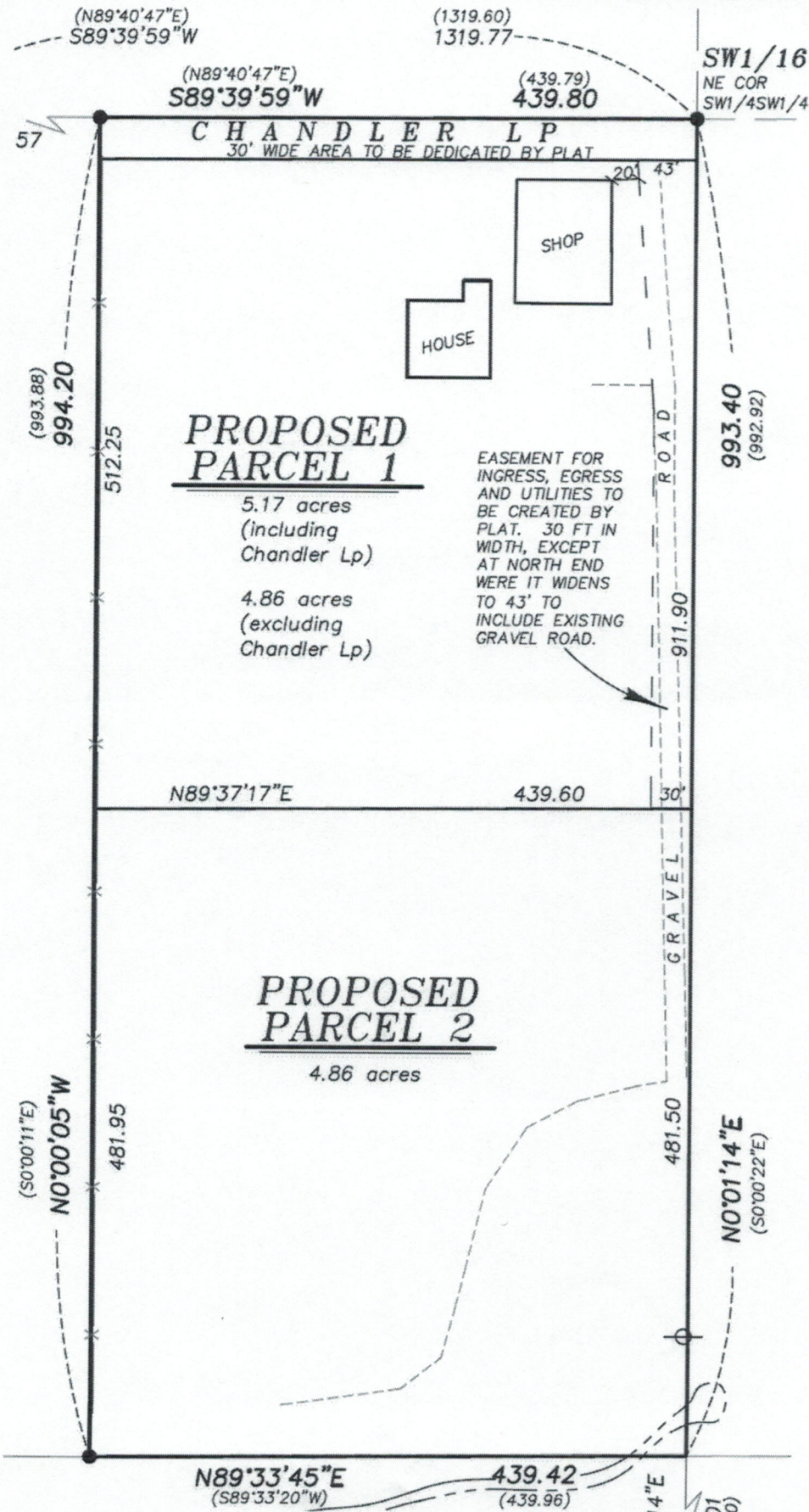
The hardship can be traced historically to the adoption of the comprehensive plan and the zoning plan of the county, and predate the purchase of the property by the applicant.

Thank you for your consideration in this variance request.

Sincerely,

Jeff Hsu

Situated in the Southwest quarter of the Southwest quarter of Section 33,
 Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon
 TAX LOT 1700 MAP 02S3833C



OWNER

George and Vanessa Hagedorn
 62097 Chandler Loop
 La Grande, OR 97850

ZONING

UC-R3

CURRENT USE

Residential and Agricultural

PROPOSED USE

Residential and Agricultural

SCHOOL DISTRICT

La Grande School District

ROAD ACCESS

Access to property is via Chandler Loop, currently a 30 foot wide easement. This area is to be dedicated as county road by plat.

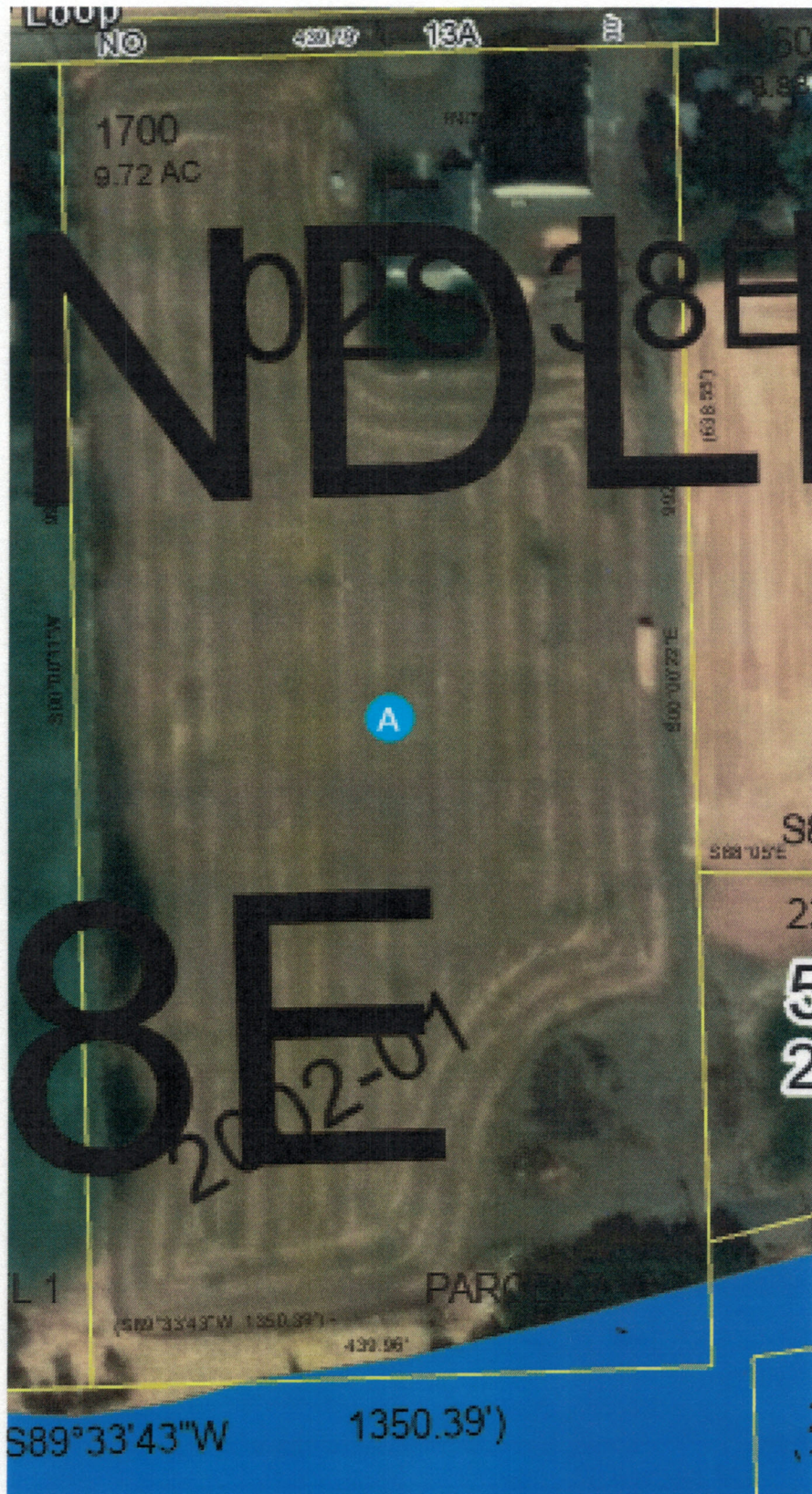
Access to Parcel 2 from Chandler Loop is via a 30 ft easement along existing driveway, flaring to 46 feet at North end

UTILITIES

Water to be shared by well.
 Sewage disposal to be by DEQ approved septic system.
 Power, telephone and natural gas available by individual utility company

100yr Floodplain

FIRM 4102160278B, eff. 5/15/1980



National Wetlands Inventory

This 0.74 acre **Riverine** habitat is classified as a **R2USC**

Classification code: R2USC

System Riverine (R) : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem Lower Perennial (2) : This Subsystem is characterized by a low gradient. There is no tidal influence, and some water flows all year, except during years of extreme drought. The substrate consists mainly of sand and mud. Oxygen deficits may sometimes occur. The fauna is composed mostly of species that reach their maximum abundance in still water, and true planktonic organisms are common. The gradient is lower than that of the Upper Perennial Subsystem and the floodplain is well developed.

Class Unconsolidated Shore (US) : Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.

Water Regime Seasonally Flooded (C) : Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



MAP TAXLOT: 02S3833-C0-01700

2. HAGEDORN, GEORGE R & VANESSA L

*

3. HAGEDORN, GEORGE R JR & VANESSA L

*

ACCOUNT ID: 6669

02/19/03 20030561 WD

07/08/15 20151888 S/B&S

2S 38 33 C 4400 1-7

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
UNION COUNTY ASSESSOR'S OFFICE

TWP. RGE. E. SEC. 1/4 1/16 TAX LOT NUMBER TYPE SPEC. INT. IN REAL PROP. CODE AREA NUMBER

FORMERLY PART OF P.L. NO. CITY

INDENT EACH NEW COURSE TO THIS POINT

ADDITIONAL DESCRIPTION AND RECORD OF CHANGE

DATE OF ENTRY ON THIS CARD

DEED RECORD VOL. PG.

ACRES REMAINING

Acres Correction
Also: Co. Rd.

0.10
0.60

3/27/02
3/28/02

19.46
20.06

Revised Description
Partition Plat 2002-001
Parcel 1 & 2

*Jan 17, 2002
Clerks*

3/28/02

Exc: Parcel 2S 38 33C 1800 (Parcel 1)

000303

-10.04

3/28/02

10.02

Exc: Co. Rd.

-0.30

3/28/02

9.72

000303

3/26/02

NEW MAP

28 38 33 C

4400
1300

1-7

06669

TAX LOT NUMBER TYPE SPEC. INT. IN REAL PROP.

CODE AREA NUMBER

FORMERLY PART OF T.L. NO.

CITY

INDENT EACH NEW COURSE TO THIS POINT

ADDITIONAL DESCRIPTION AND RECORD OF CHANGE

DATE OF ENTRY ON THIS CARD

DEED RECORD VOL. PG.

ACRES REMAINING

The E $\frac{1}{2}$ of the following desc'd tr:
 Caap 5 ch N of the SW cor of the SW $\frac{1}{4}$ sec 33 T2S
 R38E W.M.
 th N 60 rods;
 th E 53 $\frac{1}{3}$ rods;
 th S 60 rods;
 th W 53 $\frac{1}{3}$ rods to pob, & containing 20 ac &
 being a part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ sec 33 T2S R38E W.M.

92 522 10.00
 92 523
 Prob. #4655

Except:
 Co. Rd.

.30

9.70

1. Evers, James G & Mary Lou 6696 4/4/67 154 558 WD

Also:

Caap 20 rd N of the SW for of Sec 33 T2S R38 EWM
 Th E 26 $\frac{2}{3}$ rods
 Th N 60 rods
 Th W 26 $\frac{2}{3}$ rds
 Th S 60 rods

10.00

19.70

Except:

From the above, the N 360 ft thereof
 3.63

15971

12/19/72

139 237 41689

16.07 B/S

Also:

Caap 53 $\frac{1}{3}$ rds E of the NW cor of the SW $\frac{1}{4}$ SW $\frac{1}{4}$
 sec 33 T2S R38E WM
 Th E 26 $\frac{2}{3}$ rds
 Th S 60 rods
 Th W 26 $\frac{2}{3}$ rods
 Th N 60 rods to the pob

10.00 6696

4/4/67

154 558

WD 26.07

Except:

Co Rd .30

25.77

LLA to Parcel 4600

Exc: FTLPO

Baap on the W/L of SW $\frac{1}{4}$ SW $\frac{1}{4}$, pt being N0°00'43"E
 330.00' from the SW cor Sec 33;
 th N89°33'20"E pll to and 330.00' N of the S/L sd Sec 33,
 440.00';
 th N0°00'43"E 634.83' to SE cor of deed Doc. MF72792;
 th S89°40'47"W alg the S/L of sd Deed Doc., 440.00';
 th S0°00'43"W to the POB.

000306 -6.41 BS

3/27/02

20020290

19.36

OVER

Current parcel legally created Jan. 17, 2002

Sheet 1 of 2 **MINOR PARTITION NO. 0002-01**

Situated in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 2 South, Range 38 East of the Willamette Meridian.

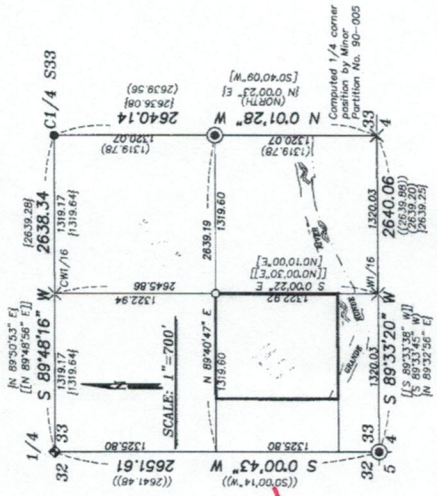
BASIS OF BEARING

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

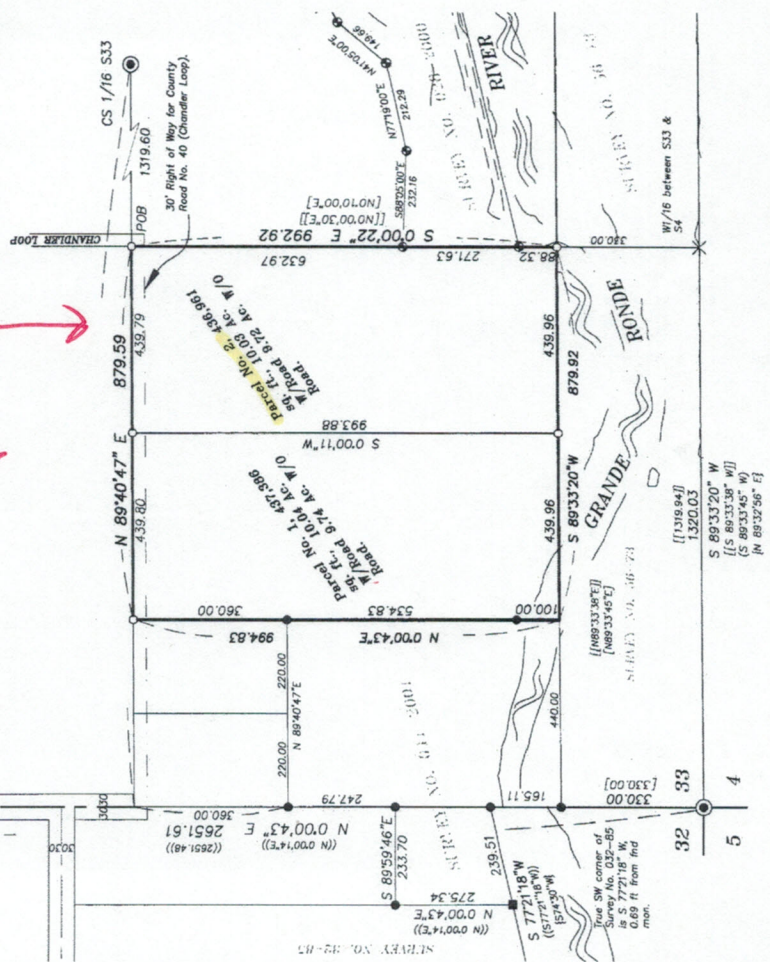
SCALE: 1" = 200'

LEGEND

- Found 5/8" BGB iron pin with plastic yellow cap marked "BGB SURVEY MARKER" set by Survey No. 041-2001.
- ◆ Found 2" brass cap in monument box as per Survey No. 32-84
- ⊙ Found 1" aluminum cap monument as per Union County Monumentation Records
- Found 5/8" BGB iron pin set by Survey No. 028-2000
- ◐ Found 5/8" x 30" iron pin with plastic yellow cap marked "BGB SURVEY MARKER" set by Survey No. 32-85.
- Set 5/8" x 30" iron pin with plastic yellow cap marked "BGB SURVEY MARKER".
- Existing fence line
- - - Centerline of road



Parcel legally created 1/17/2002



REFERENCE MATERIAL

- Survey No. 56-73 Survey No. 32-85
- Survey No. 28-2000 Survey No. 32-84
- Survey No. 57-73 Survey No. 041-2001
- Book 114 Pg. 57 Book 139 Pg. 237
- Book 144 Pg. 194 Book 154 Pg. 558
- Union County Monumentation Records
- Microfilm # 26235 Microfilm # 306854
- Microfilm # 72792 Microfilm # 110718
- Eastern Oregon Title Report 01-12706

NARRATIVE

This Minor Partition was ordered by James Evers for the purpose of creating two ten acre parcels. I base this partition on Survey Number 041-2001 filed in the Union County Surveyors Office. Survey 041-2001 locates the exterior boundaries of the Evers property. I accept the survey positions and set the monuments as shown, including the reference monument at the Southwest corner of Parcel 1. I find no other problems with this survey.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Gregory T. Blackman
JAN 11 2002
GREGORY T. BLACKMAN
JAN 11 2002
891

Revised Date: Dec. 31, 2001

- () Record measurement of Survey Number 57-73.
- { } Record measurement of Survey Number 32-84.
- [] Record measurement of Survey Number 56-73.
- (()) Record measurement of Survey Number 32-85.
- (| |) Record measurement of Survey Number 028-2000.
- × Computed position nothing set

Minor Partition Plat No. 0002-01

A Partition situated in the Southwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:
A partition located in the Southwest quarter of the Southwest quarter of Section 33, in Township 2 South, Range 38 East of the Willamette Meridian; more particularly described as follows:

Beginning at a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 33, said point being S 89°40'47"W a distance of 1319.60 feet, from the Center-South 1/16 corner of said Section 33.

Thence: South 0°00'22" East, along the East line of the Southwest 1/4 of the Southwest 1/4 of Section 33, a distance of 992.92 to a line 330.00 feet North and parallel to the South line of the Southwest 1/4 of the Southwest 1/4 of Section 33.

Thence: South 89°33'20" West along said line a distance 879.52 feet.

Thence: North 0°00'43" East, a distance of 994.83 to the North line of the Southwest 1/4 of the Southwest 1/4 of Section 33.

Thence: North 89°40'47" East, along said North line of the Southwest 1/4 of the Southwest 1/4 of Section 33, a distance of 879.59 to the point of beginning of this description.

Said Parcel containing 874,347 Sq. Ft. (20.07 Ac.)

DECLARATION

Know all people by these presents that James G. and Mary Lou Evers are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

James G. Evers
James G. Evers

Mary Lou Evers
Mary Lou Evers

APPROVALS

Union County Surveyor

Approved this 3RD day of DEC., 2001.

by Wallowa County Surveyor *Jack W. Burris*
Jack W. Burris

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 paid on the land within this partition, including the taxes on the land, but not certified to the tax collector for collection have been paid.

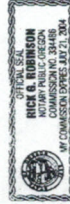
Patty Goodenham Date: 1/10/2002
Patty Goodenham, Union County Assessor/Tax Collector

ACKNOWLEDGMENTS

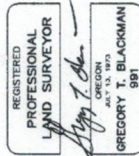
State of Oregon
County of Union

Know all these people by these presents, on this 5th day of December, 2001, before me a Notary Public in and for said State and County, personally appeared James G. and Mary Lou Evers husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Wilson
Notary Public for
the State of Oregon



Notarial Seal



Renewed Date: Dec. 31, 2001.

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 17th day of January, 2002 at 9:45 o'clock A.M., and recorded in Plat Cabinet No. 0637-628 Union County records. Microfilm Number

R. Nellie Bogue Hbbert
Union County Clerk, by *B. Church, deputy*

Union County
2023 Real Property Assessment Report
 Account 6669

Map 02S3833-C0-01700
 Code - Tax ID 0107 - 6669

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing HAGEDORN, GEORGE JR & VANESSA
 62097 CHANDLER LP
 LA GRANDE OR 97850

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser CLAYTON

Property Class 541 MA SA NH
 RMV Class 401 03 00 000

Site	Situs Address	City
	62097 CHANDLER LOOP	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0107	Land	256,530			Land	0
	Impr	587,220			Impr	0
Code Area Total		843,750	409,360	417,350		0
Grand Total		843,750	409,360	417,350		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0107	3	<input checked="" type="checkbox"/>		UC-R3	Farm Use Unzoned	105	7.66 AC	3I1	185,620
	4	<input checked="" type="checkbox"/>		UC-R3	Farm Use Unzoned	105	1.06 AC	7D	25,680
	2	<input checked="" type="checkbox"/>		UC-R3	Market	105	1.00 AC	RT	24,230
					Well & Septic	100			21,000
Code Area Total							9.72 AC		256,530

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0107	1	2013	141	CLASS 4 RESIDENCE	114	2,701			389,050
	2	2013	142	CLASS 4 ATTACHED GARAGE	114	0			53,080
	3	2013	110	Residential Other Improvements	114	0			2,490
	4	2019	317	GP BUILDING	114	4,200			117,450
	5	2019	323	HAY COVER	114	2,100			25,150
Code Area Total						9,001			587,220

Union County
2023 Real Property Assessment Report
 Account 6669

Exemptions / Special Assessments / Notations	
Notations	Amount
<ul style="list-style-type: none"> ■ EXC VAL DISC ON CYC ADDED 2004 CD - EXC VAL DISC ON CYC: REF#: 6669, SEQ#: 5, BEG DATE: 20100101 / END DATE: 0 	12,630.00
<ul style="list-style-type: none"> ■ EXC VAL DISC ON CYC ADDED 2004 CD - EXC VAL DISC ON CYC: REF#: 6669, SEQ#: 4, BEG DATE: 20040101 / END DATE: 0 	1,270.00
<ul style="list-style-type: none"> ■ SEND FARM INC QUEST ADDED 2024 AC-IQ 	
<ul style="list-style-type: none"> ■ SPECIALLY ASSESSED ADDED 2001 SA - SPECIALLY ASSESSED: REF#: 6669, SEQ#: 1, BEG DATE: 19840101 / END DATE: 0 	
<ul style="list-style-type: none"> ■ REVIEWED / VALUE CHG ADDED 2014 2 - REVIEWED / VALUE CHG: REF#: 6669, SEQ#: 7, BEG DATE: 20140101 / END DATE: 0 	

Comments *NONEFU FARM USE-POTENTIAL ADD TAX