

Major Partition No. 20050006T

A Partition of Lot 19 and a portion of Lot 20, 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, City of La Grande, Union County, Oregon

Microfilm Number 20052258T
 Plat Cabinet Number C770, C771

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"=40'

LEGEND

- Found 1" pipe set by survey number 67
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 52-79
- 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 013-2004
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 025-2004
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- North line of Section 17
- Centerline
- Easement line
- x- Existing fence line
- Lot line of Grand View Addition
- ▨ Area to be dedicated

REFERENCE MATERIAL

Union County Monumentation Records
 Plat of Grand View Addition
 Survey Number 67 Survey Number 22-71
 Survey Number 28-79 Survey Number 52-79
 Survey Number 34-82 Survey Number 058-1991
 Survey Number 009-2001 Survey Number 013-2004

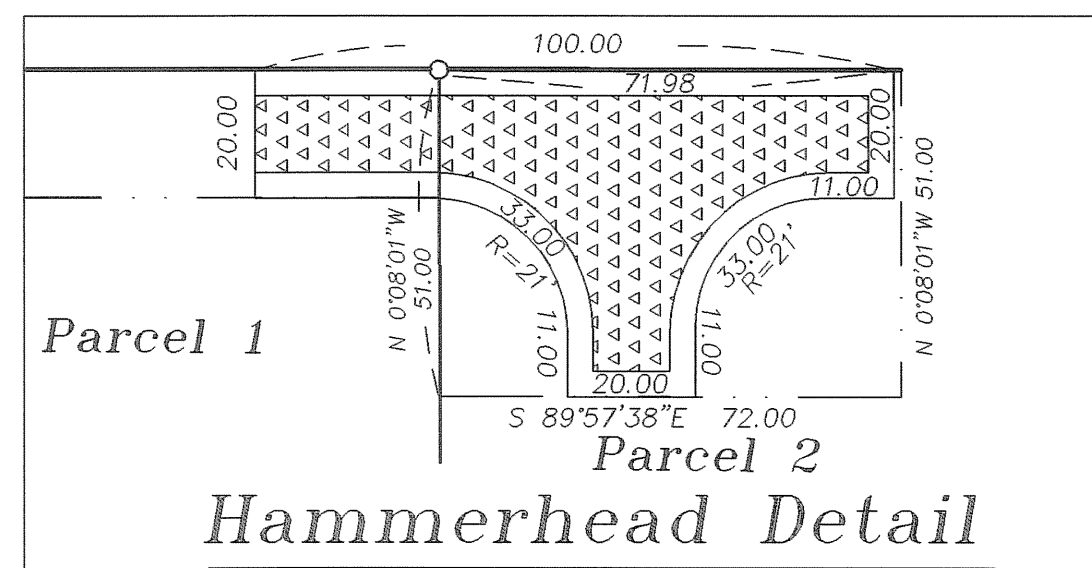
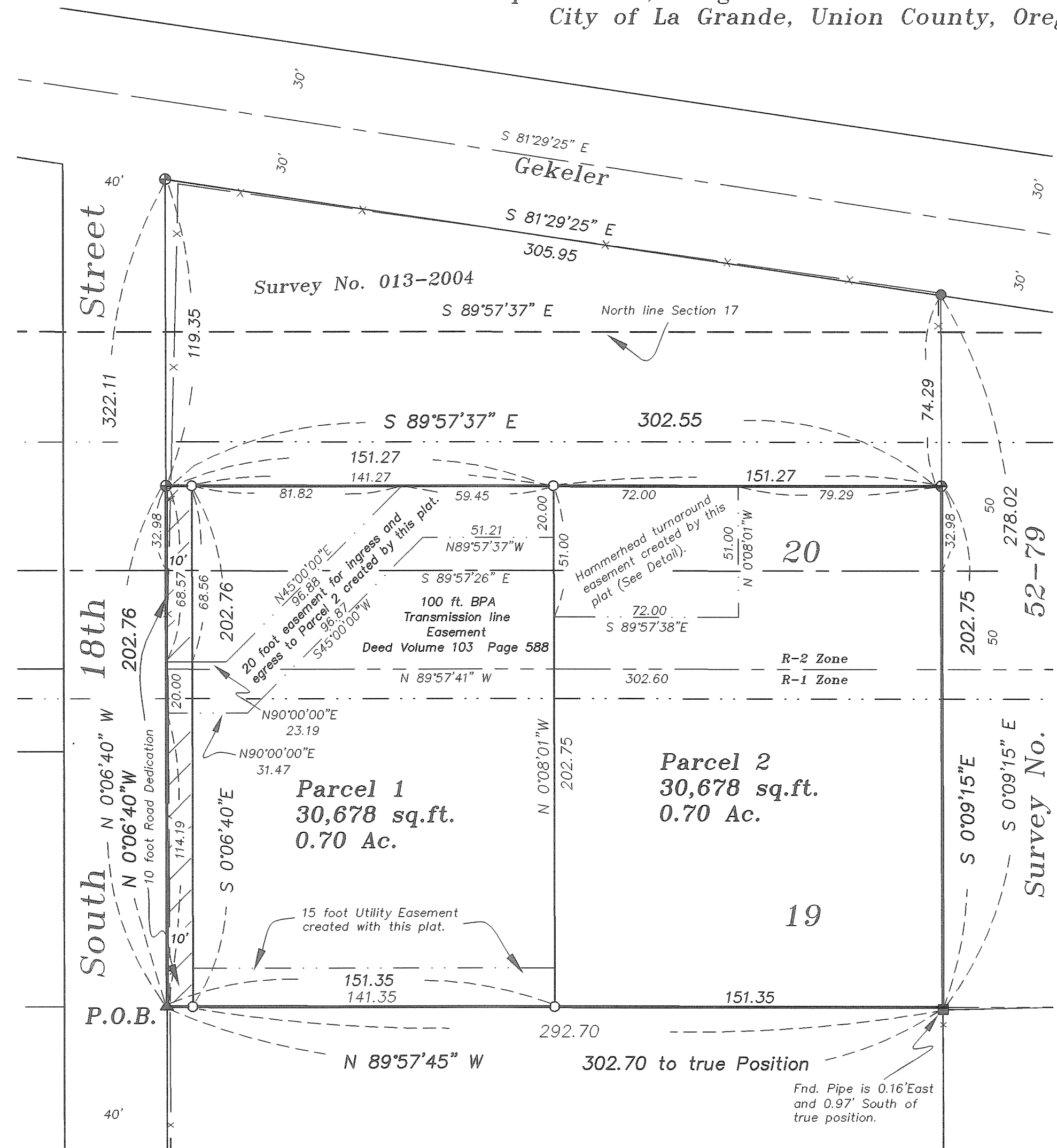
DEED REFERENCES

Volume 103 Page 588
 Microfilm Number 146203
 Microfilm Number 20044469
 Microfilm Number 72615
 Microfilm Number 20045193
 Abstract & Title Report number 43550

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Rick G. Robinson
 OREGON
 JULY 17, 1986
**RICK G. ROBINSON
 2219**

Renewal Date: Dec. 31, 2006



SCALE: 1"=30'

NARRATIVE

This Partition was done at the request of Mike Lund. The purpose of this partition is to divide the current parcel into two separate building parcels. The exterior of the existing parcel was previously monumented by survey number 67 and 025-2004. At the direction of Mr. Lund I placed the dividing line and easements to be created by this plat. This plat creates a utility easement for Parcel 2 across the south 15 feet of Parcel 1, and dedicates the West 10 feet of Lot 19 and a portion of Lot 20 of Grand View Addition to La Grande for public roadway. This plat also creates a 20 foot wide access and hammerhead turnaround easement to Parcel 2 as shown and detailed. I find no other unusual conditions on this partition.

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. 20050006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C770, C771 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

Major Partition No. 200500067

Microfilm Number 20052258T

Plat Cabinet Number C770, C771

A Partition of Lot 19 and a portion of Lot 20, 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, City of La Grande, Union County, Oregon

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 Lot 19 and a portion of Lot 20 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 Southwest corner of said Lot 19,

Thence; North 0°06'40" West, along the West line of said Lot 19, a distance of 202.76 feet, to ^{the Southwest corner of said Lot 19} on the East line of Lot 20 of said Addition, said point being 71.38 feet North of the Southwest corner of said Lot 20,

Thence; South 89°57'37" East, a distance of 302.55 to the East line of said Lot 20,

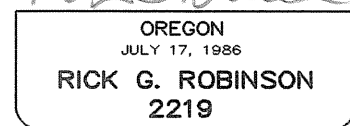
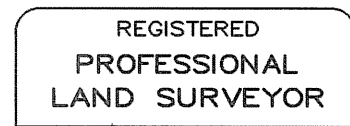
Thence; South 0°09'15" East along said East line and the East line of said Lot 19, a distance of 202.75 feet, to the Southeast corner of said Lot 19,

Thence; North 89°57'45" West, along the South line of said Lot 19, a distance of 302.70 feet, to the Point of Beginning of this description.

Said parcel containing 61,356 Sq. Ft. (1.40 Acres)

I further certify that I made this survey and plat by order of and under the direction of the owner 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2006

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. 200500067 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C770, C771 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 MICHAEL F. LUND, is the owner of the land within 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 I do for myself, my heirs and assigns convey to the public use forever the West 10.00 feet of Lot 19 and a portion of Lot 20, and 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.

Michael F. Lund
Michael F. Lund

Know all people by these presents the FIRST BANK NORTHWEST, successor in interest to PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the Partition, the road dedication and the easements on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

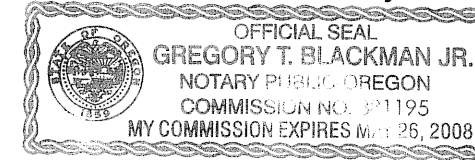
Jeff Puckett
Jeff Puckett, Vice President of First Bank Northwest

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of March, 2005, before me a Notary Public in and for said County and State, personally appeared MICHAEL F. LUND, known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

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



Notarial Seal

State of Oregon SS
County of Union

Know all these people by these presents, on this 25 day of February, 2005, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, who being duly sworn did say that he is the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Susan Marshall
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 24th day of March, 2005

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

APPROVALS

UNION COUNTY COMMISSION

Approved this 4th day of May, 2005.

Colleen MacLeod Steve McClure
Colleen MacLeod Steve McClure
John E. Lamoreau
John E. Lamoreau

City of LaGrande Planner

Approved this 4th day of MAY, 2005.

Michael J. Boquist
Michael J. Boquist
City Planner

La Grande City Council

Approved this 4th day of MAY, 2005.

Colleen MacLeod Steve Clements
Mayor Mayor Pro-tem
Mary Ann Mesner John P. ...
Councillor Councillor
D. S. Poby John ...
Councillor Councillor
John Boquist
Councillor

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 Linda L. Hill Date: 3/31/05
Linda L. Hill, 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 5th day of May, 2005, at 10:15 o'clock A.M., and recorded in Plat Cabinet No. C770, C771 Union County records. Microfilm Number 20052258T

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