

# PARTITION PLAT NUMBER 2021-0015

Situated in the Southwest quarter of the Southwest quarter of Section 16 and the Southeast quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20212502  
Plat Cabinet Number E540-6541  
**BASIS OF BEARING**

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

**SCALE: 1"=100'**

## LEGEND

- $\odot$  Found monument as noted, placed as per Union County GPS network
- $\bullet$  Found 5/8" iron pin, set by Survey Number 5-65
- $\blacksquare$  Found unrecorded iron pin, accepted by Partition Plat 1991-006
- $\blacklozenge$  Found 5/8" iron pin with 1 1/2" aluminum cap marked APA OR2849 WA41295, set by Survey Number 012-2011
- $\circ$  Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line
- - - Creek
- ( ) Record measurement as per Partition Plat 1991-006
- [ ] Record measurement as per Survey Number 05-65
- { } Record measurement as per Survey 022-1993
- - - Record measurement as per Survey Number 012-2011
- / / Record measurement as per Partition Plat 1994-21

## NOTES AND EASEMENTS

- 1 Terms and provisions of an easement, granted to George H. Clark by deed recorded in Book 97, Page 582. Pertains to S1/2SE1/4 Sec 17. Falls on Unsurveyed parcel. No width specified. Shown hereon in approximate location, placed by aerial photo.
- 2 Easement, granted to Eastern Oregon Light and Power Company by deed recorded in Book 100, Page 265, deed records of Union County, for a right of way for distribution line. No width given. Falls on Unsurveyed parcel. Shown hereon as per legal description.
- 3 Easement, granted to Idaho Power Company by deed recorded in Book 135, Page 358, deed records of Union County, Oregon, falls along the East boundary of the SW1/4SW1/4 Section 16. No width specified.
- 4 Easement, 10 ft. in width, for water-way, granted to Ronald L and Peggy L. Nash, by deed recorded in Microfilm Document Number 96223, deed records of Union County, Oregon. Placed as per legal description.
- 5 Covenants, Conditions and Restrictions, recorded as Microfilm Document No. 20193633.
- 6 Subject to the rights of the public in 12th Street and Bushnell Lane
- 7 Rights of the public in and to that portion lying below the high water mark of creeks as they cross this land

## CURVE TABLE

- |   |   |
|---|---|
| 1 | $\Delta=89^{\circ}52'05''$<br>$R=20.00'$<br>$L=31.37'$<br>$L.C.=28.25'$<br>$S44^{\circ}38'24''E$  |
| 2 | $\Delta=90^{\circ}07'55''$<br>$R=20.00'$<br>$L=31.46'$<br>$L.C.=28.32'$<br>$S45^{\circ}21'36''W$  |
| 3 | $\Delta=10^{\circ}30'00''$<br>$R=370.00'$<br>$L=67.81'$<br>$L.C.=67.71'$<br>$N85^{\circ}10'33''E$ |
| 4 | $\Delta=10^{\circ}30'00''$<br>$R=430.00'$<br>$L=78.80'$<br>$L.C.=78.69'$<br>$S85^{\circ}10'33''W$ |

## NARRATIVE

This partition was done at the request of John Selman on behalf of Quiet Life LLC, owner of the land within. I recover monuments as shown. The right of way along 12th Street was monumented by Survey Number 012-2011. I find monuments very harmonious with said survey and accept them in place. The West side of the North line was monumented by Partition Plat 1991-006. I hold monuments from this partition. The legal description for MF105170 call the property line as being along the existing fence line. From the unrecorded pin held at the SE corner of Parcel 2 of Partition 1991-006, I hold the existing fence line as representing the property line. The East lines of Parcels 1 and 2 are intended to follow the thread of Taylor Creek. I find no other unusual conditions with this partition.

## UNSURVEYED PARCEL 3

168± ACRES

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 5-65  
Survey Number 14-77  
Survey Number 15-2002  
Survey Number 026-2009  
Survey Number 015-2010  
Survey Number 012-2011  
Partition Plat 1991-006  
Partition Plat 1994-021  
Partition Plat 1997-26  
Partition Plat 2000-003  
Partition Plat 2002-011

### DEED REFERENCES

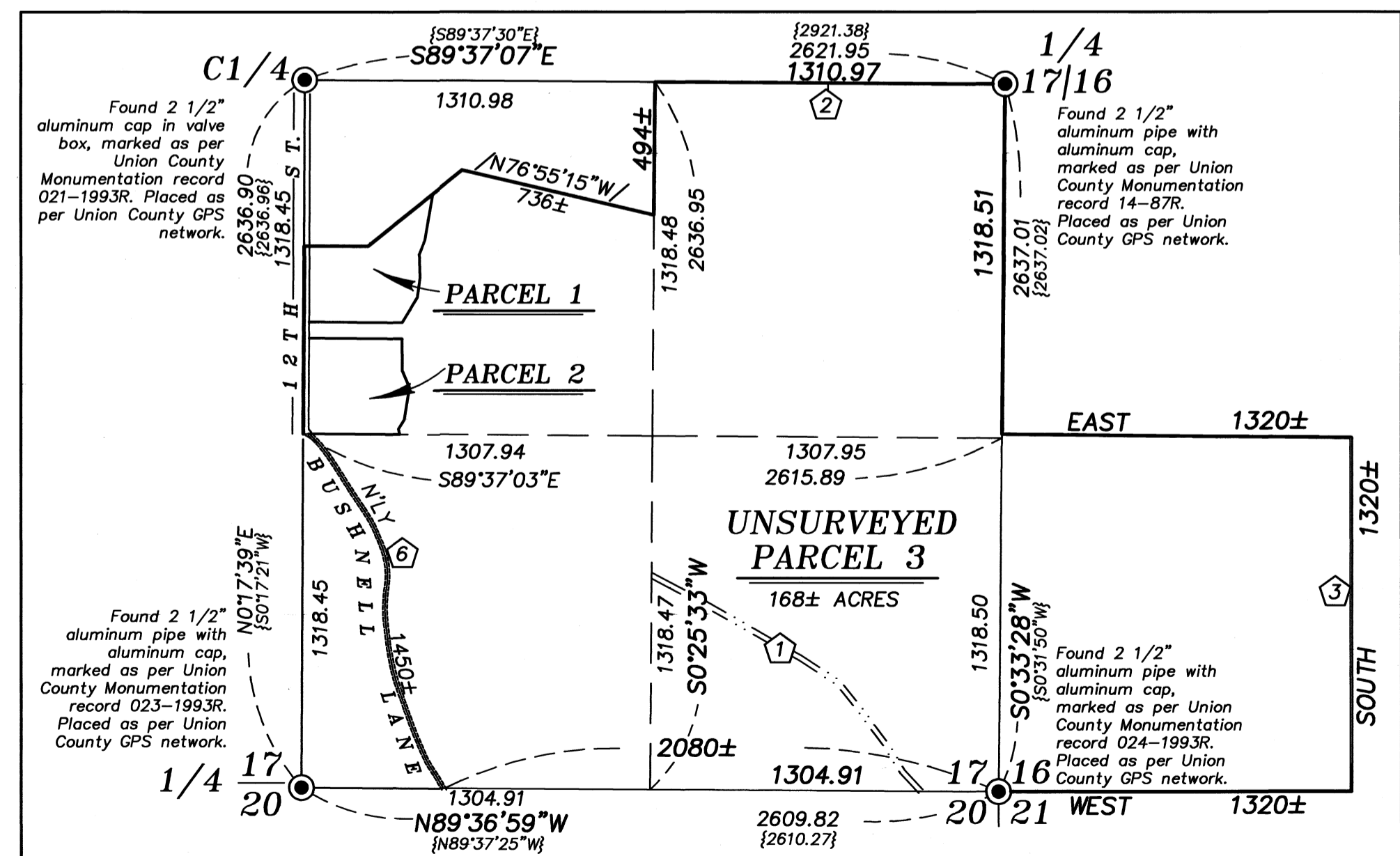
Book 97, Page 582  
Book 100, Page 265  
Book 135, Page 358  
Microfilm Document Number 96223  
Microfilm Document Number 105170  
Microfilm Document Number 20141366  
Microfilm Document Number 20141367  
Microfilm Document Number 20193633  
Microfilm Document Number 20203466

Preliminary Title Report No. 20-33005,  
dated August 6, 2020, prepared by  
Eastern Oregon Title Inc.

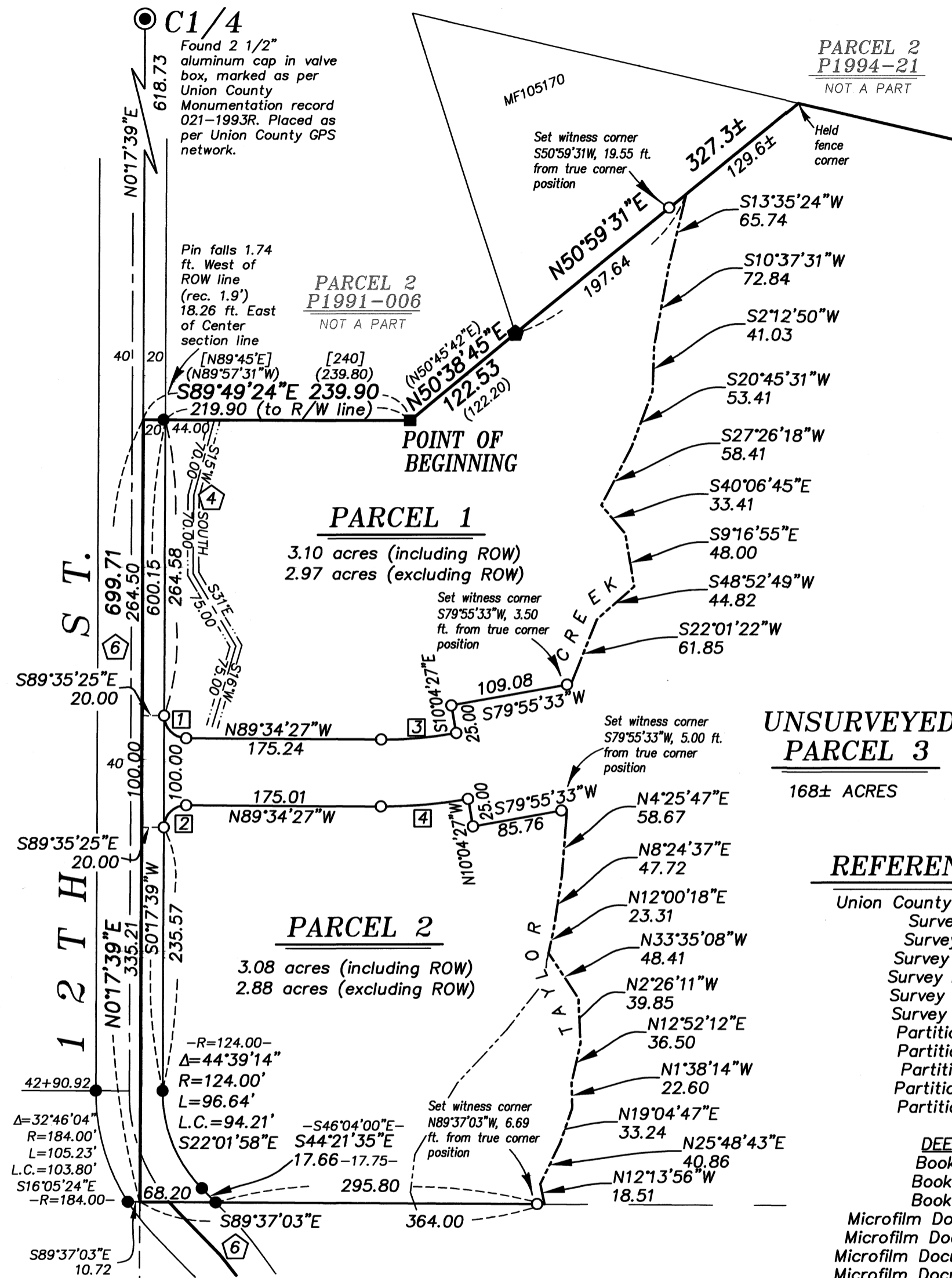
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JEFFREY S. HSU  
83571

Renewal Date: June 30, 2023



**OVERALL SCALE: 1"=500'**



## 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. 2021-0015 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E540-6541 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

PARTITION PLAT NUMBER 2021-0015

Microfilm No. 20212502
Plat Cabinet No. E540-E541

Situated in the Southwest quarter of the Southwest quarter of Section 16 and the Southeast quarter of Section 17, Township 3 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 Parcels 1 and 2 and platted the parcels of this partition, being situated in the Southwest quarter of the Southwest quarter of Section 16 and the Southeast quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows; IN TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN: SECTION 16: The Southwest quarter of the Southwest quarter, SECTION 17: That portion of the Southeast quarter, more particularly described as follows: Beginning at the East corner on the South line of Parcel 2 of Partition Plat 1991-006, filed as Microfilm Number 137014 and stored in Slide 285, Plat Cabinet 'A', plat records of Union County, Oregon, Thence: North 50°38'45" East, along the Southeasterly line of said Parcel 2, a distance of 122.53 feet, Thence: North 50°59'31" East, along the Southeast line of that tract conveyed to David Wesley Clemens and Sheri Clemens by deed recorded as Microfilm Document No. 105170, a distance of 327.3 ft, more or less, to the South line of Parcel 2 of Partition Plat No. 1994-21, filed as Microfilm Number 156152 and stored in Slide 373, Plat Cabinet 'B', plat records of Union County, Oregon, Thence: South 76°55'15" East, along said South line, a distance of 736, more or less, to the East line of the West half of the Southeast quarter of said Section 17, Thence: North 0°25'33" East, along said East line, a distance of 494 feet, more or less, to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 17, Thence: South 89°37'07" East, along the North line of the Northeast quarter of the Southeast quarter, a distance of 1310.97 feet, to the Northeast corner of said Northeast quarter of the Southeast quarter of said Section 17, Thence: South 0°33'28" West, along the East line of said Southeast quarter, a distance of 2637.01 feet, to the Southeast corner of said Section 17, Thence: North 89°36'59" West, along the South line of said Southeast quarter, a distance of 2080 feet, more or less, to the East right of way line of Bushnell Lane, Thence: Northerly, along said East right of way line, a distance of 1450 feet, more or less, to the intersection of said East right of way line with the South line of the Northwest quarter of the Southeast quarter of said Section 17, Thence: North 89°37'03" West, a distance of 68.20 feet, to the West line of the Northwest quarter of the Southeast quarter of said Section 17, Thence: North 0°17'39" East, along said West line, a distance of 699.71 feet, to the intersection of said West line and the Westerly extension of the South line of Parcel 2 of Partition Plat 1991-006, Thence: South 89°49'24" East, along said South line of said Parcel 2, a distance of 239.90 feet,

Containing 174 acres, more or less

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the parcels 1 and 2 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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that QUIET LIFE ACRES LLC, an Oregon Limited Liability Corporation, is the owner 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 as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, QUIET LIFE ACRES LLC, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by BRIAN L. KRUSE.

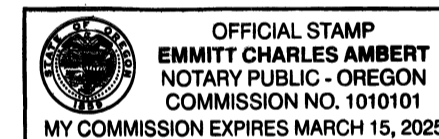
Brian L. Kruse
BRIAN L. KRUSE
QUIET LIFE ACRES LLC

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of June, 2021, before me a Notary Public in and for said State and County, personally appeared BRIAN L. KRUSE 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.

Emmitt Charles Ambert
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 28th day of JUNE, 2021.

by Wallowa County Surveyor Kit Powell, For
Richard A. Shaver

Union County Planning

Approved this 30th day of JUNE, 2021.

Scott Hartell
Scott Hartell
Union County Planner

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.

Cody Vavra, Union County Assessor/Tax Collector
Date: 6/30/21

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 30th day of June, 2021, at 11:07 o'clock A.M., and recorded in Plat Cabinet No. E540-E541 Union County records. Microfilm Number

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

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Jeffrey S. Hsu, OPLS 83571