

PARTITION PLAT NUMBER 2023-0008

A partition of Parcel 3 of Partition Plat 20160024T
Sited in the Southeast quarter of the Southeast quarter of Section 10,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 100'

LEGEND

- ⊙ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records
- ⊙ Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records, set by Survey Number 024-2001
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 029-1992
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20160024T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x — Existing fence line
- — — Centerline
- — — Creek
- - - Easement Line
- () Record measurement as per Partition Plat Number 20160024T

NOTES AND EASEMENTS

Rights of the public in and to that portion of this land lying below the high water mark of Murphy Creek.

Project Use Agreement and Declaration of Restrictive Covenants and Equitable Servitude, between Max Lane and the State of Oregon, acting by and through its Housing and Community Services Department, recorded in Microfilm Document Numbers 20010511, 20010512 and 20010513, deed records of Union County

20 foot wide easement for ingress and egress over Parcel 2 for benefit of Parcel 1, as shown hereon, created by this plat

Easement for ingress and egress, over Parcel 1 for benefit of Parcel 2, as shown hereon, created by this plat

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 024-2001
Survey Number 028-2022
Partition Plat Number 200110012T
Partition Plat Number 20030013T
Partition Plat Number 20160024T

DEED REFERENCES

Microfilm Document Number 20221188
Microfilm Document Number 20221189
Microfilm Document Number 20010511
Microfilm Document Number 20010512
Microfilm Document Number 20010513

Lot Book Report 23-37245, dated September 4, 2023, prepared by Eastern Oregon Title, Inc.

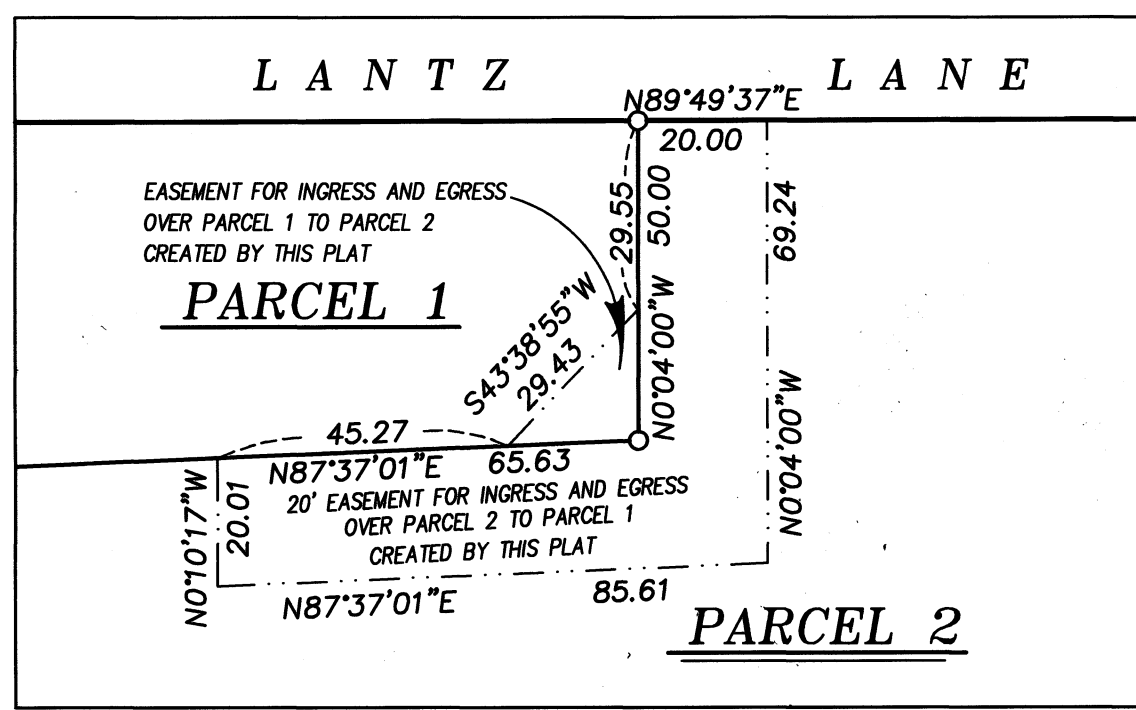
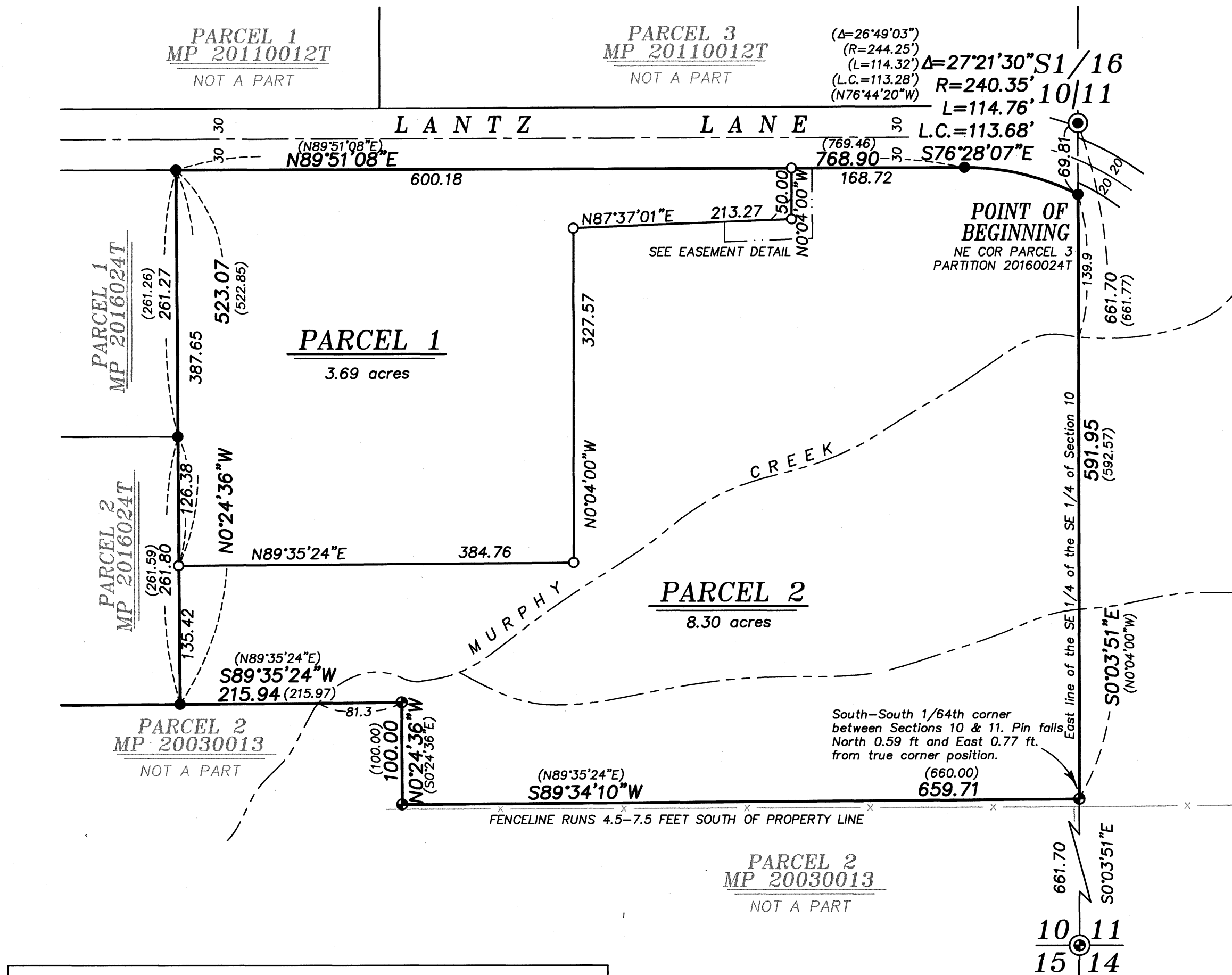
NARRATIVE

This partition was done at the request of Sena Dinh, on behalf of the Dinh & Sjostrom Revocable Living Trust. Ms. Dinh wanted to divide the property as shown. I recover monuments as shown and find them relatively harmonious with Partition Plat 20160024T. The major exception being the Southeast corner being out as shown, as discussed in Survey Number 028-2022. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025



DETAIL SCALE: 1" = 30'

PARTITION PLAT NUMBER 2023-0008

A partition of Parcel 3 of Partition Plat 20160024T Situated in the Southeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 40 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 and platted the land within this partition, being a partition of Parcel 3 of Partition Plat 20160024T, situated in the Southeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at a point on the East line of said Section 10, said point being the Northeast corner of Parcel 3 of Partition Plat Number 20160024T of the plat records of Union County,

Thence; South 0°03'51" East, along the East line of said Section 10, a distance of 591.95 feet, to the Southeast corner of Parcel 3 of said Partition Plat Number 20160024T, also being the Northeast corner of Parcel 2 of Partition Plat Number 20030013T,

Thence; South 89°34'10" West, along the South line of Parcel 3 of said Partition Plat Number 20160024T, also being the North line of Parcel 2 of Partition Plat Number 20030013T, a distance of 659.71 feet, to an angle point in said line.

Thence; North 0°24'36" West, along said common line, a distance of 100.00 feet, to an angle point in said line,

Thence; South 89°35'24" West, along said common line, a distance of 215.94 feet, to the Southwest corner of Parcel 3 of said Partition Plat Number 20160024T,

Thence; North 0°24'36" West, along the West line of Parcel 3 of said Partition Plat Number 20160024T, a distance of 523.07 feet, to the South right-of-way line of Lantz Lane,

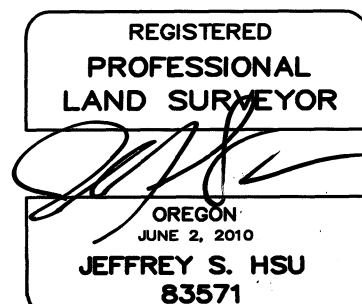
Thence; North 89°51'08" East, along the South right-of-way line of Lantz Lane, a distance of 768.90 feet, to the point of curvature of a 240.35 feet radius curve to the right,

Thence; Southeasterly, along said curve, and along said South Right of Way line, a distance of 114.76 feet, (the long chord which bears South 76°28'07" East, a distance of 113.68 feet) to the Point of Beginning of this description,

Said tract containing 11.99 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 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 Avenue La Grande, OR 97850



Renewal Date: June 30, 2025

DECLARATION

Know all people by these presents that SENA LANE DINH and DIANA RENEE SJOSTROM, trustees of the SENA LANE DINH AND RENEE SJOSTROM REVOCABLE LIVING TRUST, are the owners 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 partitioned into the parcels shown on the annexed map, and do hereby create the easement for ingress and egress over Parcel 2 for benefit of Parcel 1 and the easement for ingress and egress for benefit of Parcel 2 over Parcel 1, in accordance with the provisions of O.R.S. Chapter 92.

Signature of Sena Lane Dinh, Trustee of SENA LANE DINH, AND RENEE SJOSTROM REVOCABLE LIVING TRUST

Signature of Diana Renee Sjostrom, Trustee of SENA LANE DINH, AND RENEE SJOSTROM REVOCABLE LIVING TRUST

ACKNOWLEDGMENT

State of Oregon SS County of Union CLACKAMAS

Know all people by these presents, on this 23 day of SEPT., 2023, before me a Notary Public in and for said State and County, personally appeared SENA LANE DINH and DIANA RENEE SJOSTROM 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.

Signature of Notary Public Linda Gayle Senatra



Notarial seal

APPROVALS

Union County Surveyor

Approved this 14th day of SEPTEMBER, 2023.

Deputy Wallowa County Surveyor Kristina Powell

Union County Planning Commission

Approved this 9th day of October, 2023.

Signature of 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 2023-2024 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.

Signature of Cody Vavra, Union County Assessor/Tax Collector, Date: 10/5/23

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 9th day of OCTOBER, 2023, at 2:25 o'clock P.M., and recorded in Plat Cabinet No. E603 & E604 Union County records. Microfilm Number 2023-2249

Signature of Lisa Feik, Union County Clerk, Deputy Clerk