

MINOR PARTITION PLAT NO. 2007-0012T

MICROFILM NO. 20071815T
 PLAT CABINET NO. C887, C888

A PARTITION OF A PORTION OF LOTS 2, 3, 4, AND 5 OF HOME INVESTMENT ADDITION
 TO THE CITY OF LA GRANDE, UNION COUNTY, OREGON.
 LOCATED IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN



SCALE 1" : 50'

BASIS OF BEARING CS 15-81
 CENTERLINE OF COVE AVENUE

LEGEND

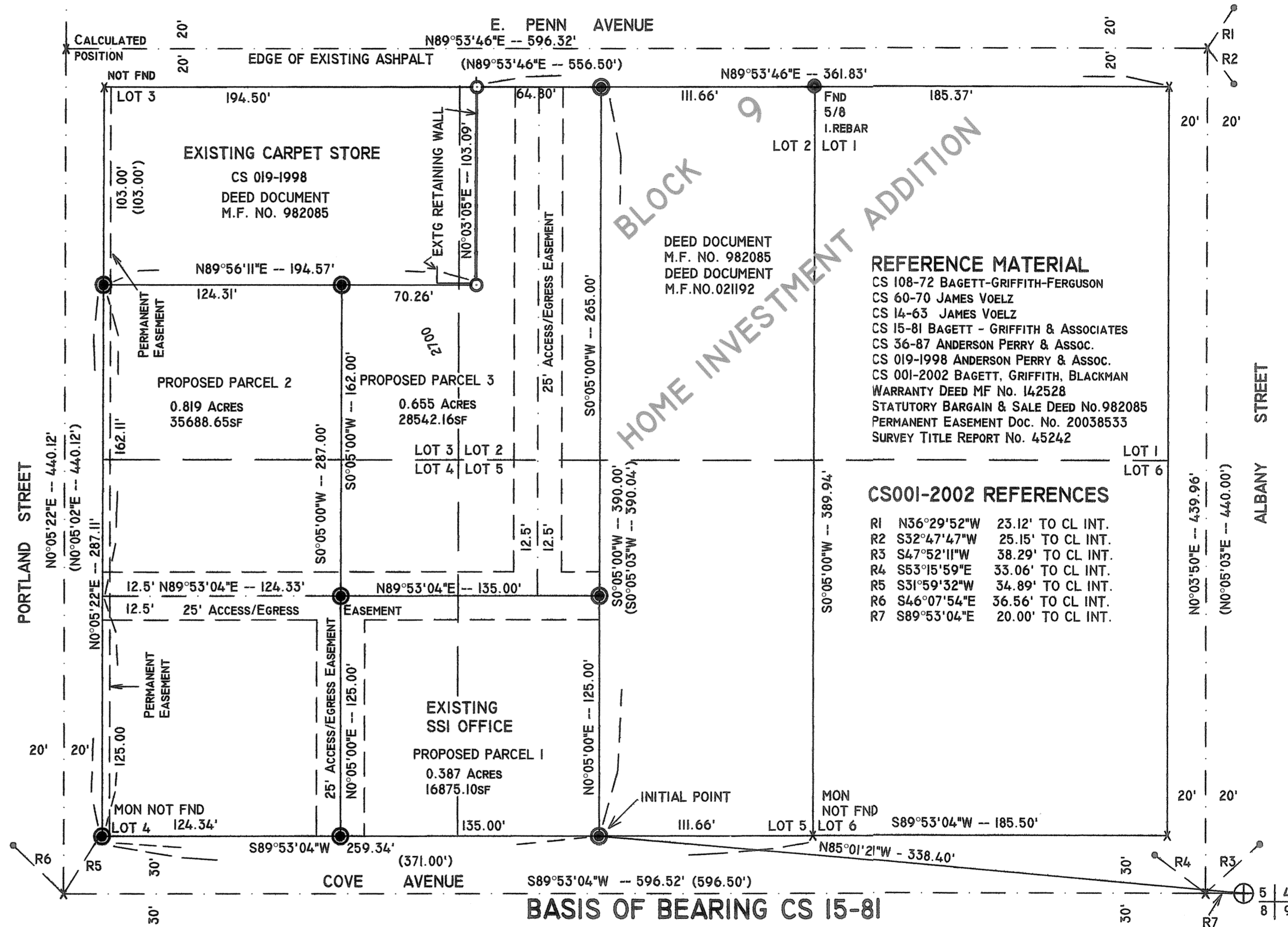
- SET 5/8" X 30" REBAR W/PLASTIC CAP MARKED "ORPLS43406"
- FOUND 5/8" REBAR FROM CS019-1998
- FOUND 5/8" REBAR FROM CS108-72
- FOUND 1/2" IRON PIPE FROM CS14-1963
- FOUND BRASS SCREW FROM CS001-2002
- X CALCULATED POINT NOT SET
- (XXX) RECORD FROM CS 15-81
- - - EASEMENTS - ACCESS/EGRESS, UTILITIES
- - - CENTERLINE (EASEMENTS & R/W)
- ⊕ BRASS CAP SECTION CORNER

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GREG MARKEL, MANAGING MEMBER OF BLUE MOUNTAIN DEVELOPMENT COMPANY, NW, LLC. FOR THE PURPOSE OF PARTITIONING THE LAND INTO THREE PARCELS. THE EXTERIOR BOUNDARY WAS RE-SURVEYED AS PART OF THIS PREPARATION. I COULD NOT LOCATE SEVERAL OF THE CORNERS ON THIS PARCEL AND WAS INFORMED BY GREG BLACKMAN AND RICK ROBINSON THAT SEVERAL ON COVE AVENUE AND PORTLAND STREET HAD BEEN DESTROYED DURING THE RECENT STREET IMPROVEMENTS. I FOUND SEVERAL EXISTING MONUMENTS BY ANDERSON PERRY AND ASSOCIATES; BAGETT-GRIFFITH-FERGUSON; BAGETT-GRIFFITH & ASSOCIATES; JAMES VOELZ, AND THE REFERENCES TO THE CENTERLINE MONUMENTATION DONE BY BAGETT- GRIFFITH- BLACKMAN. I FOUND SUFFICIENT MONUMENTATION TO SUPPORT THE POSITIONING OF THE MONUMENTS I HAD TO RESET. THE FOUND MONUMENTS OF RECORD ALL FIT REASONABLY WELL TOGETHER. THE SIZES AND SHAPES OF THE PARCELS WERE AT THE DIRECTION OF GREG MARKEL.

I FIND NO UNUSUAL PROBLEMS WITH THIS PARTITION.

FND 1/2" I.P.I.P.E. O 20'



REFERENCE MATERIAL
 CS 108-72 BAGETT-GRIFFITH-FERGUSON
 CS 60-70 JAMES VOELZ
 CS 14-63 JAMES VOELZ
 CS 15-81 BAGETT - GRIFFITH & ASSOCIATES
 CS 36-87 ANDERSON PERRY & ASSOC.
 CS 019-1998 ANDERSON PERRY & ASSOC.
 CS 001-2002 BAGETT, GRIFFITH, BLACKMAN
 WARRANTY DEED MF No. 142528
 STATUTORY BARGAIN & SALE DEED No. 982085
 PERMANENT EASEMENT Doc. No. 20038533
 SURVEY TITLE REPORT No. 45242

CS001-2002 REFERENCES
 R1 N36°29'52"W 23.12' TO CL INT.
 R2 S32°47'47"W 25.15' TO CL INT.
 R3 S47°52'11"W 38.29' TO CL INT.
 R4 S53°15'59"E 33.06' TO CL INT.
 R5 S31°59'32"W 34.89' TO CL INT.
 R6 S46°07'54"E 36.56' TO CL INT.
 R7 S89°53'04"E 20.00' TO CL INT.

BLOCK 9
 HOME INVESTMENT ADDITION

I HEREBY CERTIFY THAT THE INK/MEDIA COMBINATION USED MEETS THE CURRENT O.A.C.E.S. REQUIREMENTS.

Robert D. English
 ROBERT D. ENGLISH, ORPLS 43406

| | | |
|----------------------|-----------------|---|
| DATE: 12/03/06 | DWN. BY: RDE | MINOR PARTITION PLAT FOR: GREG MARKEL BLUE MOUNTAIN DEVELOPMENT CO., N.W., LLC. 8911 GRANDRIDGE BLVD., SUITE C KENNEWICK, WA. 99336 |
| SCALE: 1" : 50' | CHK. BY: | |
| JOB NO. 2006-061S | REV. NO.: | ROBERT D. ENGLISH ORPLS 43406 SURVEY ONE, LLC. P.O. BOX 382 PENDLETON, OR. 97801-0382 PH:541-276-2055 FAX:541-276-3480 |
| DWG. NO. MSSILAPP | REV. DATE: | |

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR No. 43406 DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE PARTITION PLAT No. 2007-0012T AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON THE FILE IN UNION COUNTY CABINET NUMBER C887, C888 OF THE PLAT RECORDS OF UNION COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92-070.

Robert D. English
 ROBERT D. ENGLISH, ORPLS 43406

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Robert D. English

OREGON
 JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS

RENEWAL DATE: 12/31/07

MINOR PARTITION PLAT NO. 2007-0012T

MICROFILM NUMBER 20071815T
PLAT CABINET NO. C887, C888

A PARTITION OF A PORTION OF LOTS 2, 3, 4, AND 5; Block 9 OF HOME INVESTMENT ADDITION TO THE CITY OF LA GRANDE, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND PLATTED THE ANNEXED PARTITION AS SHOWN HEREIN. SAID PARTITION SITUATE IN A PORTION OF LOTS 2, 3, 4, AND 5, BLOCK 9 OF HOME INVESTMENT ADDITION TO THE CITY OF LAGRANDE, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

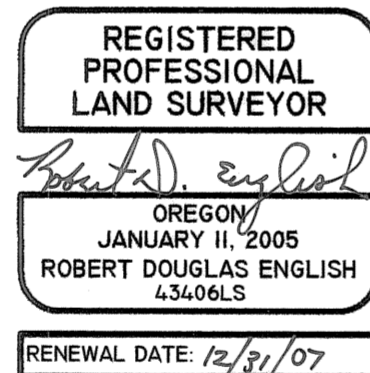
BEGINNING AT A 5/8" REBAR BEING N 85° 01' 21" W A DISTANCE OF 338.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, SAID POINT BEING THE SOUTHWEST CORNER OF WARRANTY DEED AS RECORDED IN MICROFILM No. 142528, UNION COUNTY RECORDS, SAID POINT ALSO BEING THE INITIAL POINT FOR THIS DESCRIPTION:

- THENCE: S 89° 53' 04" W A DISTANCE OF 259.34 FEET TO THE SOUTHWEST CORNER OF LOT 4, TO A 5/8" REBAR;
THENCE: N 0° 05' 22" E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 287.11 FEET, TO A 5/8" REBAR;
THENCE: N 89° 56' 11" E A DISTANCE OF 194.57 FEET, TO A 5/8" REBAR;
THENCE: N 0° 03' 05" E A DISTANCE OF 103.09 FEET, TO THE NORTH LINE OF LOT 2, AND A 5/8" REBAR;
THENCE: N 89° 53' 46" E ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 64.80 FEET, TO A 5/8" REBAR;
THENCE: S 0° 05' 00" W A DISTANCE OF 390.00 FEET TO THE INITIAL POINT.

PARCEL CONTAINING 1.861 ACRES (81105.91 SQUARE FEET)

I FURTHER CERTIFY AND SAY THAT I MADE THE 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 MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-050 AND 92-060.

Robert D. English
ROBERT D. ENGLISH ORPLS 43406
SURVEY ONE, LLC.
P.O. Box 382
PENDLETON, OREGON



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 11th DAY OF APRIL, 2007, AT 2:54 O'CLOCK P.M., AND RECORDED IN PLAT CABINET NO. C887, C888 UNION COUNTY RECORDS. MICROFILM NUMBER 20071815T

UNION COUNTY CLERK BY [Signature]

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREGORY S. MARKEL, MANAGING MEMBER FOR BLUE MOUNTAIN DEVELOPMENT COMPANY, NW, LLC., OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED MAP, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

[Signature] 3-12-07
GREGORY S. MARKEL, MANAGING MEMBER DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND SHOWN ON THE ACCOMPANYING PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, THE ACCESS/EGRESS AND UTILITY EASEMENTS DESIGNATED ON SAID PLAT.

[Signature] 3-12-07
GREGORY S. MARKEL, MANAGING MEMBER DATE

ACKNOWLEDGMENTS

WASHINGTON
STATE OF OREGON
SS
COUNTY OF UNION
BENTON

KNOW ALL MEN BY THESE PRESENTS, ON THIS 12th DAY OF MARCH, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GREGORY S. MARKEL, MANAGING MEMBER, FOR THE OWNERS OF BLUE MOUNTAIN DEVELOPMENT COMPANY, NW, LLC., KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN THE FORGOING INSTRUMENT, AND WHO BEING DULY SWORN DID SAY THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

[Signature]
NOTARY PUBLIC FOR
THE STATE OF OREGON
WASHINGTON



NOTARIAL SEAL

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR No. 43406 DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE PARTITION PLAT NO. 2007-0012T AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION PLAT AS THE SAME IS ON FILE IN THE UNION COUNTY CABINET NUMBER C887, C888 OF THE PLAT RECORDS OF UNION COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92-070.

[Signature]
ROBERT D. ENGLISH, ORPLS 43406

APPROVALS

Approval table with rows for City Planner, City Council, Mayor, Mayor Pro-Tem, and Councilors. Includes handwritten 'NOT' and 'REQ'D.' and a signature 'RDX'.

UNION COUNTY ASSESSOR / TREASURER Tax Collector

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.050, ALL AD VOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY THE LAW TO BE PLACED UPON THE 2006-2007 YEAR TAX ROLL WHICH BECAME A LIEN ON THIS PARTITION OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

[Signature] 4-11-07
LINDA L. HILL DATE
UNION COUNTY ASSESSOR/TREASURER Tax Collector

LAGRANDE PLANNING DEPARTMENT

APPROVED THIS 22nd DAY OF MARCH, 2007,
BY CITY OF LAGRANDE PLANNING [Signature]
MIKE BOQUIST

LAGRANDE CITY SURVEYOR

APPROVED THIS 8th DAY OF March, 2007.
BY UNION COUNTY SURVEYOR [Signature]
NORMAN J. FAULLUS, JR.