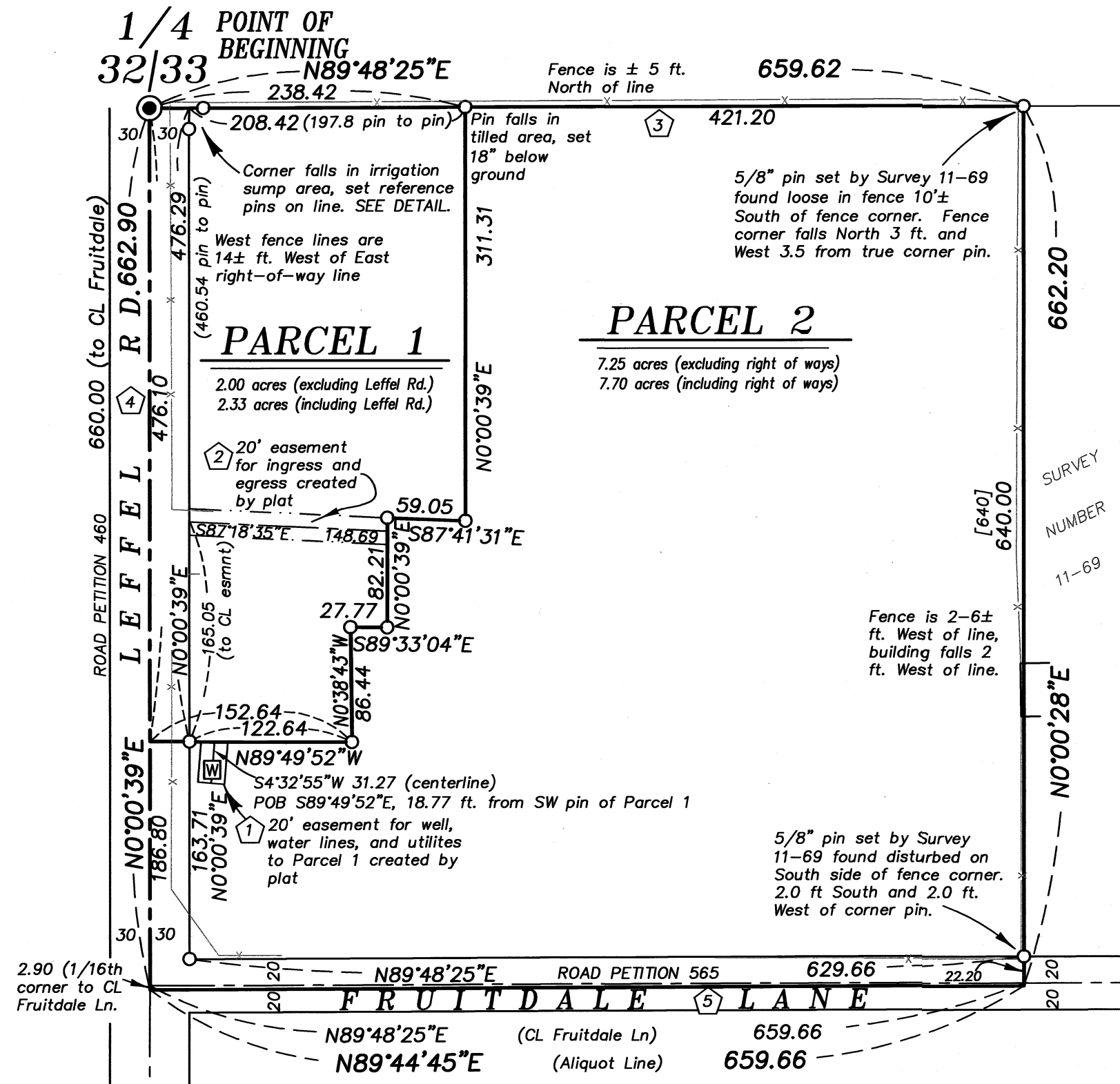


PARTITION PLAT NUMBER 2021-0001

Situated in the Northwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20210097
Plat Cabinet Number E513-E514



LEGEND

- Found 5/8" iron pin set by Survey Number 56-73
- ⊙ Found monument as described, 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 Survey 32-84
- [] Record measurement as per Survey 028-2000
- () Record measurement as per Survey 041-2001
- - - Easement line
- Centerline
- × Existing fenceline
- Ⓜ Existing well

REFERENCE MATERIAL

- Union County Monumentation Records
- Survey 11-69
 - Survey 56-73
 - Survey 32-84
 - Survey 028-2000
 - Survey 041-2001
 - Survey 006-2001
- Partition Plat 2010-0002T
- Road Petition 460
 - Road Petition 565
- DEED REFERENCES
- Book 47, Page 230
 - Book 78, Pages 110-112
 - Book 99, Page 53
 - Book 99, Pages 525-526
 - Book 115, Page 602
 - Book 129, Page 51
 - Book 130, Page 474
 - Book 135, Page 563
 - Book 327, Page 230
- Microfilm Number 92152
Microfilm Number 20085561
Microfilm Number 20120295
Microfilm Number 20172512
Microfilm Number 20202994

Partition report 20-33550, dated Dec. 23, 2020, prepared by Eastern Oregon Title Inc.

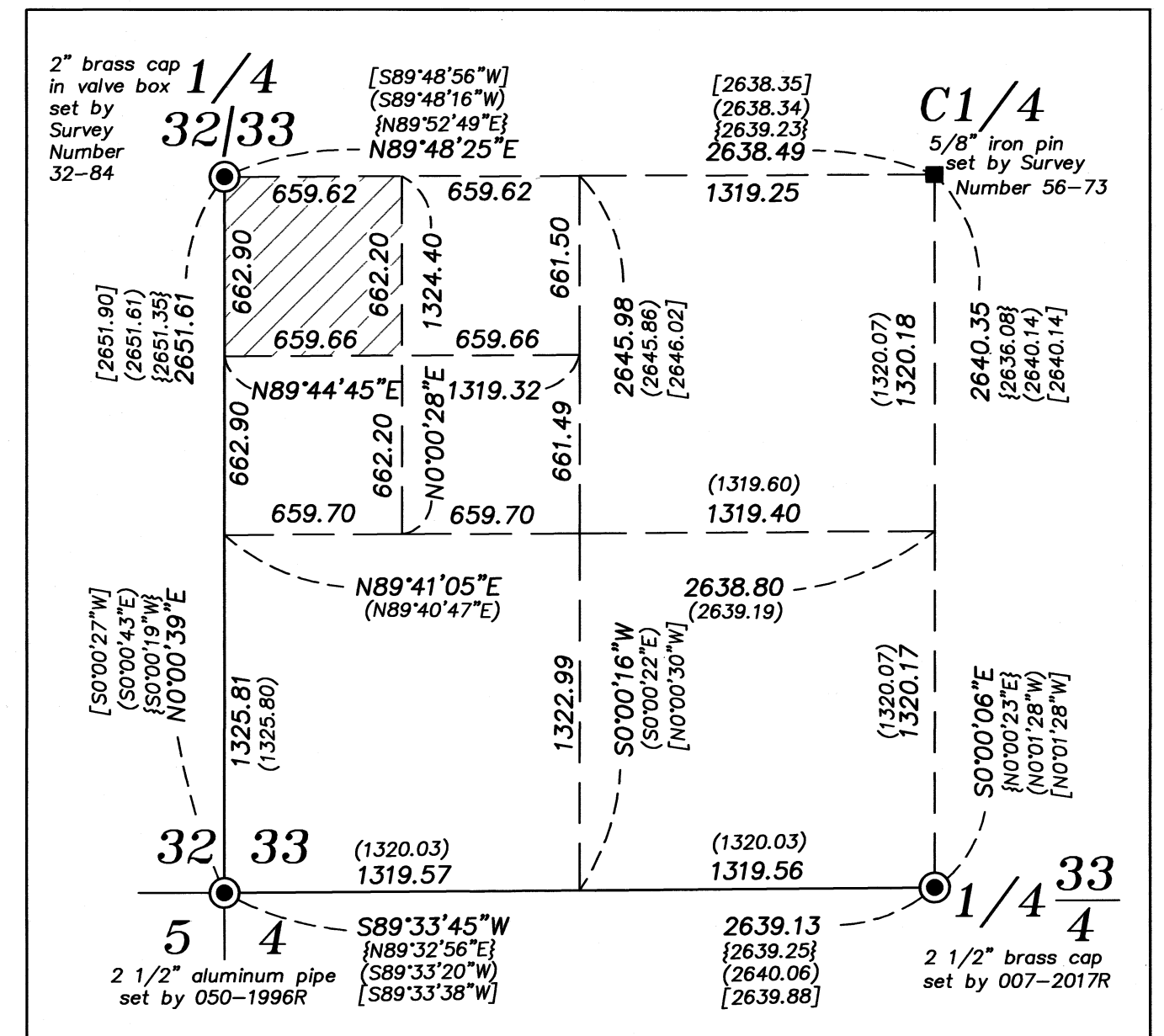
NOTES AND EASEMENTS

- ① 20' wide well, water line and utility easement, created by this plat
- ② 20' wide easement for ingress and egress, created by this plat
- ③ Right of way for Nestley Ditch across the North side of this property. No specified width on stated title report. The ditch along the North side of the property has been filled and does not appear to convey water. Location indeterminate. Not shown.
- ④ Right of way for Leffel Road, across the West 30 feet of this land.
- ⑤ Right of way for Fruitdale Lane, across the South side of this land.

BASIS OF BEARING

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

SCALE: 1"=100'



SUBDIVISION OF SW 1/4 SCALE: 1"=600'

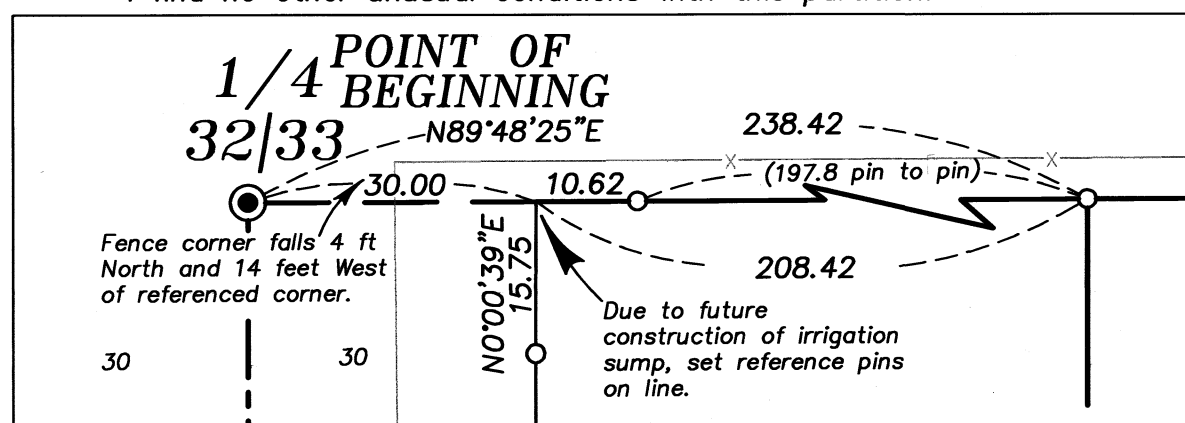
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2021-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E513-E514 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 partition was done at the request of Pete Caldwell, owner of the land within. Mr. Caldwell wanted to divide the property as shown. The description of Mr. Caldwell's tract is an aliquot part, though the adjoining properties are described by metes and bounds. Along the East line, the tract was originally described by aliquot part in Book 47, Page 230, where it also included the metes and bounds description seen in more recent deeds. I believe the intent was to divide the property along aliquot lines. I subdivide the section to place this line. Fruitdale Lane was petitioned by Road Petition No. 565. The legal description began '10 chains South of the Southwest corner of the Northwest quarter'. The deeds to the South fall in line with this 10 chain call. I therefore place the centerline of Fruitdale Lane 660 feet South of the West quarter of Section 33 parallel with the center of section line. Placement of Fruitdale Lane in this manner is harmonious with existing fencelines. Leffel Road was petitioned by Road Petition 460 along the aliquot line. I place this right of way as such. I find the corners set by Survey 11-69 to be in disturbed condition and possibly reset from their original position. I do not accept the position of these pins. A building encroaches on the East line. Fencelines are off as shown. At the Northwest corner, there is anticipated construction of a sump very close to the Northwest corner. For this reason, I set witness monuments to the corner position. I find no other unusual conditions with this partition.



DETAIL SCALE: 1"=20'

REGISTERED PROFESSIONAL LAND SURVEYOR
Jeffrey S. Hsu
OREGON JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

PARTITION PLAT NUMBER 2021-0001

Microfilm Number 20210097
Plat Cabinet Number E513-E514

Situated in the Northwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this partition, situated in the Northwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

The Northwest quarter of the Northwest quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the quarter corner common to Section 32 and 33 of said Township and Range,

Thence: North 89°48'25" East, along the North line of said Northwest quarter of the Northwest quarter of the Southwest quarter, a distance of 659.62 feet to the Northeast corner thereof,


Thence: South 0°00'28" West, along the East line of said Northwest quarter of the Northwest quarter of the Southwest quarter, a distance of 662.20 ft., to the Southeast corner thereof,

Thence: South 89°44'45" West, along the South line of said Northwest quarter of the Northwest quarter of the Southwest quarter, a distance of 659.66 ft. to the Southwest corner thereof,

Thence: North 0°00'39" East, along the West line of said Northwest quarter of the Northwest quarter of the Southwest quarter, a distance of 662.90 ft. to the Point of Beginning.

Containing 10.03 acres (9.25 acres, excluding right-of-ways)


I further certify that I made this plat by order of and under the direction of the owners thereof and all parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

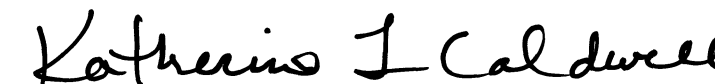

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850



DECLARATION

Know all people by these presents that PETER D. CALDWELL and KATHERINE L. CALDWELL, 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 platted, and does hereby create the 20 ft easement for well, water line and utilities over Parcel 2 for benefit of Parcel 1 and the 20 ft. easement for ingress and egress over Parcel 1 for benefit of Parcel 2, as shown on the attached plat, all in accordance with the provisions of O.R.S. Chapter 92.



PETER D. CALDWELL

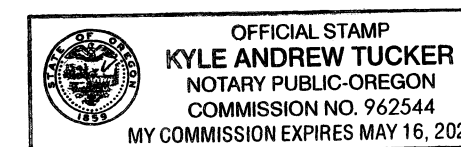

KATHERINE L. CALDWELL

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of January, 2021 before me a Notary Public in and for said State and County, personally appeared PETER D. CALDWELL and KATHERINE L. CALDWELL, 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.


Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Planning Department

Approved this 11 day of January, 2021.


Scott Hartell
Union County Planner

Union County Surveyor

Approved this 7th day of JANUARY, 2021.

By Wallowa County Surveyor Kit Pugh, F.O.R.
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 2020-2021 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 Wetzel, Chief Deputy Date: 1-11-2021
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 11 day of January, 2021, at 11:16 o'clock A.M., and recorded in Plat Cabinet No. E513-E514 Union County records. Microfilm Number 20210097

Robin A. Church
Union County Clerk by Helen Tucker, Deputy Clerk

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. 2021-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E513-E514 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