

Minor Partition Plat Number 20050007T

A partition of a portion of Lot 4 of Eastgate Subdivision
 Situated in the Southwest Quarter of the Southeast Quarter of Section 4,
 Township 3 South, Range 38 East of the Willamette Meridian,
 City of La Grande, Union County, Oregon

Microfilm Number 20052533T
 Plat Cabinet Number C772, C773

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 Eastgate Addition to La Grande
 Minor Partition Plat Number 1995-01
 Minor Partition Plat Number 1997-14

Survey Report Number 43754
 prepared by Abstract and Title Company
 dated May 10, 2005

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Eastgate Subdivision
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1997-14
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - Easement Line

NARRATIVE

This partition was done at the request of Roger Goodman. The purpose of this partition is to create the three parcels as shown. This tract is a portion of Lot 4 of Eastgate Addition to La Grande. The West line of the original Lot 4 has been adjusted, leaving the tract located by this partition. I base the location of the tract on the found monuments of the subdivision and that of Minor Partition 1997-14. I then divided the tract into the parcels shown at the direction of Mr. Goodman. The owners recently granted a 15 ft. utility easement to Oregon Trail Electric Cooperative by deed microfilm number 20052346. These particular easements are normally described as beginning at a point a certain bearing and distance from a section or quarter corner, with a course and distance for the easement followed by the verbage "All as staked or constructed on the ground". This particular easement lacks that language. I show the easement as the facility is constructed and also as described. There are also two easements for storm sewer granted to the City of LaGrande that have not been recorded as of the date of the preparation of this plat. I show the location as per the easement document along the South and East lines of this partition. I find no other unusual conditions on this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

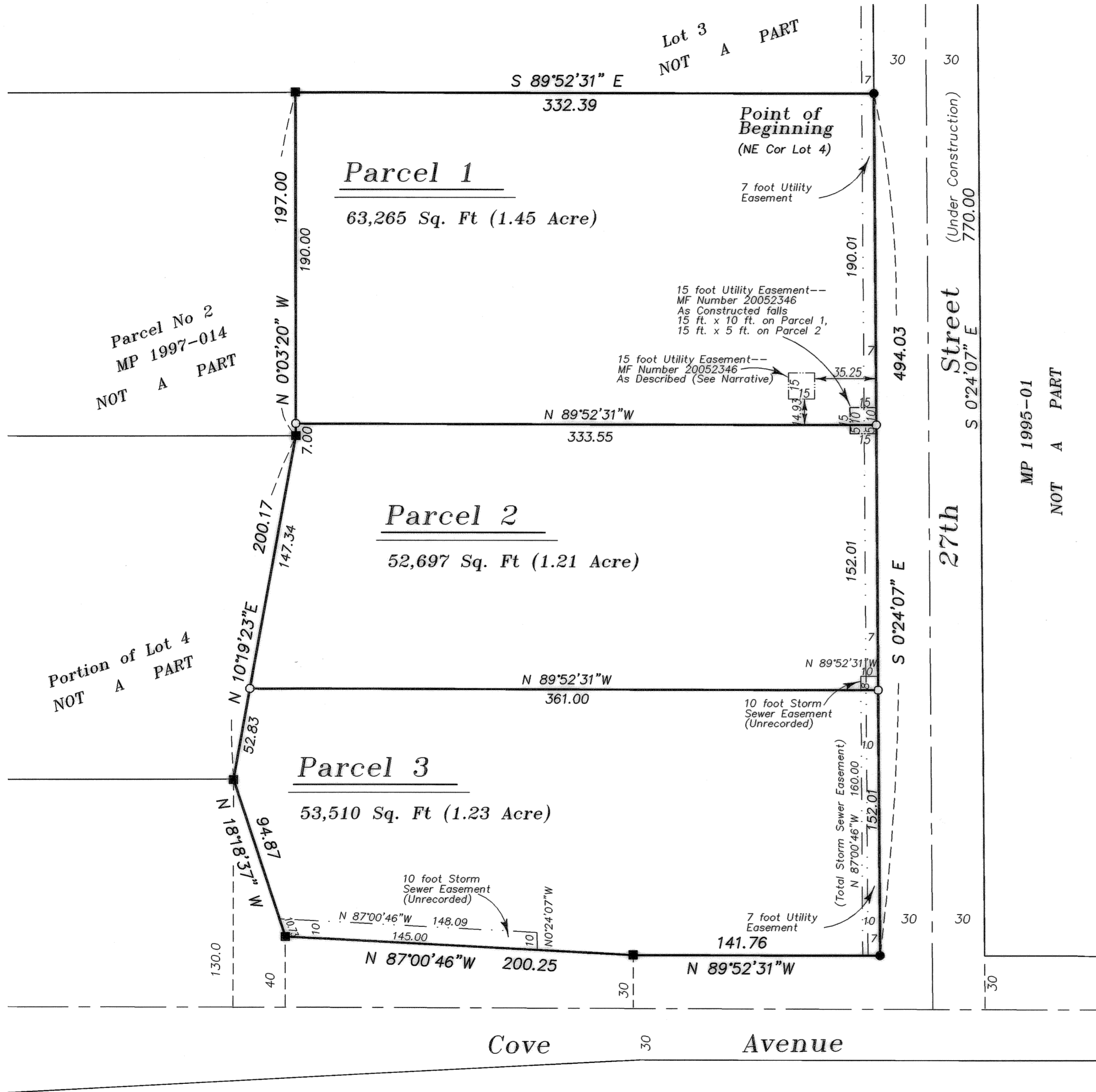
Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 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. 20050007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C772, C773 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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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 a portion of Lot 4 of Eastgate Addition to LaGrande, situated in the Southwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Northeast corner of said Lot 4, said point also being on the West right of way line of 27th Street,

Thence; South 0°24'07" East, along the East line of said Lot 4, and along said West right of way line, a distance of 494.03 feet, to the Southeast corner of said Lot 4, said point being on the Northerly right of way line of Cove Avenue,

Thence; North 89°52'31" West, along the South line of said Lot 4, and along said Northerly right of way line, a distance of 141.76 feet, to an angle point in said line,

Thence; North 87°00'46" West, along said South line and along said right of way line, a distance of 200.25 feet, to an angle point in said line,

Thence; North 18°18'37" West, along said South line and along said right of way line, a distance of 94.87 feet, to an angle point in said line,

Thence; North 10°19'23" East, a distance of 200.17 feet, to the Southeast corner of Parcel 2 of Minor Partition Plat Number 1997-14, as filed in the office of the Union County Clerk, said point being an angle point in the Westerly line of said Lot 4,

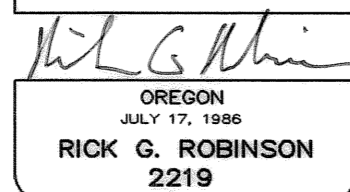
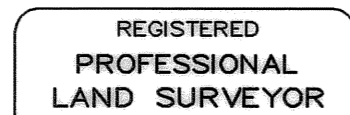
Thence; North 0°03'20" West, along the West line of said Lot 4, said line also being the East line of said Parcel 2, a distance of 197.00 feet, to the Northwest corner of said Lot 4, said point also being the Northeast corner of said Parcel 2,

Thence; South 89°52'31" East, along the North line of said Lot 4, a distance of 332.39 feet, to the Point of Beginning of this description.

Said parcel containing 169,472 Sq. Ft. (3.89 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



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. 20050007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C772, C773 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 ROGER M. GOODMAN and ROBERT T. WOODY 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 as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Roger M. Goodman
ROGER M. GOODMAN

Robert T. Woody
ROBERT T. WOODY

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 18 day of May, 2005, before me a Notary Public in and for said County and State, personally appeared ROGER M. GOODMAN, known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Karen M. Howton
Notary Public for
the State of Oregon

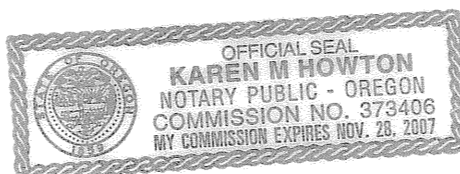


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 18 day of May, 2005, before me a Notary Public in and for said County and State, personally appeared ROBERT T. WOODY, known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Karen M. Howton
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 18th day of May, 2005

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

City of LaGrande Planner

Approved this 19th day of May, 2005.

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 Linda L. Hill Date: 5/19/05
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 19th day of May, 2005, at 3:55 o'clock P.M., and recorded in Plat Cabinet No. C772, C773 Union County records. Microfilm Number _____

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