

PARTITION PLAT NUMBER 2024-0001

Situated in the the Southeast quarter of the Southeast quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Union County, Oregon

Microfilm Number 20240156

Plat Cabinet Number E611 & E612

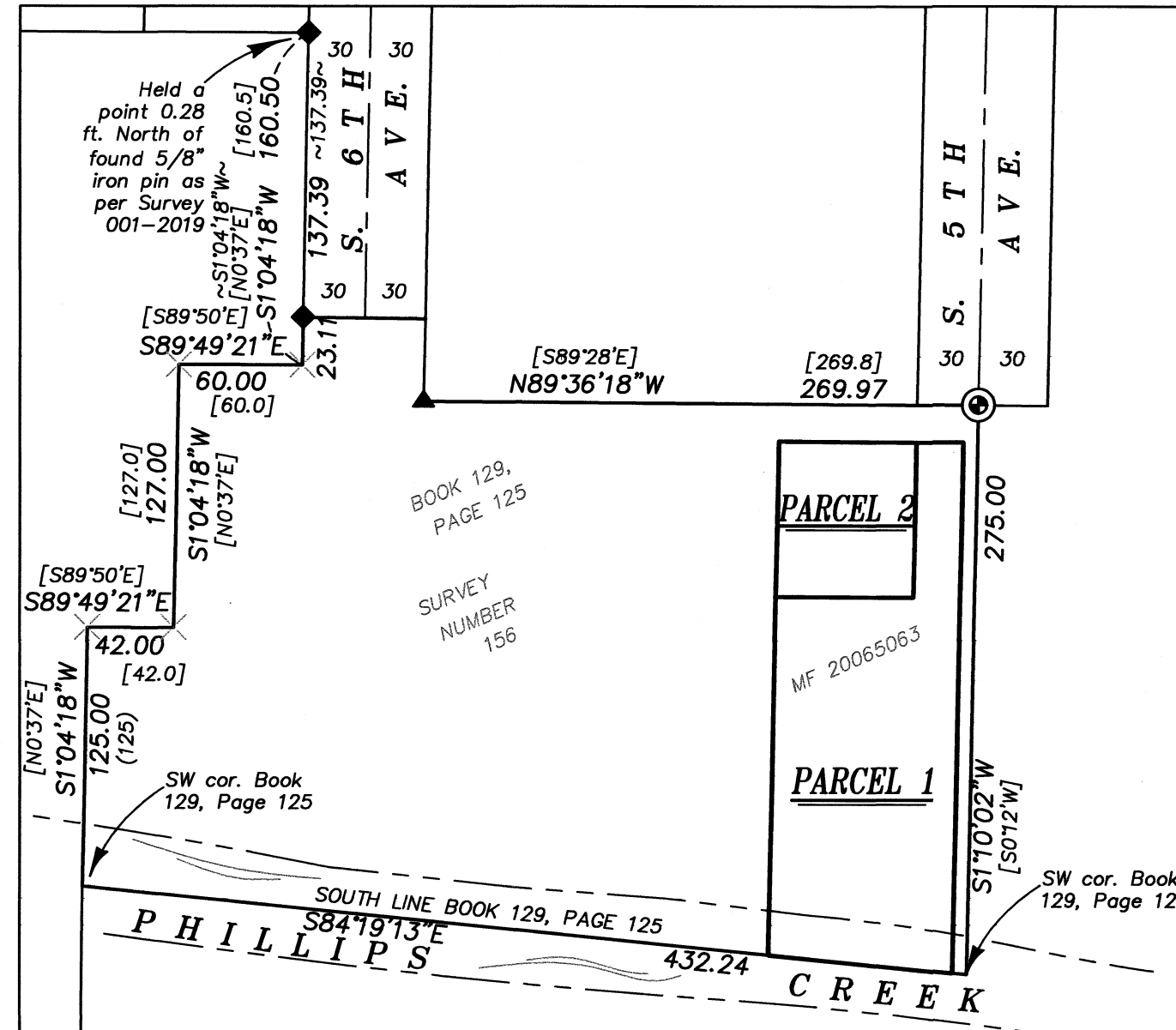
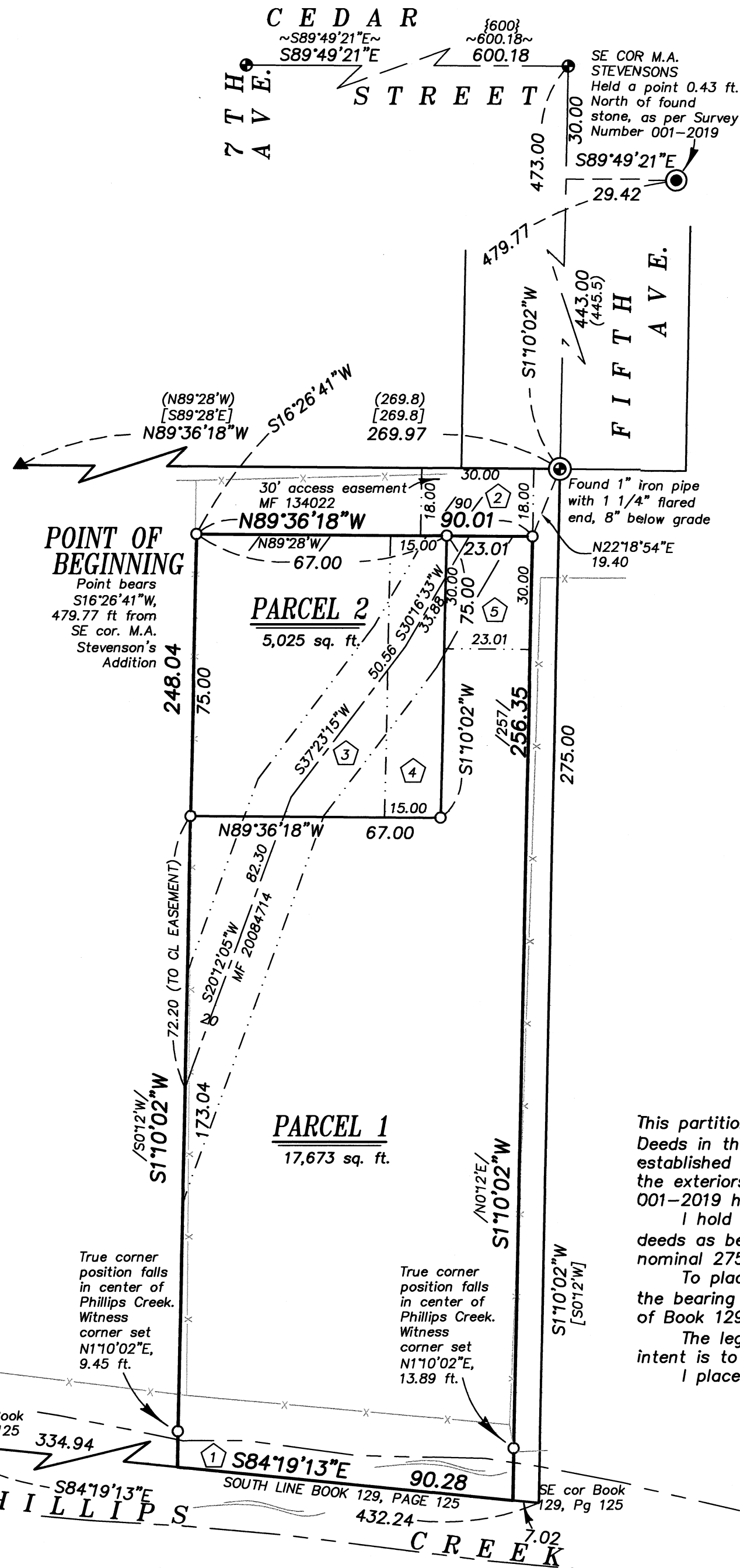
BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1"=30'

LEGEND

- Found stone in steel ring, set by plat of M.A. Stevenson's Addition
- Found 1" iron pipe, set by Survey Number 32
- Found 1/2" iron pipe with 1 1/4" flared top, set by Survey Number 156
- ▲ Found 5/8" iron pin set by Survey Number 53-76
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by Survey Number 001-2019
- ⊗ Corner searched for, not found
- Set 5/8"x30" iron pin with yellow plastic cap marked BGA SURVEY MARKER
- Centerline
- - - Edge of Creek
- * - Fenceline
- · - · - Easement Line
- () Record measurement as per Deed Book 129, page 125
- / / Record measurement as per MF 20065063
- [] Record measurement as per Survey Number 156
- { } Record measurement as per Survey Number 32
- ~ ~ Record measurement as per Survey Number 001-2019
- # Easement (See Page 2)



OVERALL SCALE: 1"=80'

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 32
 Survey Number 156
 Survey Number 28-72
 Survey Number 53-76
 Survey Number 001-2019

Partition Plat Report 23-37512,
 dated November 6, 2023, prepared
 by Eastern Oregon Title Inc.

DEED REFERENCES
 Book 122, Page 283
 Book 129, Page 125
 Book 135, Page 527
 Microfilm Number 134022
 Microfilm Number 73253
 Microfilm Number 20065063
 Microfilm Number 20084714
 Microfilm Number 20140911
 Microfilm Number 20223218

NARRATIVE

This partition was done at the request of Kim Roberts on behalf of the landowners. Ms. Roberts wanted to divide the property as shown. I recover monuments as shown. Deeds in this area are based on nominal dimensions from the SE corner of M.A. Stevenson's Addition, marked by a stone monument. The exteriors of the parent tract were established by Book 129, Page 125 and was surveyed in Survey 156. This survey has few corners remaining. There are several surveys that have done limited retracements along the exteriors of this. Survey 32, surveyed properties in the block immediately to the North and set monuments along the centerline of Cedar Street. Surveys 28-72, 56-76 and 001-2019 have placed several common corners along the exteriors of Book 129, Page 125.

I hold the monument at the centerline of Cedar St and Fifth Ave. and drive a line to the found pipe set by Survey 156. I hold this pipe as being the point called for in deeds as being West 30 feet and South 445.5 feet from the SE corner of M.A. Stevenson's Addition. To place the East line of Book 129, Page 125, I extend this line the nominal 275 feet.

To place the South line of Book 129, Page 125, I rely on monuments set by Survey 28-72. I hold record distances, as per legal description of Book 129, page 125, holding the bearing of 6th Street, as per Survey 001-2019, along North/South running lines, and the bearing of Cedar Street, along East/West running lines. This places the South line of Book 129, page 125 along the centerline of Phillips Creek.

The legal description of this tract calls from the SE corner of M.A. Stevenson's Addition. Comparing the dimensions to the parent tract (Book 129, page 125) it is clear the intent is to place the North line of this tract 18 feet South of the North line of Book 129, Page 125, and the East line 7 feet West of the East line of Book 129, page 125. I place the dividing line as per dimensions on city approval. 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. 2024-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E611 & E612 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2025.

Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2024-0001

Situated in the the Southeast quarter of the Southeast quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Union County, Oregon

Microfilm Number 20240156
Plat Cabinet Number E611 & E612

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted and surveyed the Parcels within this partition, being situated in the Southeast quarter of the Southeast quarter of Section 15, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon, more particularly described as follows:

Beginning at a point from which the SE corner of M.A. Stevenson's Addition bears North 16°26'41" East, 479.77 feet,

Thence: South 89°36'18" East, along a line parallel with and 18 ft. South of the North line of that deed conveyed to C.C. and Ann B. Ryther by deed recorded in Book 129, Page 125, a distance of 90.01 feet,

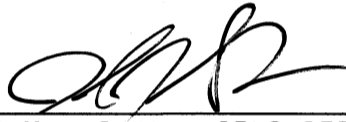
Thence: South 1°0'02" West, along a line parallel with and 7 feet West of the East line of said Ryther Tract, a distance of 256.35 feet,

Thence: North 84°19'13" West, along the South line of said Ryther Tract, a distance of 90.28 feet,

Thence: North 1°0'02" East, a distance of 248.04 feet, to the Point of Beginning.

Containing 22,698 sq. ft.


I further certify that I made this plat by order of and under the direction of the owner thereof, and that parcel corners are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all People by these presents that JAMES A. SALISBURY and MARSHA LYNN SALISBURY 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, and do hereby create the 15 foot access easement over Parcel 2 for benefit of Parcel 1, and the 23'x30' access easement over Parcel 1 for benefit of Parcel 2, as shown on the annexed map, all in accordance with O.R.S. Chapter 92.


JAMES A. SALISBURY


MARSHA LYNN SALISBURY

APPROVALS

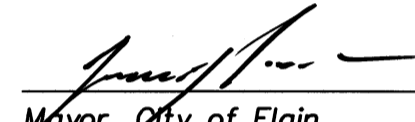
Union County Surveyor

Approved this 18th day of JANUARY, 2024.

By Deputy Wallowa County Surveyor Kristina Powell
Kristina Powell
Deputy Wallowa County Surveyor

City of Elgin


Approved this 26 day of January, 2024.


Mayor, City of Elgin

ACKNOWLEDGMENT

State of IDAHO SS
County of CANYON

Know all people by these presents, on this 22nd day of January, 2024, before me a Notary Public in and for said State and County, personally appeared JAMES A. SALISBURY and MARSHA LYNN SALISBURY, 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.


Notary Public for
the State of IDAHO



Notarial seal

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 Cody Vavra Date: 1/29/24
Cody Vavra, Union County Assessor/Tax Collector

NOTES AND EASEMENTS

- 1 Rights of the public to that portion of this land lying below the high water mark of Phillips Creek, if any
- 2 Terms and provisions of an appurtenant easement, granted to Jack E. Perkins and Kathy G. Perkins by Microfilm Document No. 73253
- 3 Waterline Easement, granted to the City of Elgin by Microfilm Document No. 20084714, place as per legal description.
- 4 15 foot wide easement, for ingress and egress, over the East 15 feet of Parcel 2, for benefit of Parcel 1, created by this plat
- 5 23'x30' easement for ingress and egress, over Parcel 1 for benefit of Parcel 2, created by this plat

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. 2024-0001 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E611 & E612 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

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 29th day of JANUARY, 2024, at 11:10 o'clock A.M., and recorded in Plat Cabinet No. E611 & E612 Union County records. Microfilm Number 20240156

Lisa Feik
Union County Clerk by Jammi Williams, Deputy Clerk