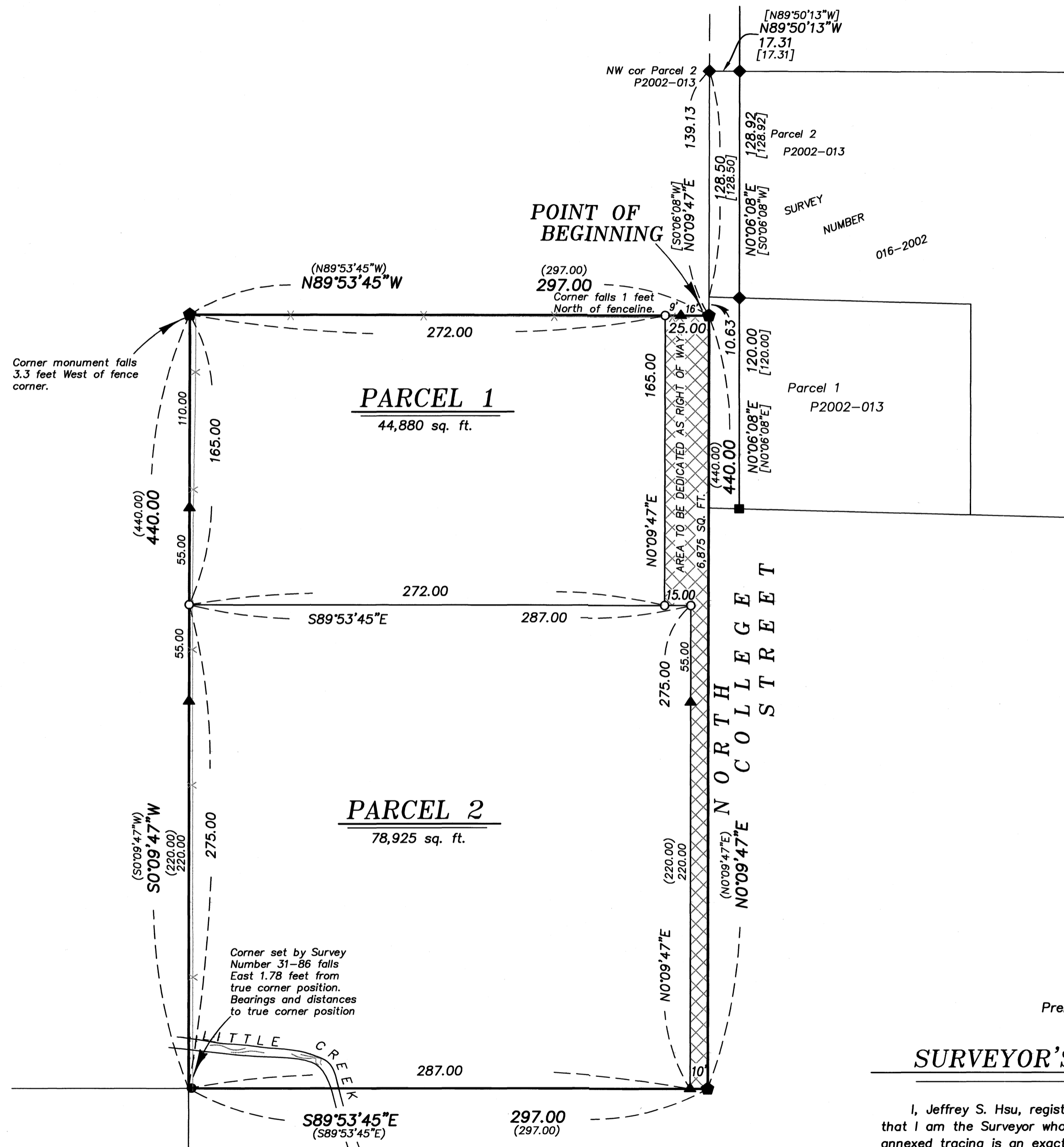


# PARTITION PLAT NUMBER 2023-0010

Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon

Microfilm Number 20232435  
Plat Cabinet Number E607 & E608



## BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 50'

## LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 31-87
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 016-2002
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 2002-013
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 004-2015
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 003-2016
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ▨ Portion of property to be dedicated by this plat
- × Existing fenceline
- ( ) Record measurement as per Survey 003-2016
- [ ] Record measurement as per Partition Plat 2002-013

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey Number 31-87  
Survey Number 007-2001  
Survey Number 016-2002  
Survey Number 020-2002  
Survey Number 004-2015  
Survey Number 003-2016  
Partition Plat Number 2002-013

### DEED REFERENCES

Misc Book 'B', Page 622  
Book 'X', Page 502  
Book 35, Page 350  
Book 35, Page 352  
Book 36, Page 576  
Book 74, Page 233  
Book 136, Page 372  
Microfilm Document Number 20092244  
Microfilm Document Number 20131510

Preliminary Title Report 23-37103, prepared by Eastern Oregon Title, Inc. dated July 3, 2023

## NARRATIVE

This partition was done at the request of Steven Johnston, owner of the land within. Mr. Johnston wanted to divide the land as shown hereon. Boundary resolution was done in Survey Number 004-2015. Survey Number 003-2016 was filed to record monument location of an unfinished partition. As discussed in said surveys, College Street has no formal dedication. The area being dedicated by this plat is to rectify this situation for the portion of College Street across this land. I find no 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. 2023-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E607 & E608 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, 2025

# PARTITION PLAT NUMBER 2023-0010

Microfilm Number 20232435  
Plat Cabinet Number E607 & E608

Situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, situate in the Northwest quarter of Section 18, Township 4 South, Range 40 East of the Willamette Meridian, City of Union, Union County, Oregon, said land being more particularly described as follows,

Beginning at a point from which the Northwest corner of Parcel 2 of Partition Plat Number 2002-013 bears North 0°09'47" East, a distance of 139.13 feet,

Thence: North 89°53'45" West, a distance of 297.00 feet,

Thence: South 0°09'47" West, a distance of 440.00 feet,


Thence: South 89°53'45" East, a distance of 297.00 feet,

Thence: North 0°09'47" East, a distance of 440.00 feet, to the Point of Beginning of this description.

Containing 130,680 sq. ft. (3.00 acres)

Subject to the rights of the public in North College Street and below high water mark of Little Creek.

I further certify that I made this plat by order of and under the direction of the owners 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



Renewal Date: June 30, 2025

## SURVEYOR'S EXACT COPY STATEMENT

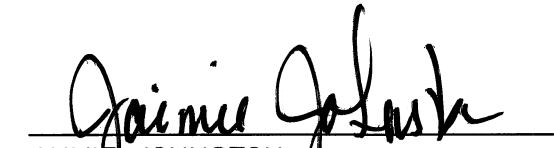
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2023-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E607 & E608 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

## DECLARATION

Know all people by these presents that STEVEN JOHNSTON and JAIMIE JOHNSTON, are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever NORTH COLLEGE STREET as shown on the annexed map, in accordance with O.R.S. Chapter 92.

  
STEVEN JOHNSTON

  
JAIMIE JOHNSTON

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 30 day of October, 2023, before me a Notary Public in and for said State and County, personally appeared STEVEN JOHNSTON and JAIMIE JOHNSTON, who are 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.

  
Margaret N. Schonbachler  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS


### Union County Surveyor

Approved this 14 day of July, 2023.

By Grant County Surveyor   
Michael C. Springer

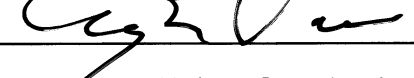
### City of Union

I hereby approve this plat and accept the road dedication this 30 day of October, 2023.

  
Susan Hawkins  
Mayor, City of Union

### 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.


by  Date: 10/20/23  
Cody Ydra, 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 30<sup>th</sup> day of October, 2023, at 5:13 o'clock P.M., and recorded in Plat Cabinet No. E607 & E608 Union County records. Microfilm Number 20232435

Lisa Feik  
Union County Clerk by , Deputy Clerk

AFTER RECORDING RETURN TO:

3GB

2006 ADAMS AVENUE

A GRANDE, OR 97850

### AFFIDAVIT OF CONSENT TO DECLARATION

ROCKET MORTGAGE, as beneficiary of Deed of Trust, recorded November 30, 2018, in Microfilm Document No. 20183677, is a lienholder on the property situated in the Northwest quarter of Section 18, Township 4 South, Range 40 East and described on attached partition plat, owned by STEVEN JOHNSTON and JAIMIE JOHNSTON, whose interest was acquired by Microfilm Document Number 20131510, deed records of Union County, Oregon, and does hereby consent to the partition and dedication of NORTH COLLEGE STREET, in accordance with the provisions of O.R.S. Chapter 92, as platted on annexed map.

Kassandra Aldrich  
Authorized Representative  
Rocket Mortgage  
Assistant Secretary of MERS

### ACKNOWLEDGMENT

State of Michigan )  
) SS  
County of Wayne )

On this 24 day of October, 2023, personally appeared Kassandra Aldrich, who being duly sworn, did say that he/she is an authorized representative of ROCKET MORTGAGE, and acknowledged said instrument voluntarily.

by Kassandra Aldrich

UNION COUNTY, OR **20232449**  
Pg=1

Total: \$95.00 11/01/2023 11:00 AM



I Certify that this Instrument was received and recorded in the records of said county.

LISA FEIK  
Union County Clerk



by: L. Fisch Deputy

Shawn M. [Signature]  
Notary Public  
State of Michigan

Wayne


STATE OF OREGON )  
 ) SS AFFIDAVIT OF CORRECTION ( Partition )  
COUNTY OF UNION )

I, Jeffrey S. Hsu, hereby certify that I am the surveyor who surveyed the property as depicted, filed and recorded Partition Plat number 20230010, filed as Microfilm Number 20232435 and stored in Plat Cabinet E in slides 607 and 608 in the Plat records of Union County, Oregon; and

The following correction to said plat is necessary and is as follows:

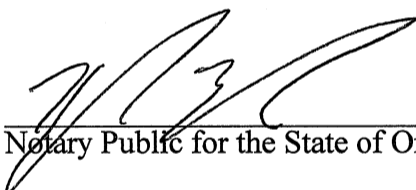
1. ( Page 2 ) Per ORS 92.075 (4), A reference should be made to that affidavit of Consent filed as Microfilm Number 20232449, in the deed records of Union County, Oregon.

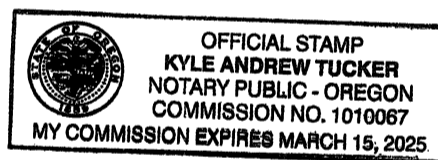
The present fee owner of the property materially affected by said Affidavit is Steven Johnston and Jamie Johnston.

  
\_\_\_\_\_  
Jeffrey S. Hsu  
Registered Professional Land Surveyor No. 83571  
2006 Adams Avenue  
LaGrande, Oregon 97850

STATE OF OREGON )  
 ) SS  
COUNTY OF UNION )

Know all these people by these presents, on this First day of November, 2023, before me a Notary Public in and for said State and County, personally appeared Jeffrey S. Hsu, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

  
\_\_\_\_\_  
Notary Public for the State of Oregon



STATE OF OREGON )  
 ) SS  
COUNTY OF UNION )

I, Jeffrey S. Hsu, Union County Surveyor, do hereby certify that said affidavit of correction for Partition Plat number 20230010 has been examined by me and that it complies with O.R.S. 92.170.

UNION COUNTY, OR      **20232450**  
Pgs=1

Total: \$95.00      11/01/2023 11:04 AM




00020450202300024500010011

I Certify that this instrument was received and recorded in the records of said county.

LISA FEIK  
Union County Clerk



by:  Deputy

  
\_\_\_\_\_  
Jeffrey S. Hsu,  
Union County Surveyor

After recording, return to:  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
La Grande, OR 97850