

Minor Partition Plat Number 2004-0013T

A Partition of Adjusted Lot 16 of Grand View Addition to La Grande,
situated in the Northeast Quarter of the Northeast Quarter of Section 17,
Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20045468T
Plat Cabinet Number C744, C745

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" = 30'

REFERENCE MATERIAL

Plat of Grand View Addition
Survey Number 67
Survey Number 009-2001
Survey Number 025-2004

DEED REFERENCES
Microfilm Number 72615
Preliminary Title Report Number 43293 prepared by
Abstract and Title Company, dated September 15, 2004

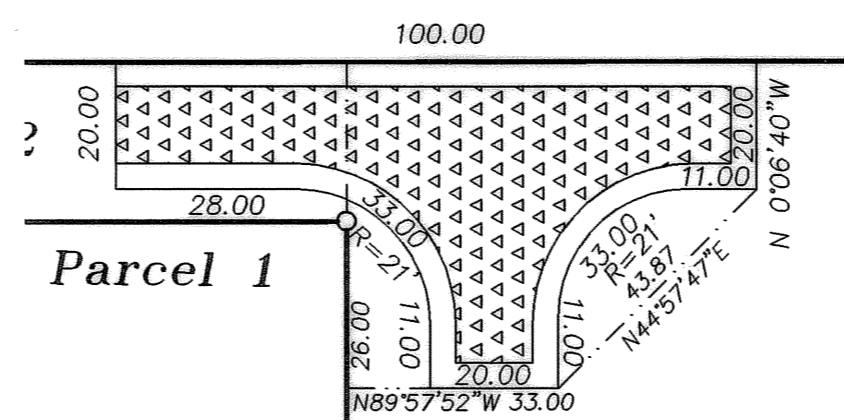
LEGEND

- Found 1" pipe set by survey number 67
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 009-2001
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 025-2004
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- x - Existing fence line
- Existing utility pole
- P - Overhead Power Line (See Narrative)

NARRATIVE

This partition was done at the request of Shon and Connie Steele. The purpose of this partition is to create an additional building site. The location of the exterior of this tract was monumented by survey number 025-2004. I place the common line between Parcels 1 and 2 with Parcel 1 having total frontage along 18th street so as to accommodate the future dedication of the 10 ft. strip. The utility easement granted by microfilm number 72615 was for an overhead power line which was in existence until recently. The line has since been moved to the South, and is encompassed within the variable width easement created along the Northerly portion of Parcel 1. The existing water service line to Parcel 2 is also within this easement. The 10 ft. easement South of the variable width easement is for the natural gas line servicing Parcel 2. The 10 ft. easement along the South line of Parcel 1 is to capture an existing telephone service line. The easement along the Easterly line of Parcel 1 (and a portion of Parcel 2) is for an existing gas and power line. Easements are also granted for the flag portions of both parcels as noted on the map. An easement for a "hammerhead" turnaround is also created across Parcel 2 as shown and detailed. 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



Parcel 1
Hammerhead Detail

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. 2004-0013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C744, C745 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

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Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20045468T
Plat Cabinet Number C744, C745

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being a portion of Lot 16 of Grand View Addition to LaGrande, situated in the Northeast Quarter of the Northeast Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southeast corner of said Lot 16,

Thence; North 89°57'56" West, along the South line of said Lot 16, a distance of 303.00 feet, to the Southwest corner of said Lot 16,

Thence; North 0°06'40" West, along the West line of said Lot 16, a distance of 122.38 feet, to a point 9.00 feet South of the Northwest corner of said Lot 16, as originally platted,

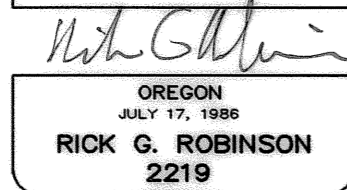
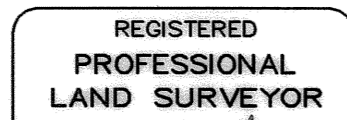
Thence; South 89°57'52" East, parallel with the North line of said Lot 16 as originally platted, a distance of 302.90 feet, to the East line of said Lot 16,

Thence; South 0°09'15" East, along the East line of said Lot 16, a distance of 122.38 feet, to the Point of Beginning of this description.

Said parcel containing 37,074 Sq. Ft. (0.851 Acres)

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.

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



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. 20040013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C744, C745 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

DECLARATION

Know all people by these presents that SHON A. STEELE and CONNIE L. STEELE, are the owners of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and we do for ourselves, our heirs and assigns hereby grant the utility, access and turnaround easements as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92,

Shon A. Steele
SHON A. STEELE

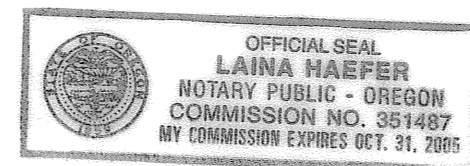
Connie L. Steele
CONNIE L. STEELE

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 14th day of October, 2004, before me a Notary Public in and for said County and State, personally appeared SHON A. STEELE and CONNIE L. STEELE, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Laina Haefler
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 14th day of October, 2004.

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

City of LaGrande Planner

Approved this 15th day of OCTOBER, 2004.

Michael J. Boquist
Michael J. Boquist
City 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: 10/14/04
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 15th day of OCT, 2004, at 3:32 o'clock P.M., and recorded in Plat Cabinet No. C744, C745 Union County records. Microfilm Number 20045468T

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