

MINOR PARTITION NO. 2003-01

Situated in the Northwest 1/4 of the Northwest 1/4 of Section 6,
Township 3 South Range 38 East of the Willamette Meridian.

Microfilm Number 20030412
Plat Cabinet Number C 683-684

BASIS OF BEARING

Forward bearing as published by the U.S.C.
and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

SCALE: 1" = 60'

DEED REFERENCES

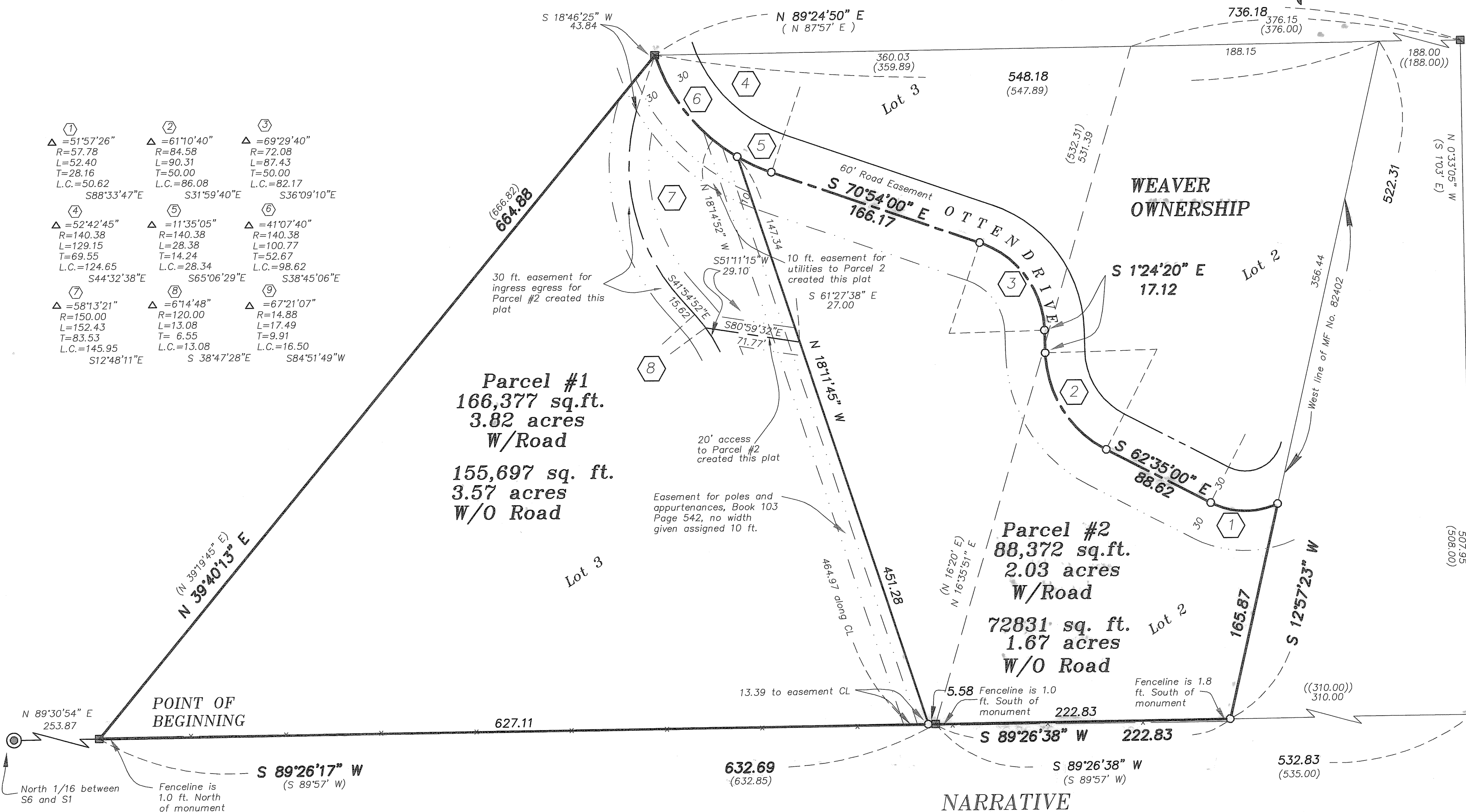
Abstract & Title Company
Survey Report #41761
Microfilm No. MF# 50277
Microfilm No. MF# 82402
Microfilm No. MF# 44983
Microfilm No. MF# 57527
Microfilm No. MF# 79825
Microfilm No. MF# 79826
Microfilm No. MF# 105141
Microfilm No. MF# 983786

REFERENCE MATERIAL

Survey No. 54-73
Minor Partition No. 1997-33

LEGEND

- Found 5/8" iron pin set by Otten Tracts (Survey No. 54-73)
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Found axle shaft Point of Beginning noted in Otten Tracts (Survey No. 54-73)
- Centerline of road
- - - Easement line
- x Fenceline
- - - Lot line of Otten Tracts
- () Record measurement of Survey No. 54-73
- (()) Record measurement of Microfilm No. MF#82402



NARRATIVE

This partition was performed at the request of Dr. Mark and Toni Sternfeld. The Sternfelds wished to partition their ownership into 2 parcels. The Sternfeld's ownership consists of a portion of Lots 2 and 3 of Otten Tracts as subdivided by Survey No. 54-73. I located pins set by said Survey No. 54-73 to locate the west and south lines. The east line I established from a combination of found monuments and deed calls. Abstract & Title Company's Survey Report Order No. 41761, calls from the Northwest corner of Lot 3 "North 88°57' East 547.89 feet to the northwest corner of land conveyed to Lyle Jensen and Patricia Jensen, husband and wife (deed Microfilm Document No. 82402)". I used the calls on MF#82402 and ran record distance of 188.00 feet from the found monuments on the East line of said MF#82402 to establish the West line of MF#82402. Doctor Sternfeld's north line is called as the centerline of Otten Drive. I used record measurements of Otten Tracts rotated to my Basis of Bearing to establish the centerline of Otten Drive. The described centerline of the easement does not coincide exactly with the constructed centerline of Otten Drive. The easement noted in Book 10 Page 542 granted to Pacific Telephone and Telegraph Co. gives no width and is described as "across the NW1/4 of the NW1/4 of Section 6.". I located an old telephone line as shown which may not be in use. Easements shown in the Notes as not appurtenant fall on the property to the North. The fences are away from the true corners as shown. I find no other problems with this partition.

NOTES

The following easements were listed in Abstract & Title Company's Survey Report No. 41761 and do not fall on the subject property
Microfilm No. MF# 57527
Microfilm No. MF# 79826

Parcel 2 will comply with Covenants and Restrictions agreement (Microfilm # 44983).

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-01 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 683-684 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991
Renewal Date: Dec. 31, 2003

MINOR PARTITION NO. 2003-01
Situating in the Northwest 1/4 of the Northwest 1/4 of Section 6,
Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20030412
Plat Cabinet Number C683-684

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of a portion of Lots 2 and 3 of Otten Tracts, LaGrande, situated in the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southwest corner of Lot 3 of Otten Tracts (Survey No. 54-73), said point being North 89°30'54" East, a distance of 253.87 feet from the North 1/16 between Sections 6 and 31;

Thence; North 39°40'13" East, a distance of 664.88 feet to the PC of a 140.38 foot radius curve to the left, along the centerline of a 60 ft. road easement for Otten Drive,

Thence; along said centerline, through said curve a distance of 129.15 feet, (long chord bears South 44°32'38" East, a distance of 124.65 feet),

Thence; South 70°54'00" East, along said centerline, a distance of 166.17 feet, to the PC of a 72.08 foot radius curve right,

Thence; along said centerline, through said curve, a distance of 87.43 feet, (long chord bears South 36°09'10" East, a distance of 82.17 feet)

Thence; South 1°24'20" East, along said centerline, a distance of 17.12, to the PC of a 84.58 foot radius curve to the left,

Thence; along said centerline, through said curve, a distance of 90.31 feet (long chord bears South 31°59'40" East, a distance of 86.08 feet)

Thence; South 62°35'00" East, along said centerline, a distance of 88.62 feet, to the PC of a 57.78 foot radius curve to the left,

Thence; along said centerline, through said curve a distance of 52.40 feet (long chord bears South 88°33'47" East, a distance of 50.62 feet)

Thence; leaving said centerline, South 12°57'23" West, a distance of 165.87 feet,

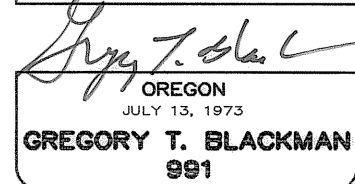
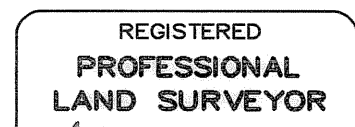
Thence; South 89°26'38" West, a distance of 222.83 feet,

Thence; South 89°26'17" West, a distance of 632.69 feet, to the Point of Beginning of this description.

Said tract containing 5.85 acres (254,749 square feet).

I further certify that I made this survey and 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.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2003

DECLARATION

Know all people by these presents that MARK DAVID STERNFELD and TONI L. STERNFELD, husband and wife, are the tenants by the entirety 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 as shown on the annexed plat, and we do hereby create the 30 ft. and 20 ft. easements for ingress and egress, and we create a 10 foot easement for utilities across the North line of Parcel 1 to Parcel 2 as shown on Page 1 of this plat, all in accordance with the provisions of O.R.S. Chapter 92.

Mark David Sternfeld
MARK DAVID STERNFELD

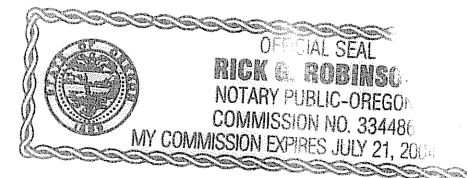
Toni L. Sternfeld
TONI L. STERNFELD

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 23rd day of December, 2002, before me a Notary Public in and for said County and State, personally appeared MARK DAVID STERNFELD and TONI L. STERNFELD, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rick G. Robins
Notary Public for
the State of Oregon



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-01 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C683-684 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 20th day of December, 2002.

by Norman J. Paulus, Jr.
Norman J. Paulus, Jr.
City Surveyor

City of LaGrande Community
Development Director/Planner

Approved this 17th day of January, 2003, 2002.

Michael A. Hyde
Michael A. Hyde,
Community Development Director/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 2002-2003 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 Patty Gooderham Date: 1/22/2003
Patty Gooderham, 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 the 22nd day of January, 2003 at 2:00 o'clock P.M., and recorded in Plat Cabinet No. C683-684 Union County records. Microfilm Number 20030412

R. Nellie Bogue Hibbert,
Union County Clerk by R. Church, Deputy