

PARTITION PLAT NUMBER 20160014T

Situate in the Southeast quarter of Section 20, the South half of Section 21, the North half of Section 28 and the Northeast quarter of Section 29, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20162626T
Plat Cabinet Number D342-D343

REFERENCE MATERIAL

Union County Monumentation Records
Microfilm Document Number 44547
Microfilm Document Number 111610
Microfilm Document Number 115387
Microfilm Document Number 118404
Microfilm Document Number 162125
Microfilm Document Number 20015314
Microfilm Document Number 20122540
Microfilm Document Number 20151232
Book 120, Page 185

Union County Road Petition #474
Union County Road Petition #671

BASIS OF BEARING

Solar observation taken near the East 1/4 corner of Section 20, Township 1 South, Range 39 East of the Willamette Meridian.

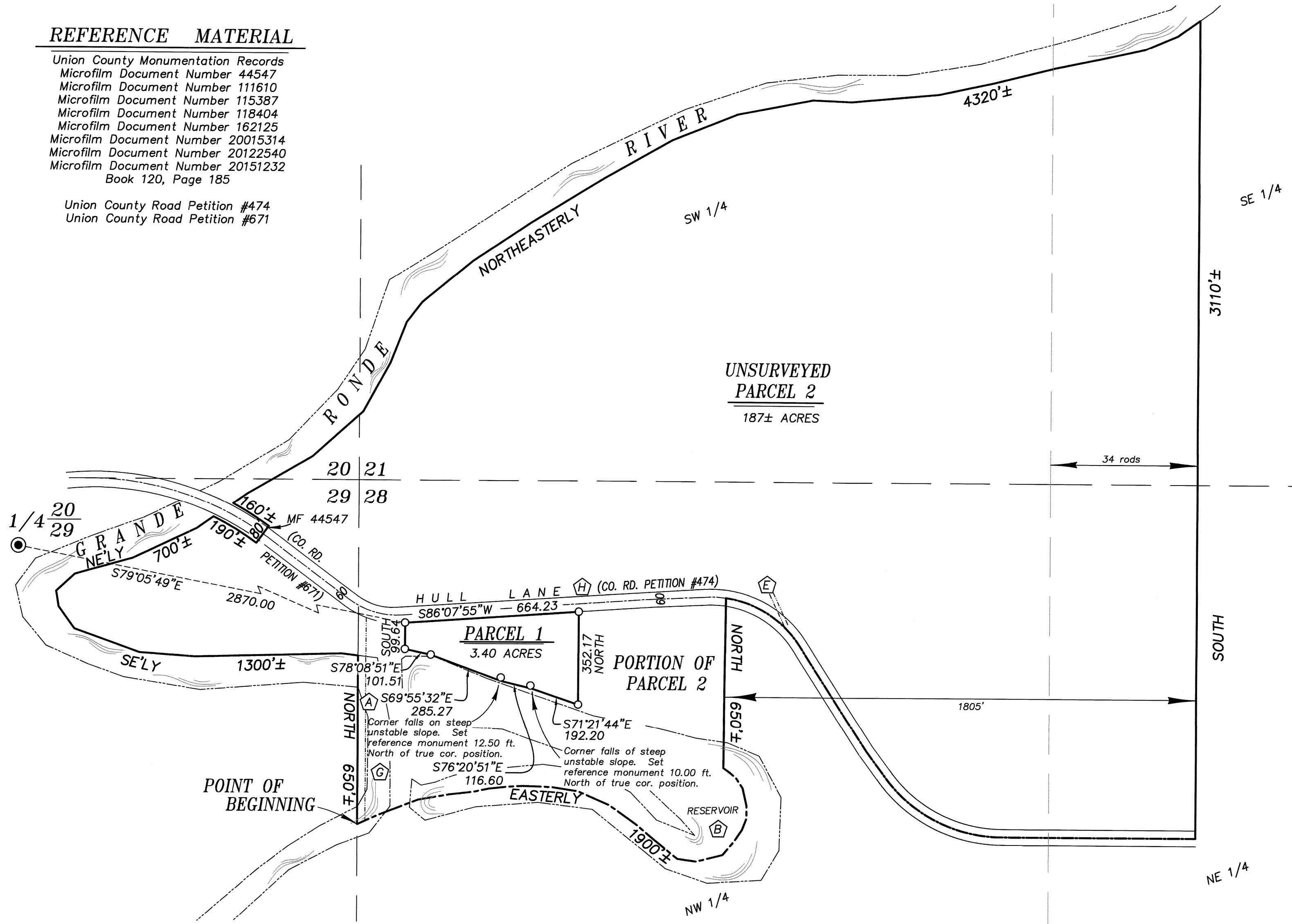
SCALE: 1"=300'

LEGEND

- Found 2 1/2" brass cap in water valve box, set by Survey Number 41-79
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- Edge of river/reservoir
- ⬡ Easement Note

NOTES AND EASEMENTS

- A 30' wide access easement to land in the NW 1/4 of Section 28 lying South of the Grande Ronde River, reserved by MF 111610. Shown hereon at legal description location which specifies over the West 30 feet of the NW 1/4, however, the reservation qualifies location by stating 'as roadway now exists'.
- B Agreement for use of reservoir for drainage, water storage and irrigation purposes by MF 118404.
- C Joint use agreement for operation and maintenance of irrigation pipeline and a pump and pump station by MF 115387. Pertains to property to the South however, no specific location given.
- D 10 ft. wide right of way easement granted to Oregon Trail Electric consumers Cooperative, Inc by MF 162125. Legal description does not place this easement on the property. Not shown.
- E 15 ft. wide right of way easement granted to Oregon Trail Electric consumers Cooperative, Inc by MF 20122540, shown hereon as per legal description, however, location is qualified as approximate and description specifies 'as line is actually constructed'
- F 20 ft. wide right of way easement granted to Oregon Trail Electric consumers Cooperative, Inc by MF 20151232. Scrivener error in legal description makes easement difficult to place and hence not shown hereon. Description specifies location 'on the center of the electrical line as actually constructed'.
- G Rights of the public and ownership which may be claimed by the State of Oregon in and to that portion of this property lying below the high water mark of the Grande Ronde River
- H Rights of the public within the right of way for Hull Lane.



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. _____ 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.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

NARRATIVE

This unsurveyed partition was done at the request of Kent Coppinger on behalf of Trilla Deal, owner of the land within. Parcel 2 of this partition is UNSURVEYED and no attempt was made to locate property boundaries on the ground. Parcel 1 was placed at the direction of Mr. Coppinger. Hull Lane was created by petition, recorded in Union County Road petition numbers 474 and 671. I place the location of Hull Lane right of way as it is constructed.

I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2017

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Microfilm Number 20162626T
Plat Cabinet Number D342-D343

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcel 1 and platted UNSURVEYED Parcel 2 of this partition, situate in the Southeast quarter of Section 20, the South half of Section 21, the North half of Section 28 and the Northeast quarter of Section 29, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon, Union County, Oregon, being more particularly described as follows;

Beginning at a point where the centerline of the main channel of the Grande Ronde River makes its most Southerly intersection with the West line of the Northwest quarter of Section 28 of said Township and Range,

Thence: North along the West line of said Section 28, to where it intersects of the North line of the main channel of said river as it again crosses said West line,

Thence: Following the line of said main channel of the Grande Ronde River as it traverses through the Northeast quarter of the Northeast quarter of Section 29 and the Southeast quarter of the Southeast quarter of Section 20 to its intersection of the West line of Section 21 of said Township and Range,

Thence: Following the Southerly line of the main channel of the Grande Ronde River in a Northeasterly direction to a point which is 34 rods East of the West line of the Southeast quarter of said Section 21,

Thence: South to a point on the South line of the Northwest quarter of the Northeast quarter of said Section 28, said point being 34 rods East of the Southwest corner of said Northwest quarter of the Northeast quarter of Section 28,

Thence: West and Northwest along the centerline of the County Road to a point which is 1805 feet West of the line which is 34 rods East of the West line of the Northwest quarter of the Northeast quarter of said Section 28,


Thence: South to the centerline of said main channel of the Grande Ronde River,

Thence: Westerly, along the centerline of said main channel to the Point of Beginning.

EXCEPTING THEREFROM, the portion of the above described land in the Northeast quarter of the Northeast quarter of Section 29 conveyed to Union County, Oregon by deed recorded as Microfilm Document Number 44547, deed records of Union County.

Containing 190 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 all corners of Parcel 1 of this unsurveyed partition are marked with monuments and Parcel 2 is depicted as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
La Grande OR 97850



DECLARATION

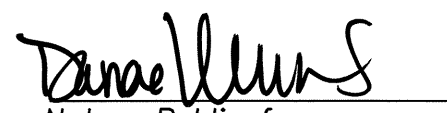
Know all people by these presents that TRILLA J. DEAL is the owner of the land within this UNSURVEYED partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

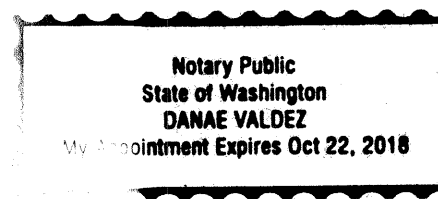

TRILLA J. DEAL

ACKNOWLEDGMENTS

State of Washington SS
County of ADAMS

Know all people by these presents, on this 21st day of July, 2016 before me a Notary Public in and for said State and County, personally appeared TRILLA J. DEAL, 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.


Danae Valdez
Notary Public for the State of Washington
My Commission Expires 10/22/2019



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

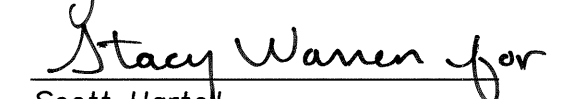
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20160014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D342-D343 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

APPROVALS

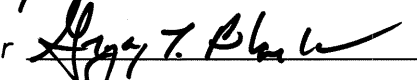
Union County Planning Department

Approved this 8th day of August, 2016.


Stacy Warren for
Scott Hartell
Union County Planning Director

Union County Surveyor

Approved this 18th day of July, 2016.

By Wallowa County Surveyor 
Gregory T. Blackman
Deputy Wallowa County Surveyor

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 2016-2017 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: 8/3/16
Linda L. Hill, 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 8th day of August, 2016, at 2:35 o'clock P.M., and recorded in Plat Cabinet No. D342-D343 Union County records. Microfilm Number 20162626T

Robin A. Church
Union County Clerk by 