

PARTITION PLAT NUMBER 2021-0020

Situated in the Northeast quarter of Section 36, Township 3 North, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20213857
Plat Cabinet Number E551-E552

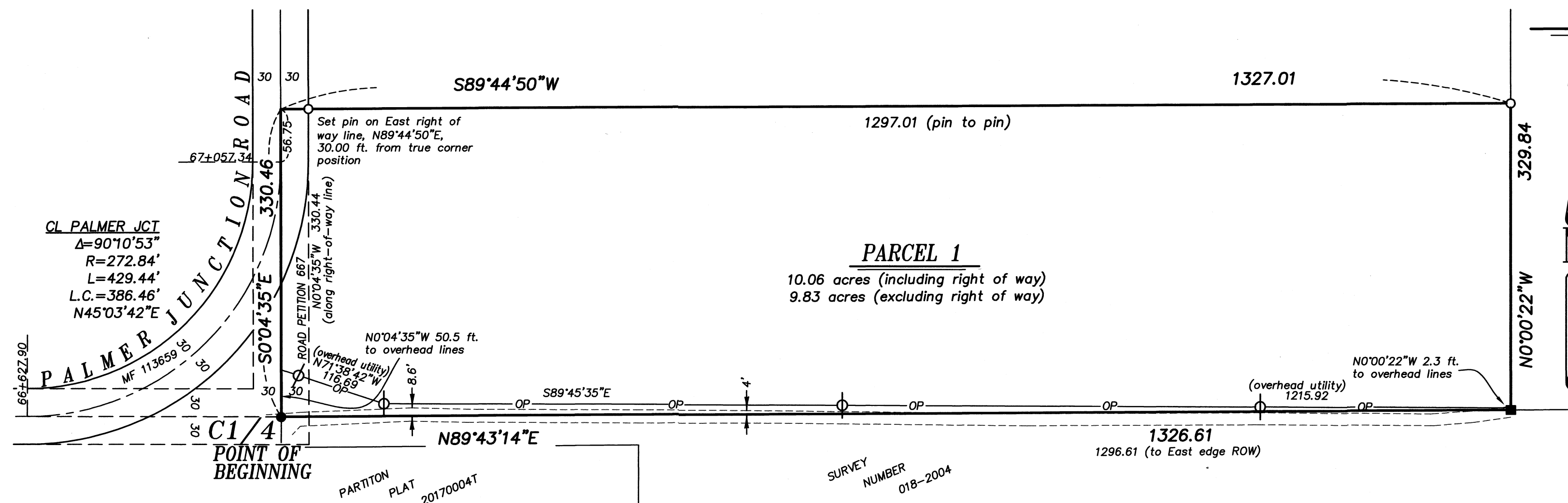
BASIS OF BEARING

The West line of the Southwest quarter of Section 25, Township 3 North, Range 39 East of the Willamette Meridian being South 0°32'41" East, as per Union County Survey Number 026-2008

SCALE: 1"=100'

LEGEND

- Found monument as described, marked as per Union County Monumentation Records
- Found 5/8" iron pin with yellow plastic cap marked AP&A, set by Survey Number 14-85
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 018-2004
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- — — Centerline
- OP — Overhead Utility
- ⊕ Utility Pole
- () Record measurement as per Survey Number 025-2018
- { } Record measurement as per Survey Number 018-2004
- [] Record measurement as per Partition Plat 20180014T
- - - Record measurement as per Survey Number 002-2018
- ⋯ Gravel Driveway



REFERENCE MATERIAL

- Union County Monumentation Records
 - Survey Number 49-71
 - Survey Number 77-71
 - Survey Number 14-85
 - Survey Number 018-2004
 - Survey Number 019-2004
 - Survey Number 002-2018
 - Survey Number 025-2018
 - Partition Plat 20180014T
 - Road Petition #667

- DEED REFERENCES**
- Microfilm Document Number 113659
 - Microfilm Document Number 20044429
 - Microfilm Document Number 20031155
 - Microfilm Document Number 20141190
 - Microfilm Document Number 20182978

Partition Plat Report 21-34092, dated May 10, 2021, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

Subject to the rights of the public in Palmer Junction Road.

NARRATIVE

This partition was done at the request of Trisha Sutton-Hegelin, owner of the land within. The purpose of this partition is to legalize this parcel as per ORS 92.176. I recover monuments as shown. Section break is as per BLM Manual of Instructions 2009. Pins set by Survey Number 018-2008 are harmonious with my section break. There was a realignment of Palmer Junction Road in the 1980's, and Union County acquired the sweeping curve at West side of this property from the property owner to the West. I find no vacation of the previous alignment of Palmer Junction Road, established in Road Petition 667, which cornered at the Center 1/4 corner. Nor should this be vacated as several ownerships in the area still require this for access. There is an encroachment of a driveway on the South line, and overhead utilities which I can find no easement for. I find no other unusual conditions with this partition.

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. 2021-0020 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E551-E552 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

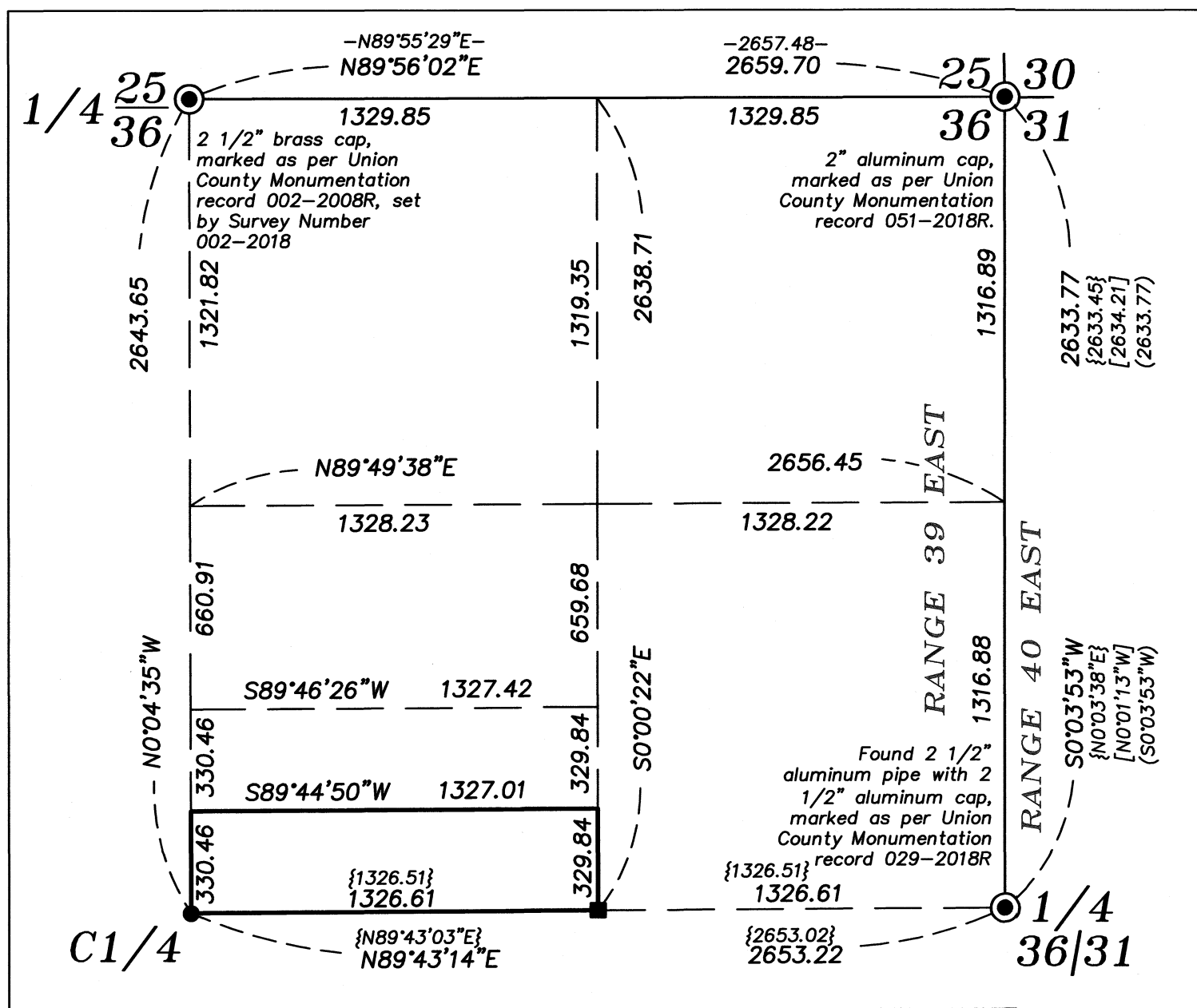
Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2023.



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SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the South half of the South half of the Southwest quarter of the Northeast quarter of Section 36, Township 3 North, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the center quarter corner of said Section 36,

Thence: North 89°43'14" East along the South line of the South half of the South half of the Southwest quarter of the Northeast quarter of said Section 36, a distance of 1326.61 feet, to the Southeast corner thereof,

Thence: North 0°00'22" West, along the West line of said South half of the South half of the Southwest quarter of the Northeast quarter, a distance of 329.84 feet, to the Northeast corner thereof,

Thence: South 89°44'50" West, along the North line of said South half of the South half of the Southwest quarter of the Northeast quarter, a distance of 1327.01 feet, to the Northwest corner thereof,

Thence: South 0°04'35" East, along the West line of said South half of the South half of the Southwest quarter of the Northeast quarter, a distance of 330.46 feet to the Point of Beginning.

Subject to the rights of the public in Palmer Junction Road.

Containing 10.06 acres (including right-of-way), 9.83 acres (excluding right-of-way)

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

[Signature]
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all People by these presents that TRISHA SUTTON is the owner of the land within this Partition, 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 O.R.S. Chapter 92.

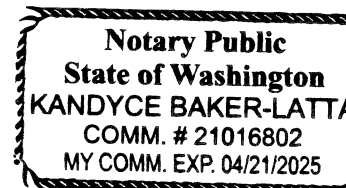
[Signature]
TRISHA SUTTON

ACKNOWLEDGMENT

State of Washington SS
County of Skagit

Know all people by these presents, on this 20 day of Sept., 2021, before me a Notary Public in and for said State and County, personally appeared TRISHA SUTTON, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

[Signature]
Notary Public for
the State of Washington



Notarial seal

APPROVALS

Union County Surveyor

Approved this 2ND day of SEPTEMBER, 2021.

By Wallowa County Surveyor *[Signature]*
Richard Shaver
Wallowa County Surveyor

Union County Planning Commission

Approved this 27 day of September, 2021.

[Signature]
Scott Hartell
Union County Planning 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 *[Signature]* Date: 9/27/21
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 this 5th day of October, 2021, at 2:03 o'clock P.M., and recorded in Plat Cabinet No. E551-E552 Union County records. Microfilm Number 20213857

Robin A. Church
Union County Clerk by *[Signature]* Deputy Clerk

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[Signature]
Jeffrey S. Hsu, OPLS 83571