

Minor Partition Plat Number 20040010T

A Partition of a portion of Lot 2, Block 3 of Honan's Addition,
Sited in the Northeast quarter of Section 8, Township 3 South,
Range 38 East of the Willamette Meridian.

Microfilm Number 20043883T
Plat Cabinet C738-C739

BASIS OF BEARING

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

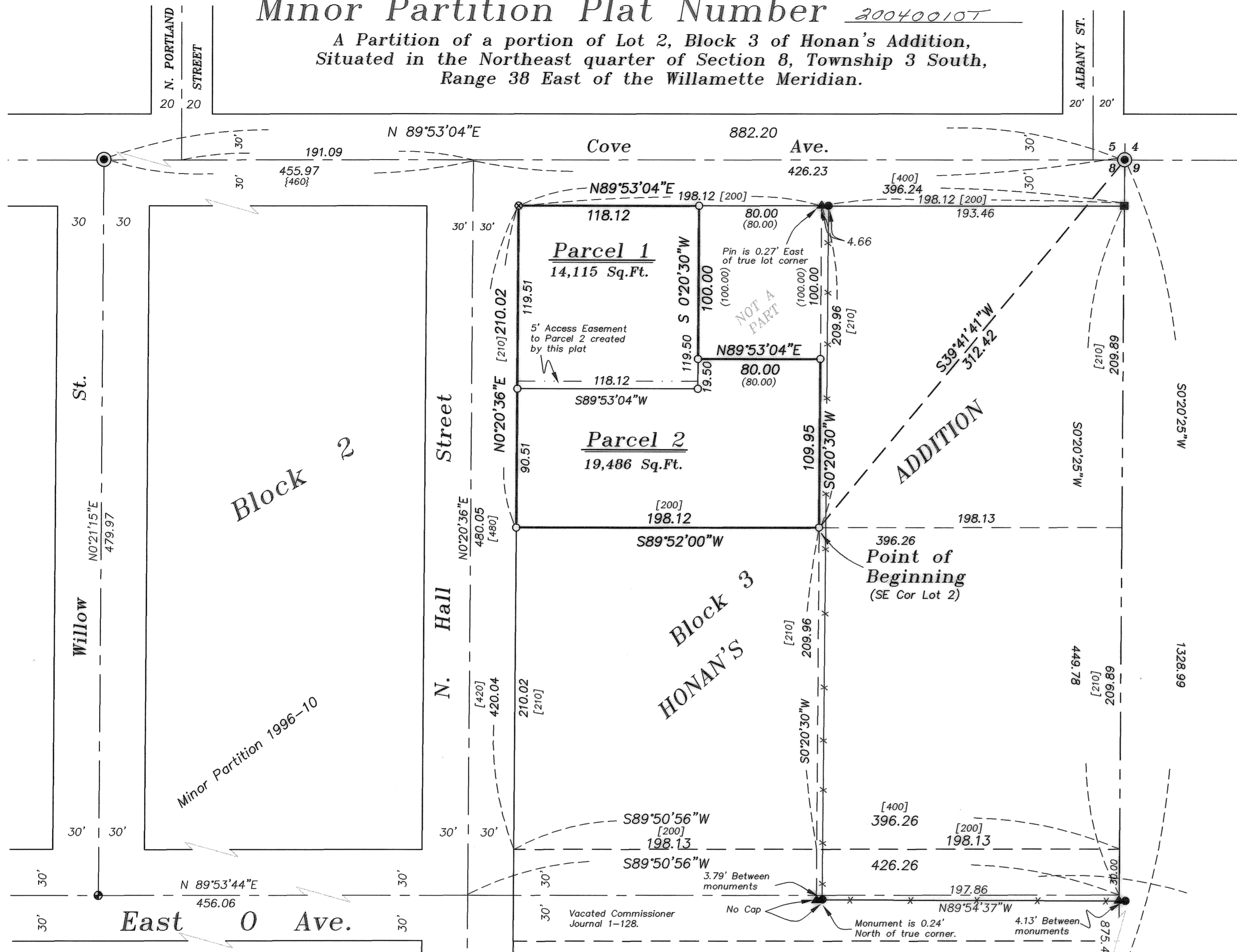
SCALE: 1" = 50'

REFERENCE MATERIAL

Plat of HONAN'S ADDITION
Survey No. 23-93 Survey No. 6-81
Survey No. 136-78 Survey No. 10-78
Survey No. 001-2002 Survey No. 036-2000
Minor Partition Plat 1996-10
Deed Records
Microfilm No. 98228 Microfilm Number 101058
Microfilm Number 150970 Microfilm No. 20035668
Title Report No. 04-15287
prepared by Eastern Oregon Title, Inc.

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked "AP&A" set by survey number 10-78
- Found 5/8" iron pin with plastic cap marked "AP&A", set by Survey number 136-78.
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 23-93
- ⊕ Position of intersection as per Minor Partition Plat Number 1996-10
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey number 036-2000.
- ⊗ Found 2 1/2" Brass disc, set by Survey number 001-2002.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER".
- ⊗ Chiseled a 2" cross in existing sidewalk for property corner
- () Record distance of the stated title report
- [] Record distance of the Plat of Honan's Addition
- x-x- Existing Fence Line
- - - Centerline
- - - Easement line



NARRATIVE

This partition was done at the request of Shawna McKinnis, on behalf of the owners of the land within this partition. I base the location of Cove Avenue on Survey Number 001-2002. North Hall Street was placed at the record position of survey number 6-81, which was also used by Minor Partition Plat Number 1996-10. I placed the Southeast corner of Block 3 by coming South along the East line of Section 8 the record distance of survey number 10-78. I then establish the lots within the block by standard proportion. Both Survey Numbers 10-78 and 136-78 monumented the tract East of this partition. The South line of the tract East is along an existing fence line. Survey Number 10-78 monumented the lot line running North and South through the center of the block and cites a fence approximately 4.5 feet East of the Lot line. Survey Number 136-78 monumented the West line of the adjoining tract as being the fence line. Title was then described along the fence for the adjoining tract to the East, however, no title was passed to the Atwood tract. I place the Easterly line of the Atwood ownership along the original East line of Lot 2, as called for in the stated title report. I give the Roos tract in the Northeast portion of Lot 2 the full measure as per deed microfilm number 101058, as the Atwoods were the Grantors for that tract. This partition creates a 5 ft. easement for access to the rear portion of Parcel 2. The easement is intended to expire when the Atwoods no longer hold title to Parcel 2. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004

Minor Partition Plat Number 200400107

Microfilm Number 20043883T

Plat Cabinet Number C738-C739

A Partition of a portion of Lot 2, Block 3 of Honan's Addition,
Situating in the Northeast quarter of Section 8, Township 3 South,
Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of a portion of Lot 2 of Block 3 of HONAN'S ADDITION to LaGrande, situated in the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at the Southeast corner of said Lot 2, said point being South 39°41'41" West, a distance of 312.42 feet from the Northeast corner of said Section 8,

Thence; South 89°52'00" West, along the South line of said Lot 2, a distance of 198.12 feet, to the Southwest corner of said Lot 2, said point being on the East right of way line of North Hall Street,

Thence; North 0°20'36" East, along the West line of said Lot 2, and along said East right of way line, a distance of 210.02 feet, to the Northwest corner of said Lot 2, said point being on the South right of way line of Cove Avenue,

Thence; North 89°53'04" East, along the North line of said Lot 2, a distance of 118.12 feet, to a point 80.00 feet West of the Northeast corner of said Lot 2, said point being the Northwest corner of that tract of land conveyed to Roger G. Roos and Kathleen M. Roos, and Cleo Norton and Charles V. Norton, by microfilm number 101058 of the deed records of Union County,

Thence; South 0°20'30" West, along the West line of said Roos-Norton tract, a distance of 100.00 feet, to the Southwest corner of said tract,

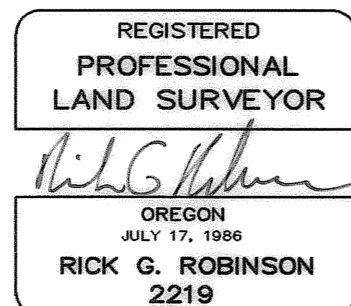
Thence; North 89°53'04" East, along the South line of said Roos-Norton tract, a distance of 80.00 feet, to the Southeast corner of said tract, said point being on the East line of said Lot 2,

Thence; South 0°20'30" West, along the East line of said Lot 2, a distance of 109.95 feet, to the Point of Beginning of this description.

Said tract containing 33,601 Sq. Ft. (0.77 Acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary corners and Parcel corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2004

DECLARATION

Know all people by these presents that JOHN R. ATWOOD and MARJORIE JOAN ATWOOD, husband and wife, trustees of the ATWOOD FAMILY TRUST, under agreement dated December 16, 1993, are the owners of the land within this partition, being more particularly described in the accompanying Surveyors Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the access easement across the South 5 feet of Parcel 1, for the use of Parcel 2, as shown on the annexed map. The easement is to expire when the ownership of Parcel 2 is no longer in the above stated ATWOOD FAMILY TRUST, in accordance with the provisions of O.R.S. Chapter 92.

John R. Atwood
John R. Atwood, Trustee
ATWOOD FAMILY TRUST

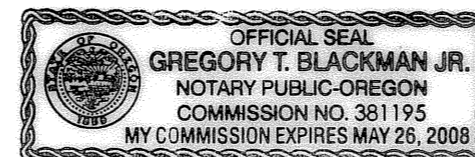
Marjorie Joan Atwood
Marjorie Joan Atwood, Trustee
ATWOOD FAMILY TRUST

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 19th day of July, 2004, before me a Notary Public in and for said County and State, personally appeared JOHN R. ATWOOD and MARJORIE JOAN ATWOOD, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

G. T. Blackman Jr.
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200400107 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C738-C739 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 15th day of July, 2004.

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

City of LaGrande/Planner

Approved this 19th day of July, 2004.

Michael J. Boquist
Michael J. Boquist
City of LaGrande 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 2004-2005 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: July 19, 2004
for 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 20th day of July, 2004, at 11:45 o'clock A. M., and recorded in Plat Cabinet No. C738-C739 Union County records. Microfilm Number 20043883T

R. Nellie Bogue Hibbert,
Union County Clerk
by AS Nelson, Deputy