

**PARTITION PLAT NUMBER 2021-0002**

Situated in the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

Microfilm Number 20210128  
Plat Cabinet Number ES15-ES16

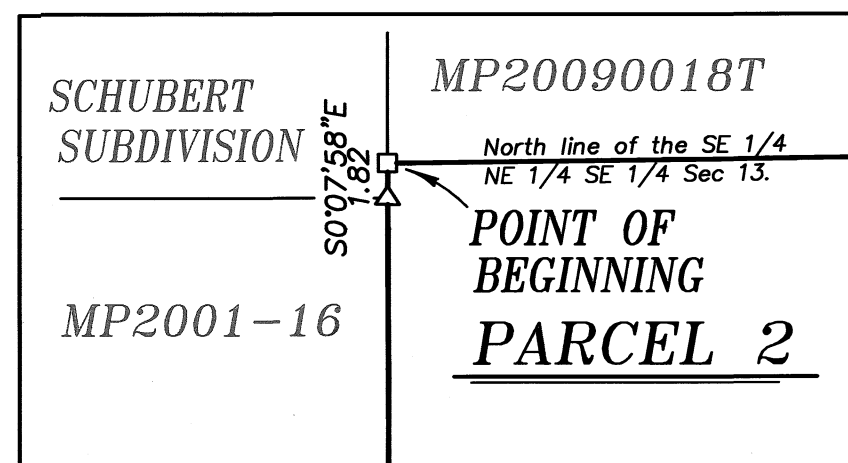
**BASIS OF BEARING**

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

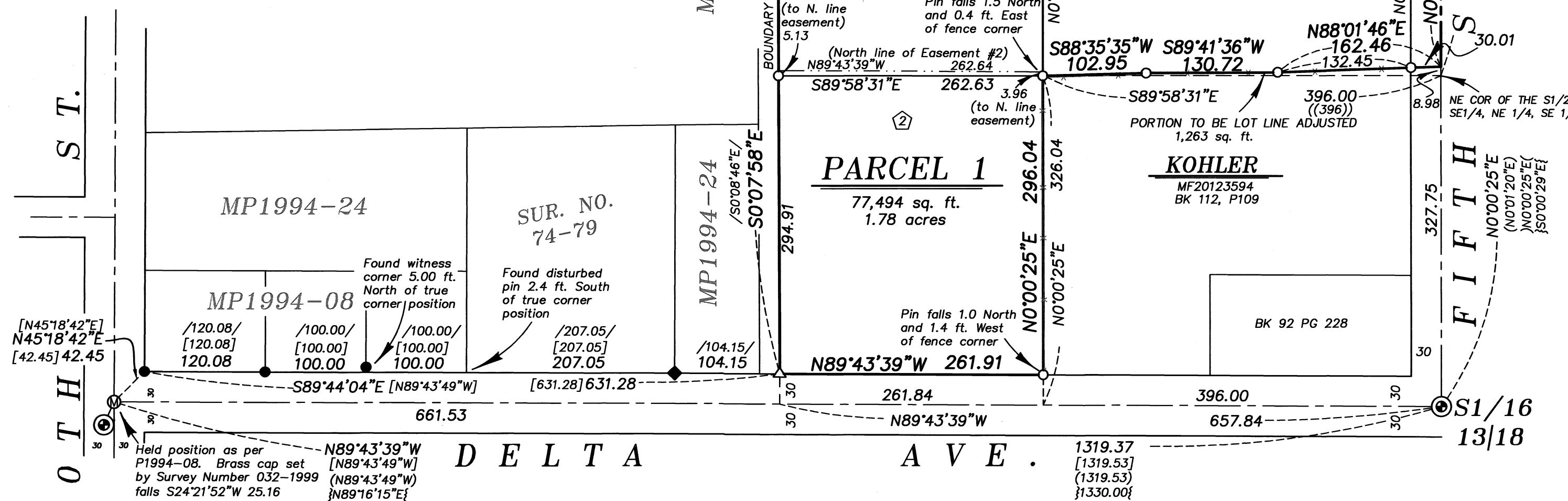
**SCALE: 1"=100'**

**LEGEND**

- Found 2 1/2" Copper Clad monument in water valve box, set by Survey No. 032-1999
- Found 5/8"x 30" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Major Partition Plat Number 20090018T
- Found 5/8" iron pin, set by Survey Number 74-79
- Found 5/8" iron pin, set by Survey Number 64-79
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 045-1994
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat 1994-08
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 010-2009
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20110003T
- Set 5/8"x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Position of corner as described, falls on manhole
- Fence line
- Centerline
- Easement Line
- ( ) Record measurement as per Survey 72-77
- { } Record measurement as per Survey Number 64-79
- [ ] Record measurement as per Partition Plat 1994-08
- - - Record measurement as per Partition Plat 20110003T
- / / Record measurement as per Partition Plat 1994-24
- ) ( Record measurement as per Survey Number 008-2016
- } { Record measurement as per Survey Number 032-1999
- (( )) Record measurement as per Book 112, Page 159



**DETAIL SCALE: 1"=10'**



**NARRATIVE**

This partition was done at the request of Gary Haefler on behalf of Ken Smith, owner of the land within. Mr. Haefler wanted to divide the property as shown. I recover the monuments as shown hereon. The North line was monumented by Survey Number 010-2009 which was the basis of Partition Plats 20090018T and 20110003T. I accept these monuments in place. Survey 64-79 monumented a boundary line agreement at the East end of the North line. It does not appear as though the boundary line agreement documents were filed however. The legal description for the deed to the North of this line does reflect the boundary line agreement. I have prepared legal descriptions for a quitclaim deed to be granted to perfect this boundary line agreement. Along the West end of the property, this line was established by boundary line agreement filed in MF 156278 and monumented by Survey Number 045-1994. To establish the line between this property and the Kohler property, I hold the line 396 feet West of the Section line, as per deeds, which fits lines of possession well. The North line of the Kohler tract is established along an aliquot line. I break the section using the position of the manhole marks at the centerline of Tenth and Delta Streets for the SE 1/16th position. Though I can find no remaining evidence of manhole marks, I reestablish the position by retracement of Partition Plat 1994-08. I find that using the monument set by Blackman in Survey Number 032-1999 would not be consistent with many surveys in the area and opt to hold the manhole position instead. The title line along the South line of Parcel 3 does not fit the fence line well. Landowners are agreeable to a lot line adjustment along the existing fence line. In discussion with Doug Wiggins at the City of Union, it was decided to monument the adjusted line with this partition. I have prepared legal descriptions for this adjustment to be filed as a quitclaim deed separately. I find no other unusual conditions with this partition.

**REFERENCE MATERIAL**

- |                                       |                           |
|---------------------------------------|---------------------------|
| Union County Monumentation Records    | <b>DEED REFERENCES</b>    |
| Original Plat of SCHUBERT SUBDIVISION | Book 76, Page 437         |
| Partition Plat Number 1994-08         | Book 85, Page 518         |
| Partition Plat Number 1994-24         | Book 91, Page 529         |
| Partition Plat Number 1996-07         | Book 92, Page 228         |
| Partition Plat Number 2001-16         | Book 97, Page 605         |
| Partition Plat Number 20090018T       | Book 112, Page 109        |
| Partition Plat Number 20110003T       | Book 112, Page 159        |
| Survey Number 71-72                   | Book 116, Page 160        |
| Survey Number 24-73                   | Book 118, Page 331        |
| Survey Number 72-77                   | Microfilm Number 94101    |
| Survey Number 64-79                   | Microfilm Number 92628    |
| Survey Number 74-79                   | Microfilm Number 137300   |
| Survey Number 045-1994                | Microfilm Number 156278   |
| Survey Number 032-1999                | Microfilm Number 20072812 |
| Survey Number 010-2009                | Microfilm Number 20123594 |
| Survey Number 008-2016                | Microfilm Number 20163329 |

Lot Book Report 20-33031, dated August 6, 2020, prepared by Eastern Oregon Title Inc.

**NOTES AND EASEMENTS**

- ① Non exclusive easement of irrigation ditch purposes, granted to Lawrence J. Sedlacek by Microfilm Document Number 92793 over the North 30 feet of this property. 30 foot based on original location of property prior to boundary line agreement being done in the Northeast corner of Parcel 2.
- ② Easement reserved by Mickell Gale recorded in Microfilm Document 137300 for a domestic water pipeline with ingress and egress to. Over the South 300 feet of parent tract. Covers all of Parcel 1 and a strip of land off the South end of Parcel 2, as shown.

**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. 2021-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ES15-ES16 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

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Jeffrey S. Hsu*

OREGON  
JUNE 2, 2010  
**JEFFREY S. HSU  
83571**

Renewal Date: June 30, 2021

**PARTITION PLAT NUMBER 2021-0002**  
Situating in the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, City of Union, Union County, Oregon

**SURVEYOR'S CERTIFICATE**

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Partition Plat, being situated in the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Parcel 2 of Major Partition Plat Number 20090018T,

Thence: North 89°16'05" East, along the South line of said Major Partition Plat 20090018T, a distance of 502.81 feet,

Thence: South 0°25'27" East, a distance of 4.50 feet,

Thence: North 89°28'46" East, a distance of 156.61 feet, to the East line of said Northeast quarter of the Southeast quarter of Section 13,

Thence: South 0°00'25" West, along said East line, a distance of 313.69 feet, to a point 8.98 feet North of the Northeast corner of the South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of said Section 13,

Thence: South 88°01'46" West, a distance of 162.46 feet,

Thence: South 89°41'36" West, a distance of 130.72 feet,

Thence: South 88°35'35" West, a distance of 102.95 feet,

Thence: South 0°00'25" West, along a line parallel with and 396.00 feet West of the East line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 296.04 feet, to the North right of way line of Delta Ave.,

Thence: North 89°43'39" West, along said North right of way line, a distance of 261.91 feet, to the line established by Boundary Line Agreement filed in Microfilm Document Number 156278, deed records of Union County, Oregon,

Thence: North 0°07'58" West, along said boundary line agreement line a distance of 613.95 feet to the Point of Beginning.

Containing 6.62 acres (6.41 acres, excluding right of way)

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

Jeffrey S. Hsu, OPLS 83571  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



**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. 2021-0002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ES15-ES16 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

**DECLARATION**

Know all people by these presents that MICHAEL LEE SMITH, personal representative of the estate of JOY ANN SMITH, represents the owner of the land shown on the annexed map, said land being more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

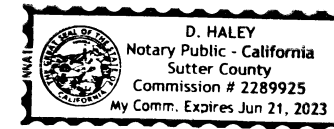
MICHAEL LEE SMITH  
Personal Representative for  
the Estate of Joy Ann Smith

**ACKNOWLEDGMENTS**

CALIFORNIA ~~ST~~  
State of ~~Oregon~~ SS  
County of SUTTER

Know all people by these presents, on this 6<sup>th</sup> day of JANUARY, 2021, before me a Notary Public in and for said State and County, personally appeared MICHAEL LEE SMITH, 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~~ CALIFORNIA ~~ST~~



Notarial Seal

**APPROVALS**

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 22<sup>ND</sup> day of DECEMBER, 2020.

by Kit P. Wu, For  
Wallowa County Surveyor

City of Union

Approved this 12<sup>th</sup> day of January, 2021.

Mayor of Union

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 Wilhelm, Chief Deputy Date: 1-12-2021  
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 12 day of January, 2021, at 11:58 o'clock A.M., and recorded in Plat Cabinet No. ES15-ES16 Union County records. Microfilm Number 20210128

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