

MINOR PARTITION PLAT NO. 200500117

MICROFILM 200536767
PLAT CAB No. C782, C783



A Partition of Parcel Number 1 of Minor Partition Plat Number 2001-015 situated in the East half of the Northwest Quarter and in the West half of the Northeast Quarter of Section 16, Township 3 South Range 38 East of the Willamette Meridian, Union County Oregon.

BASIS OF BEARING

Minor Partition Plat No. 2001-015
Establishing the West line of Parcel 3
as N 0°43' 26" W as shown.

REFERENCE MATERIAL

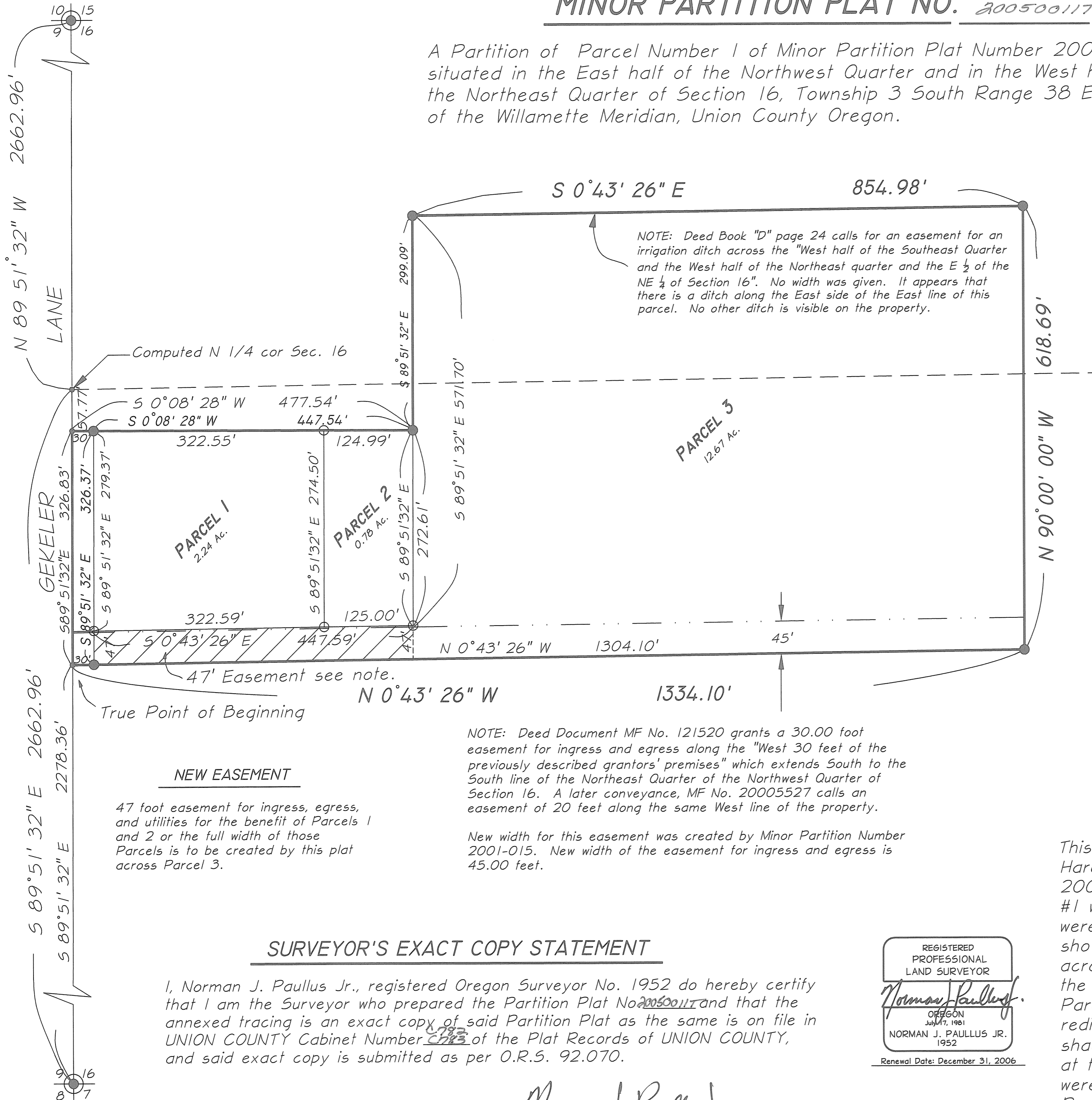
Minor Land Partition Plat No. 1994-10
Minor Land Partition Plat No. 2001-015
Microfilm # 20012660
Survey Report # 05-16526

LEGEND

- Lot Line
- Found Brass Cap or as per Union County Monument records.
- Found 5/8" rebar with yellow plastic cap marked "BGB" set by Minor Partition Number 2001-015.
- Set 5/8" X 30" rebar with yellow plastic cap marked "City of La Grande."
- Computed point on section line
- ▨ Easement Area
- - - Easement

NARRATIVE

This Partition was done at the request of Wes Hare, City Manager to divide Parcel #1 of MLP 2001-015 into 3 lots. The perimeter of Parcel #1 was already established and all of the pins were located. The 3 lots were broken out as shown. Parcel 1 and 2 will retain an easement across the 47.00 foot flag strip on Parcel 3 for the purpose of ingress, egress and utility services. Parcel 3 is planned to be retained by the City to redivide to meet the La Grande Industrial Park shadow Plat on file and approved (with conditions) at the La Grande Planning Department. There were no other problems encountered and the Partition was completed as shown.



NOTE: Deed Book "D" page 24 calls for an easement for an irrigation ditch across the "West half of the Southeast Quarter and the West half of the Northeast quarter and the E 1/2 of the NE 1/4 of Section 16". No width was given. It appears that there is a ditch along the East side of the East line of this parcel. No other ditch is visible on the property.

NOTE: Deed Document MF No. 121520 grants a 30.00 foot easement for ingress and egress along the "West 30 feet of the previously described grantors' premises" which extends South to the South line of the Northeast Quarter of the Northwest Quarter of Section 16. A later conveyance, MF No. 20005527 calls an easement of 20 feet along the same West line of the property.

New width for this easement was created by Minor Partition Number 2001-015. New width of the easement for ingress and egress is 45.00 feet.

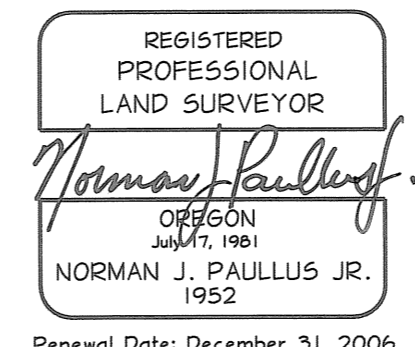
NEW EASEMENT

47 foot easement for ingress, egress, and utilities for the benefit of Parcels 1 and 2 or the full width of those Parcels is to be created by this plat across Parcel 3.

SURVEYOR'S EXACT COPY STATEMENT

I, Norman J. Paullus Jr., registered Oregon Surveyor No. 1952 do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200500117 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C783 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Norman J. Paullus Jr.
NORMAN J. PAULLUS JR., OPLS 1952



MINOR PARTITION PLAT NUMBER 200500117

MICROFILM NUMBER 200536767
PLAT CABINET C782, C783

Situated in the East half of the Northwest quarter and in the West half of the Northeast quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Norman J. Paullus Jr., Oregon Professional Land Surveyor Number 1952, being duly sworn, depose and say that I have surveyed and platted the Partition as shown herein. Said Partition situate in the East half of the Northwest quarter and in the West half of the Northeast quarter of Section 16, Township 3 South, Range 38 East, of the Willamette Meridian, Union County, Oregon, and being more particularly described as follows:

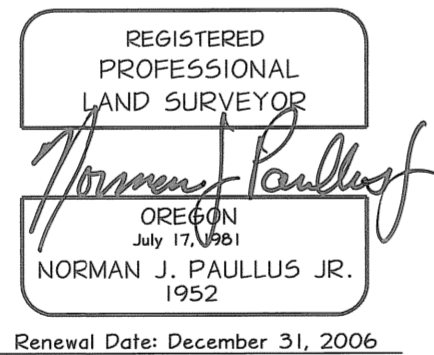
Beginning at a point being S 89° 51' 32" E a distance of 2278.36 feet from the Northwest corner of Section 16 to a point established by MLP #2001-015, said point being the True Point of Beginning:

- Thence: S 89° 51' 32" E a distance of 326.83 feet to a point;
- Thence: S 0° 08' 28" W a distance of 477.54 feet to a 5/8" rebar;
- Thence: S 89° 51' 32" E a distance of 299.09 feet to a 5/8" rebar;
- Thence: S 0° 43' 26" E a distance of 854.98 feet to a 5/8" rebar;
- Thence: N 90° 00' 00" W a distance of 618.69 feet to a 5/8" rebar;
- Thence: N 0° 43' 26" W a distance of 1334.10 feet to a point; said point being the True Point of Beginning.

Said parcel containing 15.70 acres.

I swear I have made said survey and plat by order of and under the direction of the owners thereof; that the size of all lots and the widths of all streets and easements are as shown on the annexed plat; and that all lot corners and boundary corners are marked with iron pins as indicated on the annexed plat in accordance with Oregon Revised Statutes Number 92.050, and 92.060.

Norman J. Paullus Jr.
Norman J. Paullus, Jr.
6-2-05
Date



SURVEYOR'S EXACT COPY STATEMENT

I, Norman J. Paullus Junior, registered Oregon Professional Land Surveyor Number 1952, do hereby certify that I am the surveyor who prepared the Minor Land Partition Plat Number 200500117 and that the annexed tracing is an exact copy of the Partition Plat that is on file in Cabinet Number C782, C783 of the Plat Records of Union County, and said exact copy is submitted as per Oregon Revised Statute 92.070.

Norman J. Paullus Jr.
Norman J. Paullus, Jr.
6-2-05
Date

DECLARATION

Know all people by these presents that, The CITY OF LA GRANDE, 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, all in accordance with the provisions of Oregon Revised Statutes Numbers 92.050 and 92.060.

LA GRANDE CITY COUNCIL

Colleen Fisher
Mayor

Stephen Clements
Mayor Pro-tem

Jeff Whitt
Councilor

Councilor

D. S. Polz
Councilor

Mary Ann Muesner
Councilor

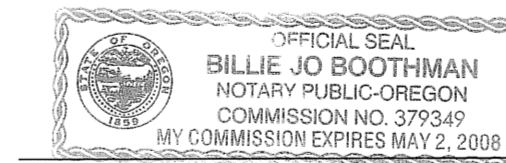
John Bogart
Councilor

ACKNOWLEDGMENT

State of Oregon
County of Union State Seal

Know all people by these presents, on this 15th day of June, 2005, before me a Notary Public in and for said County and State, personally appeared La Grande City Council, known to me to be the identical people named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Billie Jo Brothman
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

CITY OF LA GRANDE PLANNER

Approved this 16th day of JUNE, 2005.

Michael J. Boquist
Michael J. Boquist
City Planner

UNION COUNTY SURVEYOR

Approved this 16th day of JUNE, 2005.

by *Nick G. Nelson*
DEPUTY County Surveyor

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*
Linda L. Hill, Union County
Assessor/Tax Collector

Date 6/16/05

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union State Seal

I do hereby certify that the attached partition plat was received for record on the 13th day of July, 2005, at 3:02 o'clock P.M., and recorded in Plat Cabinet Number C782, C783 Union County Court Records, Microfilm Number 200536767

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