

Minor Partition Plat Number 200700087

A partition of Lots 12, 13, 14, and a portion of Lot 11, Block 11
 Rynearson's Addition to La Grande, situated in the Southeast Quarter of the Southeast Quarter of
 Section 31, Township 2 South, Range 38 East of the Willamette Meridian,
 City of La Grande, Union County, Oregon

Microfilm Number 20071537T
 Plat Cabinet Number C877, C878

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'

REFERENCE MATERIAL

Plat of Rynearson's Addition
 Survey Number 18-89
 (1922 monumentation of La Grande)
 Survey Number 106-78
 Survey Number 042-1991
 Survey Number 011-1995

DEED REFERENCES

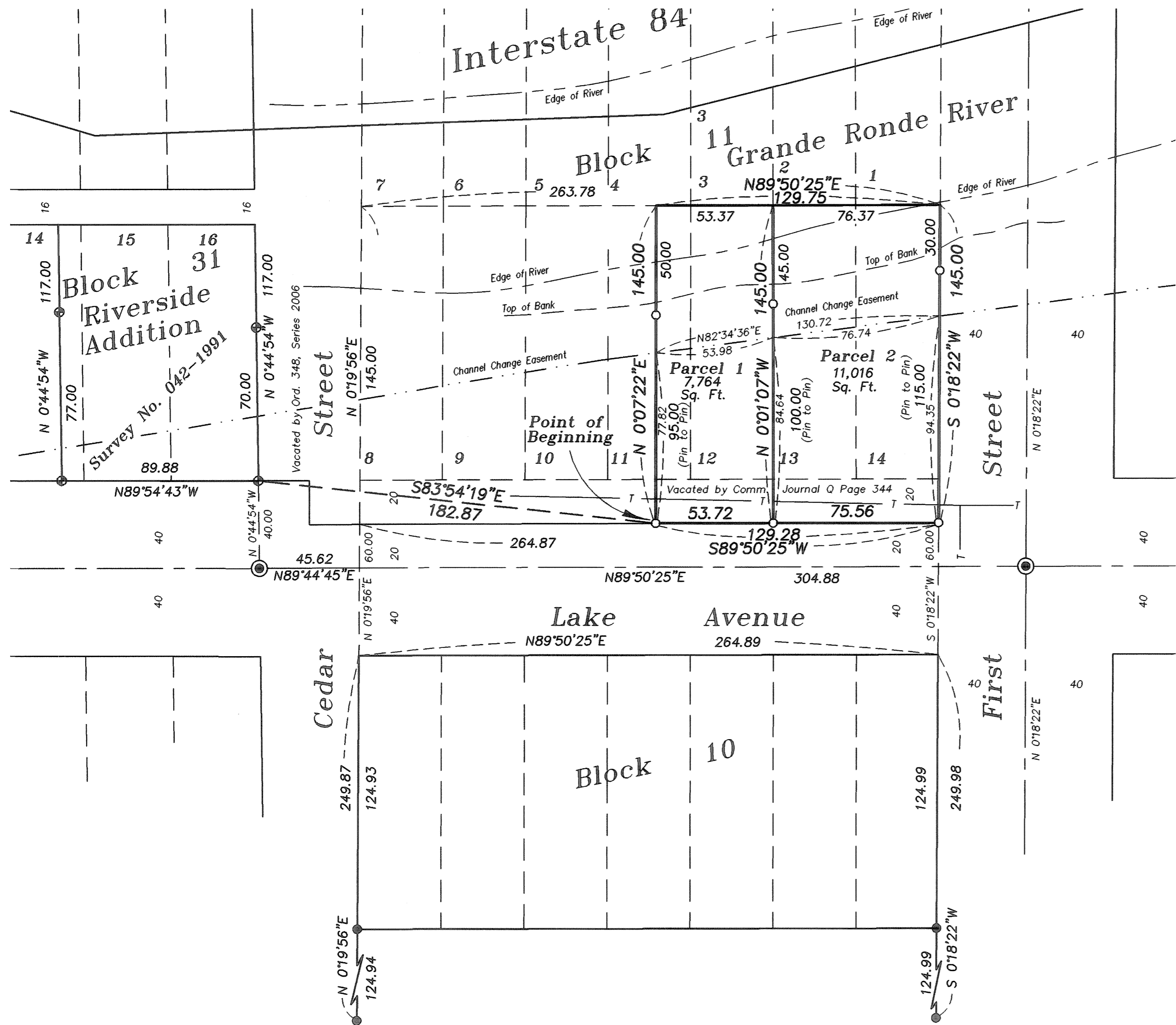
Preliminary Title Report Number 45236 prepared
 by Abstract & Title Company
 Dated February 9, 2007
 Commissioners Journal Q Page 344
 Volume 141 Page 624
 Volume 157 Page 37
 Volume 158 Page 249
 Volume 159 Page 203
 Microfilm No. 20038332
 Microfilm No. 20038333
 Microfilm No. 20065136
 Microfilm No. 20071045

LEGEND

- Found brass plaque in water valve box set by survey number 106-78
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 042-1991
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 011-1995
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- - - Edge of River
- T - Overhead Telephone Line

NARRATIVE

This partition was done at the request of Grant Hudkins. Mr. Hudkins wished to partition his tract of land into two separate parcels. Mr. Hudkins tract is described as lots and portions of lots within Block 11 of Rynearson's Addition. I place the exterior of the Block from the found centerline monuments on Lake Avenue. The East and West lines of the block were placed at the extension of the Block 10, to the South of this partition, as documented by survey number 011-1995. I place the North line of Lots 8-14 at record distance of the plat along said extensions. This method was also used on survey number 042-1991 to the West of this partition. The Hudkins Tract is described as That portion of Lot 11 except the West 22 feet, and all that portion of Lots 12, 13 and 14 of Block 11, lying South of the channel of the Grande Ronde River. The tract to the North was transferred to the City of La Grande by deed volume 141 page 624, and calls all that land lying North of the Grande Ronde River. Discussions with the title company indicate that with the language in the deeds, the fee title was transferred to the center of the river. This places all of lots 11-14 North of the centerline of the river and into Mr. Hudkins ownership. I find an overhead telephone line within the vacated portion of Lake Avenue. The vacation document (Commissioners Journal Q page 324) does not retain an easement for utilities. This property is also subject to a channel change easement by deed volume 157, page 37 as shown. 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. 200700087 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C877, C878 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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2008

Minor Partition Plat Number 20070008T

A partition of Lots 12, 13, 14, and a portion of Lot 11, Block 11
Rynearson's Addition to La Grande, situated in the Southeast Quarter of the Southeast Quarter of
Section 31, Township 2 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 a Lots 12, 13, 14 and a portion of Lot 11, Block 11 of Rynearson's Addition to the City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at a point on the South line of the vacated portion of Lake Street, said point being South 83°54'19" East, a distance of 182.87 feet from the Southeast corner of Lot 16, Block 31 of Riverside Addition to the City of La Grande;

Thence; North 0°07'22" East, parallel with and 22 feet East (when measured at right angles) from the West line of Lot 11 of said Block 11, a distance of 145.00 feet, to the North line of said Lot 11,

Thence; North 89°50'25" East, along the North line of Lots 11, 12, 13 and 14 of said Block 11, a distance of 129.75 feet, to the Northeast corner of said Lot 14, said point being on the West right of way line of First Street,

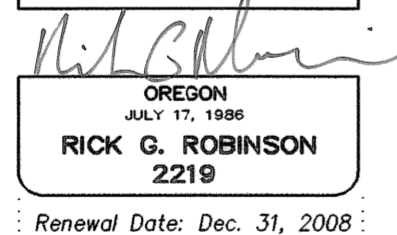
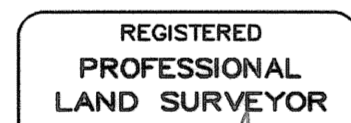
Thence; South 0°18'22" West, along the East line of said Lot 14, said line also being said West right of way line, a distance of 145.00 feet, to the South line of the vacated portion of Lake Street,

Thence; South 89°50'25" West, along the South line of said vacation, a distance of 129.28 feet to the Point of Beginning of this description.

Said tract containing 18,780 Sq.Ft. (0.43 Ac.)

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
Bagett, 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. 20070008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C877, C878 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 GRANT HUDKINS and BETH HUDKINS, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused said land to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Grant Hudkins
GRANT HUDKINS

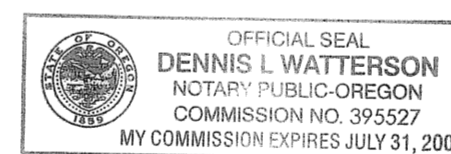
Beth Hudkins
BETH HUDKINS

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 26 day of MARCH, 2007, before me a Notary Public in and for said County and State, personally appeared GRANT HUDKINS and BETH HUDKINS, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Watterson
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 22nd day of March, 2007.

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

City of LaGrande Community
Development Director/Planner

Approved this 22nd day of MARCH, 2007.

Michael A. Boquist
Michael A. Boquist,
City Planner, City of La Grande

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 2006-2007 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 Alex Wilhelm, Chief Deputy Date: 3-27-07
for Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 27th day of MARCH, 2007, at 10:49 o'clock A. M., and recorded in Plat Cabinet No. C877, C878 Union County records. Microfilm Number 20071537T

Union County Clerk
by B. Nelson, Deputy