

PARTITION PLAT NUMBER 20160020 T

Situate in Section 6, Township 1 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20163878 T

Plat Cabinet Number D.357 - D.359

BASIS OF BEARING

Geodetic North at the Southwest corner of Section 6, Township 1 South, Range 40 East of the Willamette Meridian, as established by GPS observation

SCALE: 1" = 60'

LEGEND

- Found 5/8" iron pin set by Survey Number 53-74
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- x— Fenceline
- - - - - Easement line
- ▨ Easement area

NOTES AND EASEMENTS

- ① 15" wide utility easement to California by Microfilm Document Number 66203. Appears to be service line to Kessel property. Shown hereon in constructed location.
- ② Temporary easement for structure and access to structure, created by this plat. Easement to extinguish upon removal of structure or if structure is damaged beyond 50% of value.

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- PAGE 3 - Surveyor's Certificate, Acknowledgements, Declaration Filing Statement

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

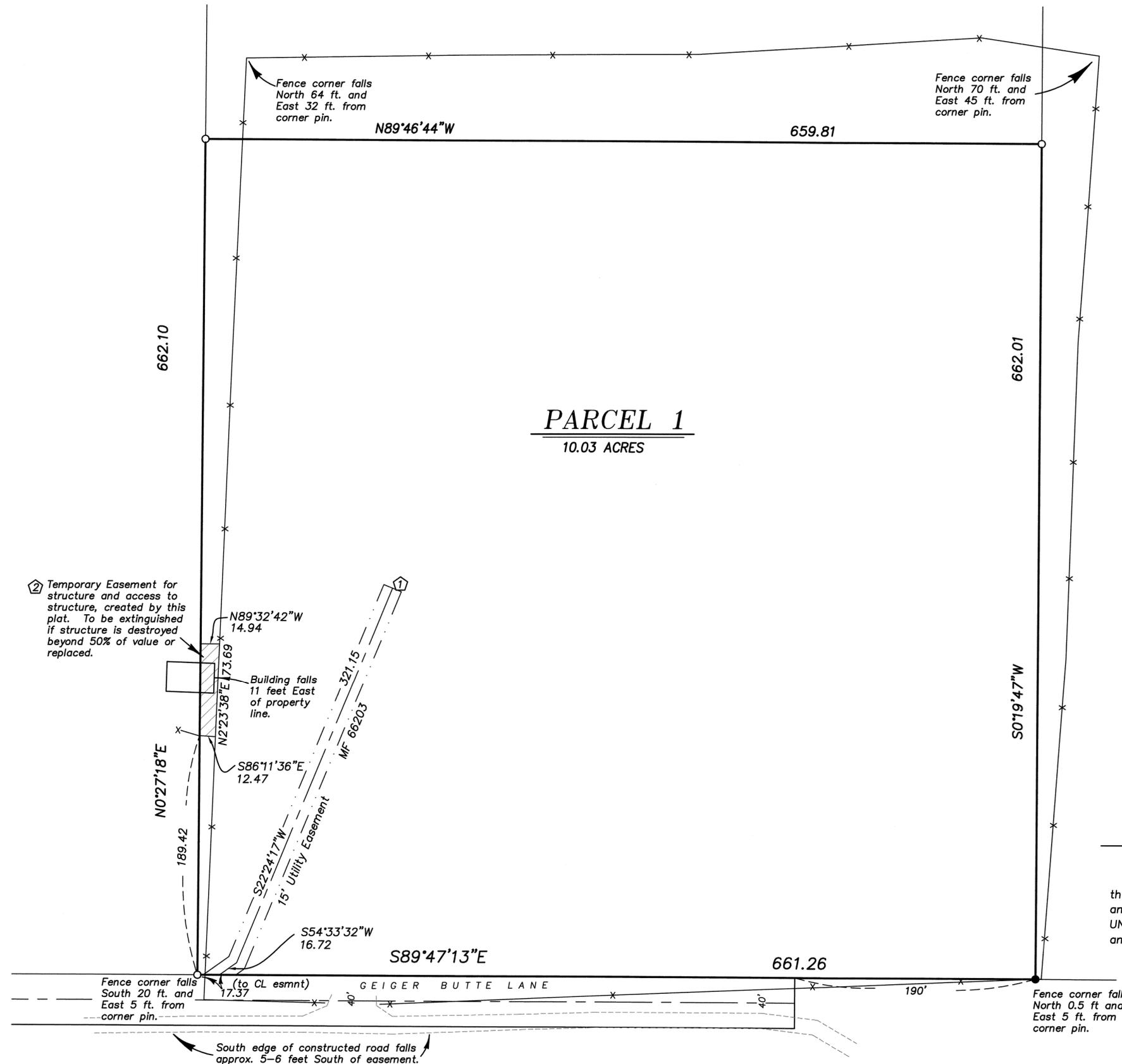
Renewal Date: June 30, 2017

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. 20160020 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D.357 - D.359 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



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BASIS OF BEARING

Geodetic North at the Southwest corner of Section 6, Township 1 South, Range 40 East of the Willamette Meridian, as established by GPS observation

SCALE: 1" = 600'

LEGEND

- Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 14-90
- Found 5/8" iron pin set by Survey Number 53-74
- ⊙ Found 2 1/2" aluminum pipe, marked as per Union County Monumentation records, set by Survey Number 025-1996
- ⊖ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 033-1998
- ⊕ Set 5/8" iron pin with 2 1/2" aluminum cap, marked as per Union County Monumentation records
- ⊙ Set 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per GLO Contract Number 102, executed by Timothy Davenport
- [] Record measurement as per GLO contract Number 450, executed by Henry Meldrum
- { } Record measurement as per Survey Number 53-74
- ~ Creek
- x- Fenceline

REFERENCE MATERIAL

Union County Monumentation Records
Old Book Survey Page 218
Survey Number 53-74
Survey Number 89-74
Survey Number 32-80
Survey Number 14-90
Survey Number 025-1996
Survey Number 033-1998
Survey Number 045-2002

Field Notes from GLO Contract Number 102, executed by Timothy Davenport, dated July 20, 1863

Field Notes from GLO Contract Number 120, executed by William Odell and Joseph Gray, dated May 27, 1867

Field Notes from GLO Contract Number 450, executed by Henry Meldrum, dated June 11, 1882

Union County Road Petition No. 727

DEED REFERENCES

Microfilm Document Number 66203
Microfilm Document Number 52087
Microfilm Document Number 20062577
Microfilm Document Number 20060382
Microfilm Document Number 20005212

Preliminary Title Report 16-28000 prepared by Eastern Oregon Title Inc. dated October 6, 2016

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JHS
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2017

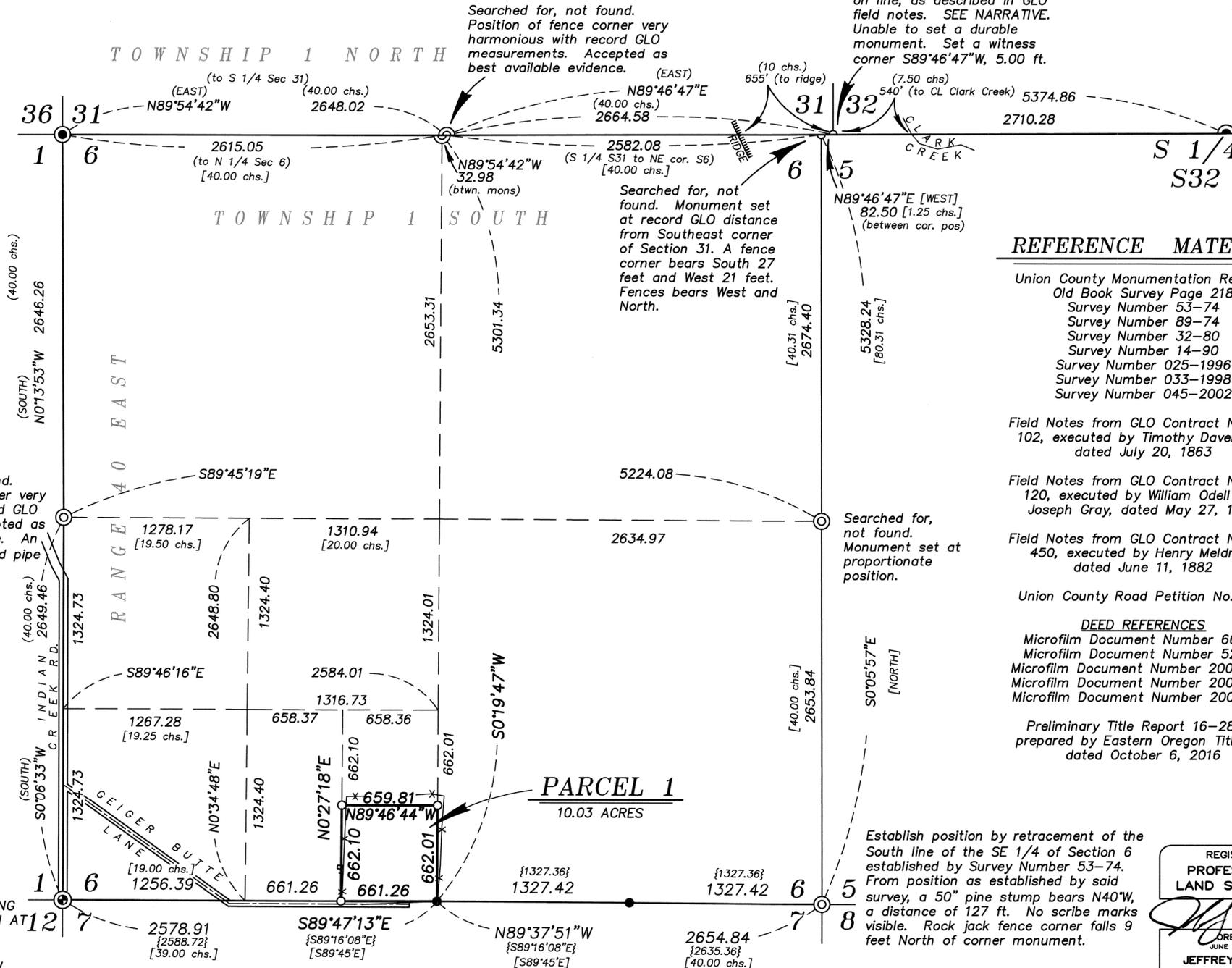
	20.00	20.00	20.00	20.00	
20.01	LOT 4 40.08	LOT 3 40.23	LOT 2 40.39	LOT 1 40.54	20.31
20.00	19.75				
20.00	LOT 5 39.25				
20.00	19.50				
20.00	LOT 6 38.75				
20.00	19.25				
20.00	LOT 7 38.25				
20.00	19.00				

SECTION 6 LOTTING

SURVEYOR'S EXACT COPY STATEMENT

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JHS
Jeffrey S. Hsu, OPLS 83571



NARRATIVE

This partition was done at the request of Kent Coppinger, agent for the landowner. The purpose of this partition is to legalize a parcel that was not properly created. I begin the survey by recovering the monuments shown hereon. The East 1/16th on the South line of Section 6 was established by James Voelz in Survey Number 53-74 from the original SE corner, however, the SE corner was not monumented at the time. I reestablish the position by retracement of said survey. A 50" pine stump bears very close to the record bearing and distance of the GLO, though no marks were found. At the West quarter corner position, I search for the original GLO stone as well as the one set by Old Book Survey Pg 218. I find no evidence of either. Union County Road Department survey of Road Petition Number 727, does show the existence of the corner, however, the road does not appear to ever have been constructed. It does depict the corner at the Northern terminus of a rail fence. A rail fence still occupies the position as shown on the road survey. I find the fence corner at it's Northern terminus is very harmonious with the record GLO measurements to the corners a half mile North and South and I accept this position as being the best available evidence of the original GLO position. An unrecorded 2" threaded pipe falls approx. 5 feet West of the fence corner. No record of the pipe was found and the landowner did not believe that the pipe was intended to be a survey monument. At the South quarter corner position of Section 31, I find no evidence of the original post. The position of the existing fence corner is very harmonious with GLO bearing and distance from the township corner and I therefore accept this as representing the quarter corner position.

The Northeast corner of Section 6 and SE cor of Section 31 fall on a very steep rock bluff. A diligent search for original corner evidence reveals that both corners have been lost. In the original GLO survey by Davenport of the Base Line, he mentions that he set the corner on a "point of rocks where there is no room for a mound". From the South 1/4 of Section 31 to the S 1/4 of Section 32, there appears to be almost 100 feet of excess. A proportionate position places the corner below the rock bluff running Northwest through this area. From the proportion position, I head West along the line until I find a narrow point of rock as described in the Davenport field notes. The position of this point fits very well with the topo call of the beginning of the descent 10 chains to the West and relatively well with the call to Clark Creek to the East. Finding no remaining evidence of the NE corner of Section 6, I place this corner at record 1.25 chain distance from the SE corner of Section 31. The East quarter corner was not found and placed at proportionate position.

The surveyor that subdivided the Township, Henry Meldrum, does not retrace either the North or West lines of the Township. Deriving the record distances for the government lots appears to have an error in Lot 4. BLM Manual of Instructions states acreage to be computed by the average of the North and South lines multiplied by the average of the East and West. I believe computed the acreage by using only the East and West lines. This is consistent with the taper in the record distances in the Western tier of lots. I therefore place the North quarter corner at midpoint between the Township corner and the NE corner of Section 6, being moved due South to the senior base line.

Subdivision of the Section is as per the 2009 BLM Manual of Instructions. Fencelines are off of title lines as shown on Page 1. There is a building encroachment along the West line of the property which this plat makes an easement for.

There are not other unusual conditions with this survey.

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Microfilm Number 20163878T
Plat Cabinet Number D357-D359

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this parcel in this partition, situate in Section 6, Township 1 South, Range 40 East of the Willamette Meridian, Oregon, more particularly described as follows:

The South half of the East half of the Southeast quarter of the Southwest quarter of said Section 6.

ALSO, a perpetual non-excusive easement for roadway over and across a strip of land 40 feet in width, being 20 feet on each side of the following described line:

Beginning 190 feet West and 20 feet South of the Northeast corner of the Northwest quarter of Section 7, Township 1 South, Range 40 East of the Willamette Meridian, thence, West parallel with and 20 feet South of the North line of said Northwest quarter of Section 7 a distance of 1240 feet; thence, Northwesterly to a point on the Easterly line of the County Road which runs along the Southwest quarter (Government Lot 7) 800 feet North of the South line of Section 6, said Township and Range.

Containing 10.03 acres.

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


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



DECLARATION

Know all people by these presents that ^{JEFFREY}JERRY E. KESSEL is the executor of the estate of JERRY W. KESSEL, owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby create the temporary access and structure easement as shown on the annexed map and has caused the same to be surveyed and platted, all in accordance with the provisions of O.R.S. Chapter 92.

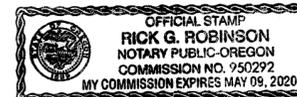

JEFFREY E. KESSEL
Executor, Estate of Jerry W. Kessel

ACKNOWLEDGMENTS

State of Oregon SS
County of UNION

Know all people by these presents, on this 3rd day of November, 2016 before me a Notary Public in and for said State and County, personally appeared JEFFREY E. KESSEL, 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

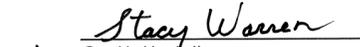


Notarial seal

APPROVALS

Union County Planning Department

Approved this 15th day of November, 2016.


for Scott Hartell
Union County Planner

Union County Surveyor

Approved this 3 day of NOVEMBER, 2016.

By Wallowa County Surveyor 
Richard A. Shaver

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 Ellen Weichelm, Chief Deputy Date: 11-15-16
for Linda L. Hill, Union County Assessor/Tax Collector

SURVEYOR'S EXACT COPY STATEMENT

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Jeffrey S. Hsu, OPLS 83571

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 15th day of November, 2016, at 11:20 o'clock A.M., and recorded in Plat Cabinet No. D357-D359 Union County records. Microfilm Number 20163878T

Robin A. Church
Union County Clerk by  Chief Deputy Clerk