

# PARTITION PLAT NUMBER 2021-0018

Situated in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38  
East of the Willamette Meridian, City of La Grande, Union County, Oregon

## 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"=50'

## LEGEND

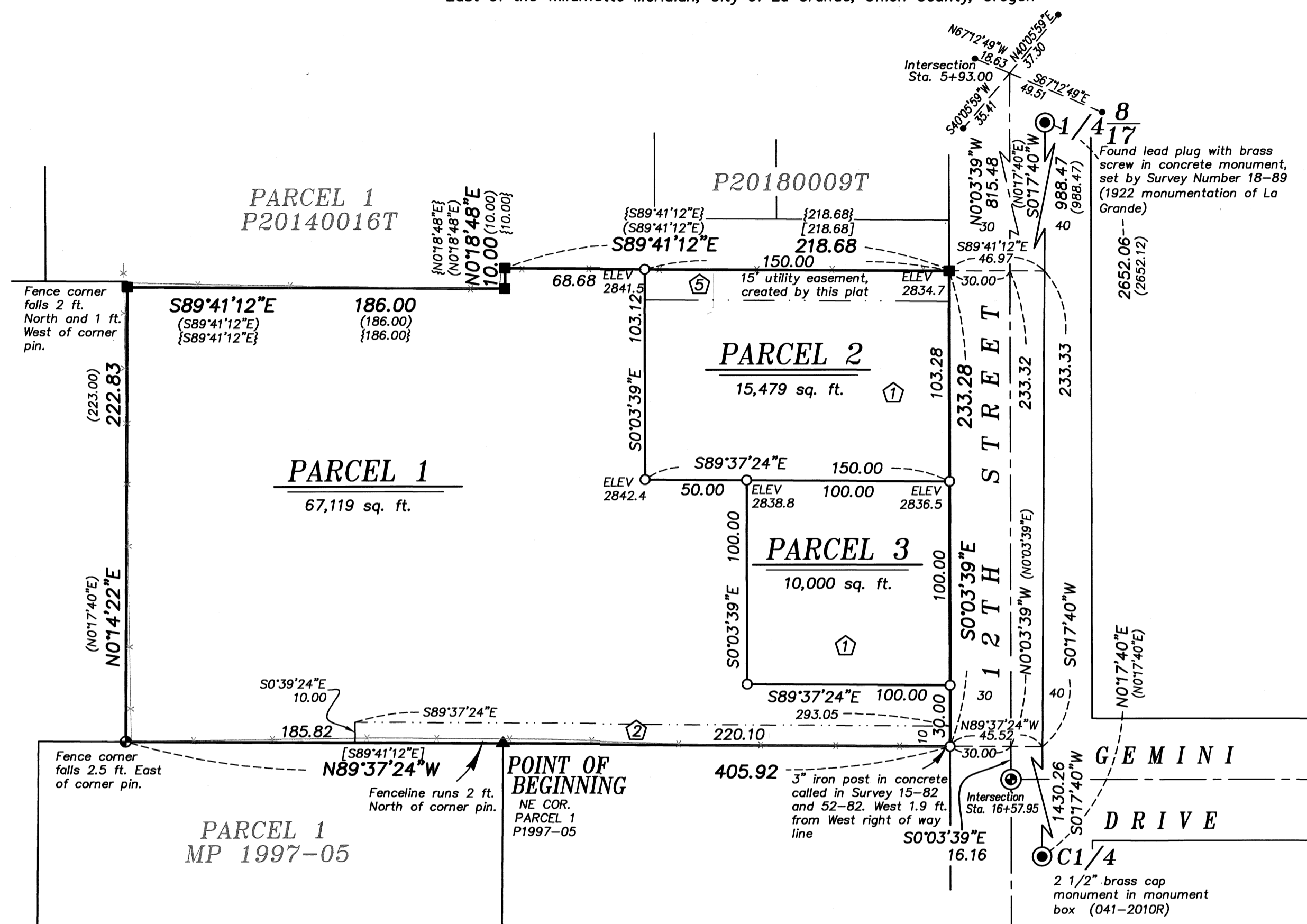
- Found monument as described, marked as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2014
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 006-2009
- ⊙ Found 2 1/2" Aluminum cap in water valve box set by Survey Number 029-2010
- Found brass screw with washer marked OPLS 2219, set by Survey Number 029-2010
- ▲ Found 3/4" iron pipe accepted as corner by Partition Plat 1997-05
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Partition Plat 20140016T
- { } Record measurement as per Survey Number 020-2014
- [ ] Record measurement as per Partition Plat 1997-05
- Existing Fenceline
- - - Centerline
- · - · - Easement Line

## REFERENCE MATERIAL

Union County Monumentation Records  
Partition Plat 1997-05  
Partition Plat 20140016T  
Survey Number 52-82  
Survey Number 18-89  
Survey Number 046-1995  
Survey Number 021-2006  
Survey Number 006-2009  
Survey Number 026-2009  
Survey Number 029-2010  
Survey Number 012-2011  
Survey Number 020-2014

## DEED REFERENCES

Book 153, Page 643  
Microfilm Document Number 29542  
Microfilm Document Number 990763  
Microfilm Document Number 20131336  
Microfilm Document Number 20181181



## NOTES AND EASEMENTS

- ① Building height restriction, created by this plat, on Parcels 2 and 3. No building constructed on Parcels 2 and 3 of this partition shall exceed 2859.1 ft. elevation (NGVD-29).
- ② 10 ft. right of way easement granted to California Pacific Utilities Company by Microfilm Document Number 29542. Shown as constructed on the ground.
- ③ Notice regarding erection and maintenance of building in areas subject to inundation or physical hazards of a geological nature recorded as Microfilm Document Number 990763 and 20131336
- ④ Terms and provisions of an apparent appurtenant easement, granted by Book 153, Page 643, for use of a spring lying approximately 750 feet West and 70 feet North of the Southwest corner of this property, for a right of way for the maintenance of a pipeline connecting the spring and house. Not shown.
- ⑤ 15' utility easement, over the North 15 feet of Parcel 2 of this partition for benefit of Parcel 1, created by this plat

## NARRATIVE

This partition was done at the request of Art Steffen, owner of the land within. Mr. Steffen wanted to divide the property as shown hereon. The North line of this property was resolved and monumented by Partition Plat 20160016T. I find monuments in place and harmonious with record. The South line was placed by Partition Plat 1997-05, which accepted unrecorded monuments along said South line. The West line was monumented in Survey 006-2009 and the 12th Street right of way was placed by retracement of Survey Number 029-2010. I accept these monuments in place. Dividing lines were placed at the direction of Mr. Steffen. Fencelines are off as shown. I find no unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: June 30, 2023.

PARTITION PLAT NUMBER 2021-0018

Microfilm Number 20213293  
Plat Cabinet Number E547 + E548

Situated in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, 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, being situated in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, the exterior being more particularly described as follows;

Beginning at the Northeast corner of Parcel 1 of Partition Plat 1997-05, filed as Microfilm Document Number 971275 and stored in Slide 453, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: North 89°37'24" West, along the North line of said Parcel 1, a distance of 185.82 feet,

Thence: North 0°14'22" East, a distance of 222.83 feet, to an angle point in the South line of Parcel 1 of Partition Plat 20140016T, filed as Microfilm Number 20142804T and stored in Slides 271 and 272, Plat Cabinet 'D', plat records of Union County, Oregon,

Thence: South 89°41'12" East, along said South line of Parcel 1, a distance of 186.00 feet, to an angle point in said South line,

Thence: North 0°18'48" East, along said South line, a distance of 10.00 feet, to an angle point in said South line,


Thence: South 89°41'12" East, along said South line, a distance of 218.68 feet, to the West right of way line of 12th Street,

Thence: South 0°03'39" East, along said West right of way line, a distance of 233.28 feet,

Thence: North 89°37'24" West, a distance of 220.10 feet, to the Point of Beginning.

Containing 2.13 acres


I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners 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  
2006 Adams Ave.  
La Grande OR 97850



DECLARATION


Know all People by these presents that ARTHUR W. STEFFEN and BARBARA J. STEFFEN, are the owners of the land within this partition, 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 plat, and do hereby create th 15 ft. wide utility easement over the North 15 feet of Parcel 2, for benefit of Parcel 1 and the building restriction on Parcels 2 and 3 as described on the annexed plat in accordance with the provisions of ORS Chapter 92.

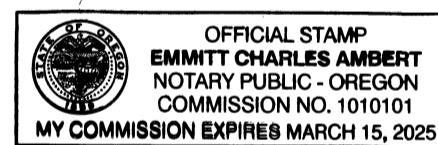
  
ARTHUR W. STEFFEN  
  
BARBARA J. STEFFEN

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 24th day of August, 2021 before me a Notary Public in and for said State and County, personally appeared ARTHUR W. STEFFEN and BARBARA J. STEFFEN 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.

  
Emmitt Charles Ambert  
Notary Public for  
the State of Oregon




Notarial seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 19th day of AUGUST, 2021.

by   
Richard A. Shaver  
Wallowa County Surveyor

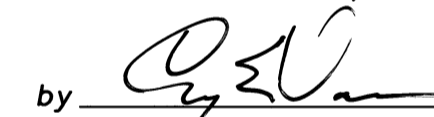
City of La Grande

Approved this 24th day of August, 2021.

  
Michael J. Boquist  
La Grande Community Development Director

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 2021-2022 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   
Cody Vavra, Union County Assessor/Tax Collector  
Date: 8/25/21

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 25 day of August, 2021, at 9:01 o'clock A.M., and recorded in Plat Cabinet No. E547-E548 Union County records. Microfilm Number 20213293

Union County Clerk by  Helen Tucker, Deputy Clerk