

PARTITION PLAT NUMBER 2023-0998 0003

Situated in the Northeast quarter of Section 12, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 2023-0003-0998
Plat Cabinet Number E592

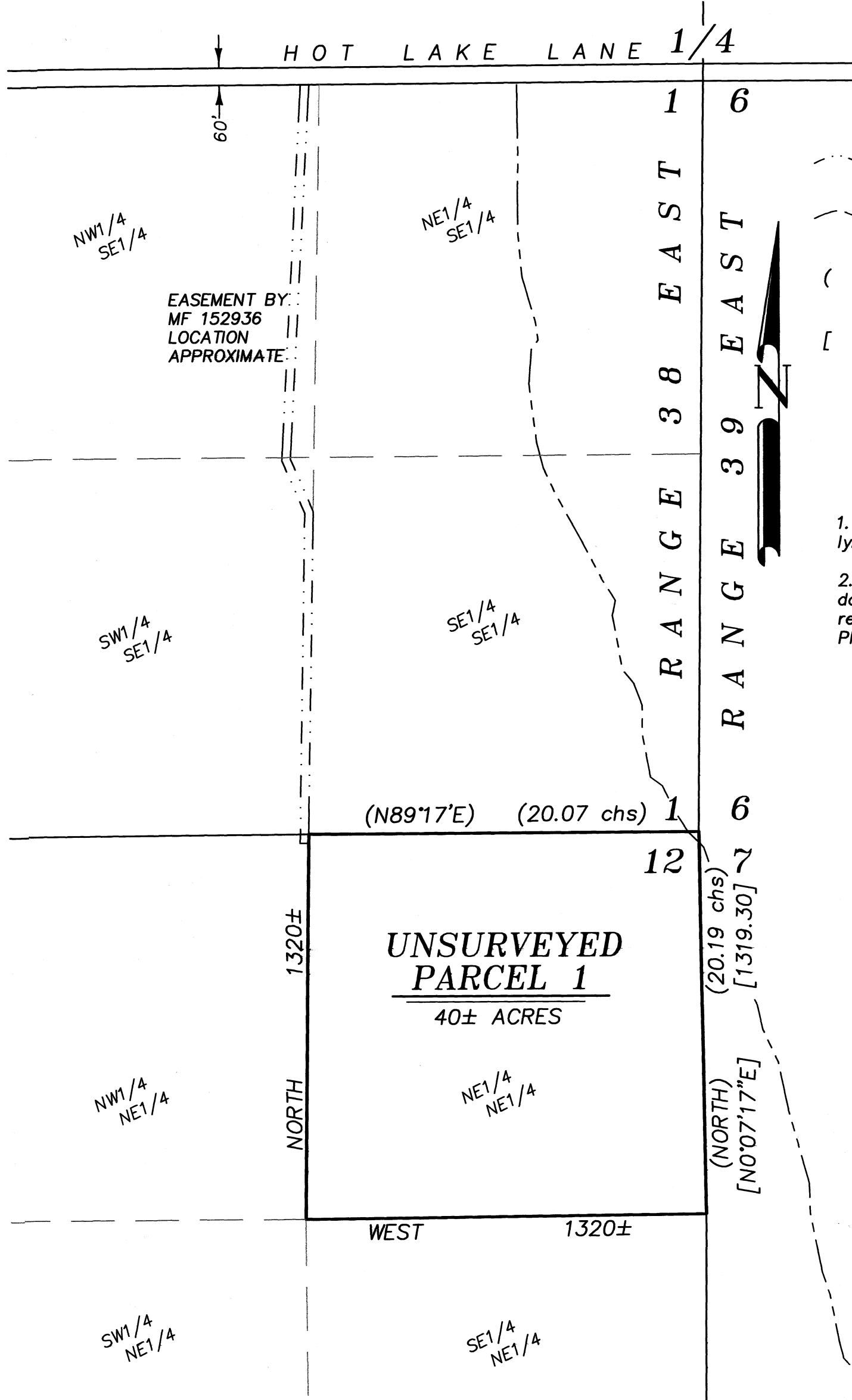
SCALE: 1"=400'

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcel in this partition, being the Northeast quarter of the Northeast quarter Section 12, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Containing 40 acres, more or less.

I further certify that I made this plat by order of and under the direction of the owners thereof and parcel is platted in accordance with O.R.S. 92.050.



LEGEND

- - - Easement Line
- - - Creek
- () Record measurement as per Old Book Survey Page 28
- [] Record measurement as per Survey 76-81

REFERENCE MATERIAL

- Old Book Survey Page 28 Survey 76-81
- DEED REFERENCES**
- Book 149, Page 356
- Microfilm Document Number 59305
- Microfilm Document Number 74263
- Microfilm Document Number 74749
- Microfilm Document Number 152936
- Microfilm Document Number 20212160
- Lot Book Report 22-36296, dated July 27, 2022, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

1. Subject to the rights of the public and of governmental bodies in and to that portion lying below the high-water mark of an unnamed creek.
2. Terms and provisions of an apparent appurtenant easement, granted to Mark Corbett, dated March 22, 1994, recorded March 31, 1994, as Microfilm Document No. 152936, deed records of Union County, Oregon, for ingress and egress from this land, 25 ft. in width. Placed hereon in an approximate position, as per aerial photograph.

DECLARATION

Know all people by these presents that PEGGY D. CORBET 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 platted, all in accordance with the provisions of O.R.S. Chapter 92.

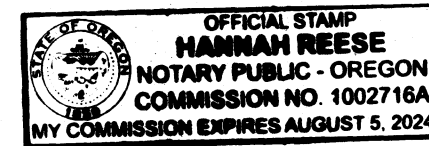
Peggy D. Corbet
PEGGY D. CORBET

ACKNOWLEDGMENTS

State of Oregon SS
County of Deschutes

Know all people by these presents, on this 16 day of May, 2023 before me a Notary Public in and for said State and County, personally appeared PEGGY D. CORBET, 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.

Hannah Reese
Notary Public for
the State of Oregon



Notarial seal

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. 2023-0998 0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E592 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
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850

RENEWAL DATE: JUNE 30, 2023

APPROVALS

Union County Surveyor

Approved this 8th day of MAY, 2023.

By Deputy Willowa County Surveyor *Kristina Powell*
Kristina Powell

Union County Planning Department

Approved this 22nd day of May, 2023.

for *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 2022-2023 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* Date: 5/22/23
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 subdivision plat was received for record on the 22nd day of MAY, 2023, at 11:36 o'clock A.M., and recorded in Plat Cabinet No. E592 Union County records. Microfilm Number 2023-0003-0998
Lisa Feik
Robin A. Church
Union County Clerk by *Lisa Feik*, DEPUTY CLERK

NARRATIVE

This partition was done at the request of Peggy Corbet, owner of the land within. Ms. Corbet wanted to do a partition to legalize the parcel as per ORS 92.176. This partition is UNSURVEYED. No attempt was made to locate property boundaries on the ground. I find no unusual conditions with this partition.