

Minor Partition Plat Number 20070023T

Microfilm Number 20072956T
Plat Cabinet Number C 907 - C 908

Situated in the Southeast quarter of the Southwest quarter of Section 9,
Township 3 South, Range 38 East of the Willamette Meridian,
City of La Grande, Union County, Oregon

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

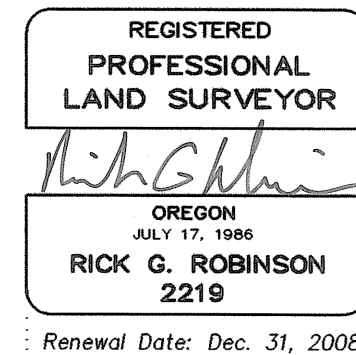
- ⊙ Aluminum monument in water valve box, as per Union County monumentation records.
- ⊕ Found 5/8" iron pin with plastic cap marked "AP&A", set by Survey number 55-77.
- Set 5/8 x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- X — Existing Fenceline
- — — Centerline of road
- - - Easement line
- () Record information from Survey number 55-77.
- [] Record information from Survey number 18-67.

REFERENCE MATERIAL

Survey No. 31-82 Survey No. 18-67
Survey No. 42-64 Survey No. 55-77
Survey No. 51-71 Survey No. 10-95

Deeds

Eastern Oregon Title Report No. 07-18343
Book D Pg. 24
Book 99 Pg. 530
Microfilm No. 71415
Microfilm No. 20063303
Microfilm No. 20065846
Microfilm No. 20070769



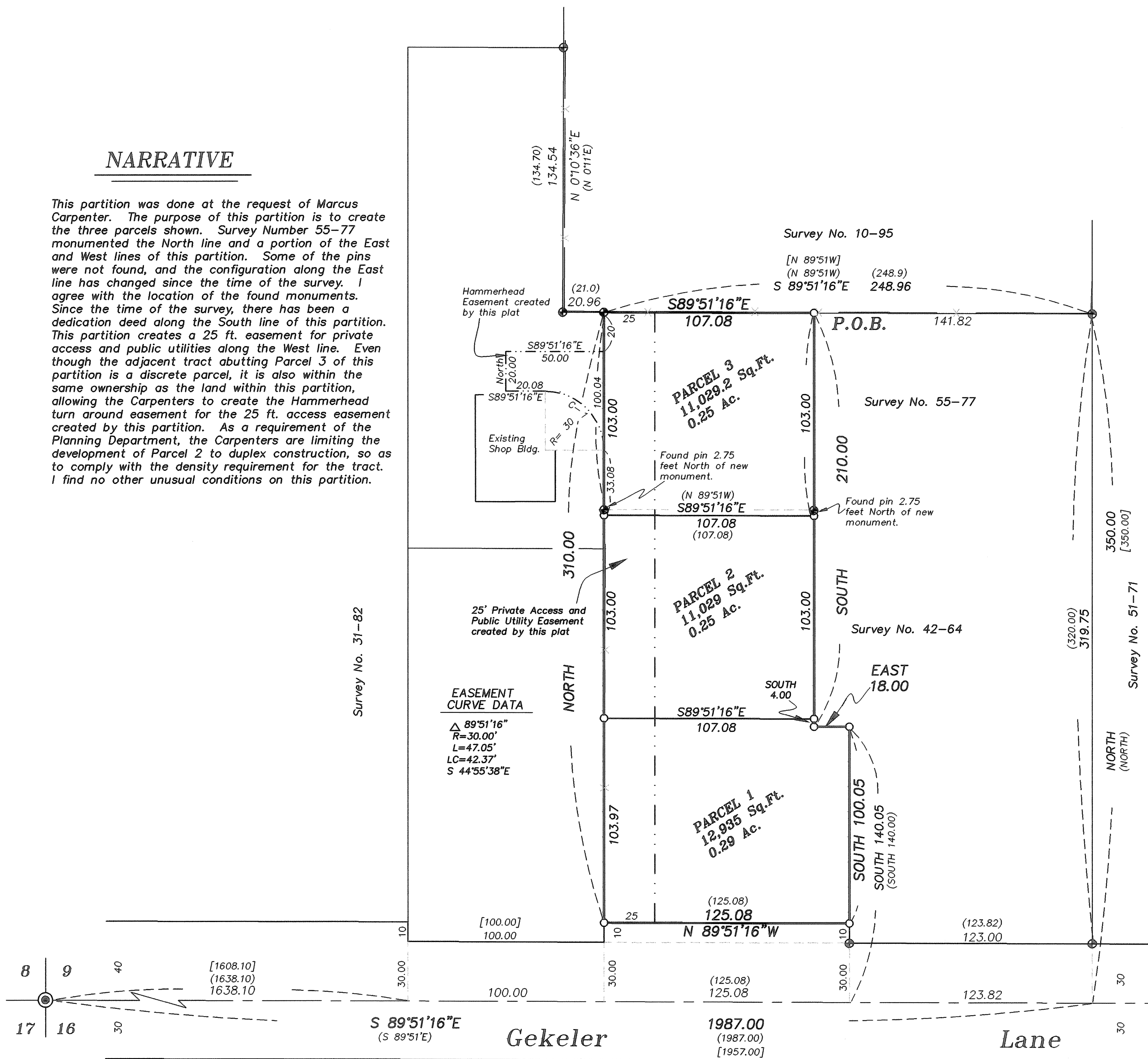
SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070023T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 907 - C 908 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

NARRATIVE

This partition was done at the request of Marcus Carpenter. The purpose of this partition is to create the three parcels shown. Survey Number 55-77 monumented the North line and a portion of the East and West lines of this partition. Some of the pins were not found, and the configuration along the East line has changed since the time of the survey. I agree with the location of the found monuments. Since the time of the survey, there has been a dedication deed along the South line of this partition. This partition creates a 25 ft. easement for private access and public utilities along the West line. Even though the adjacent tract abutting Parcel 3 of this partition is a discrete parcel, it is also within the same ownership as the land within this partition, allowing the Carpenters to create the Hammerhead turn around easement for the 25 ft. access easement created by this partition. As a requirement of the Planning Department, the Carpenters are limiting the development of Parcel 2 to duplex construction, so as to comply with the density requirement for the tract. I find no other unusual conditions on this partition.



Minor Partition Plat Number 20070023T

Microfilm Number 20072956T
Plat Cabinet Number C907-C908

Situated in the Southeast quarter of the Southwest quarter of Section 9,
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 situated the Southeast quarter of the Southwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, Union County Oregon, being more particularly described as follows;

Beginning at a point on the South line of said Section 9, said point being S 89°51'16" E, a distance of 1987.00 feet from the Southwest corner of said Section 9, thence North 350.00 feet, thence N 89°51'16"W, a distance of 141.82 feet to the TRUE POINT OF BEGINNING;

Thence; South, a distance of 210.00 feet,

Thence; East, a distance of 18.00 feet,

Thence; South, a distance of 100.05 feet, to the North right of way line of Gekeler Lane,

Thence; N 89°51'16" W, along said North right of way line a distance of 125.08 feet.

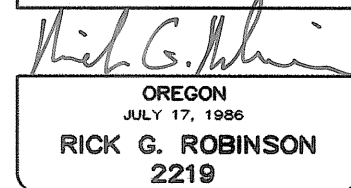
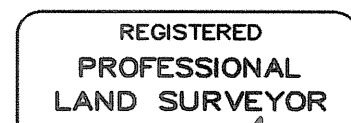
Thence; North, a distance of 310.00 feet,

Thence; S 89°51'16" E, a distance of 107.08 to the TRUE POINT OF BEGINNING of this description.

Said parcel containing 34,995 Sq. Ft. (0.80 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2008

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. 20070023T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C907-C908 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that MARCUS T. CARPENTER and SHARON A. CARPENTER along with AARON D. CARPENTER and CARRIE A. CARPENTER are the owners 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 we do hereby create the 25 foot wide private access and public utility easement and hammerhead easement as shown on the annexed plat and also hereby restrict Parcel 2 to Duplex construction only, all in accordance with the provisions of O.R.S. Chapter 92.

Marcus T. Carpenter
MARCUS T. CARPENTER

Sharon A. Carpenter
SHARON A. CARPENTER

Aaron D. Carpenter
AARON D. CARPENTER

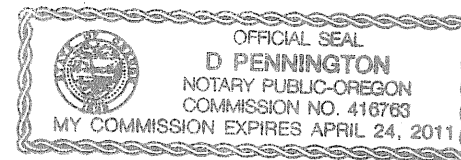
Carrie A. Carpenter
CARRIE A. CARPENTER

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all people by these presents, on this 16 day of MAY, 2007, before me a Notary Public in and for said County and State, personally appeared MARCUS T. CARPENTER and SHARON A. CARPENTER, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

D. Pennington
Notary Public for
the State of Oregon



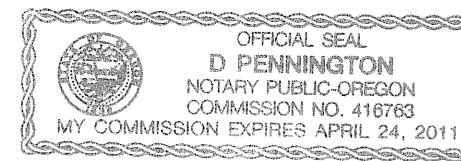
Notarial Seal

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all people by these presents, on this 16 day of MAY, 2007, before me a Notary Public in and for said County and State, personally appeared AARON D. CARPENTER and CARRIE A. CARPENTER, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

D. Pennington
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 10th day of April, 2007.

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

City of LaGrande Planner

Approved this 4th day of JUNE, 2007.

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 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 Linda L. Hill Date: 6/4/07
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 4 day of June, 2007, at 4:50 o'clock P.M., and filed in Plat Cabinet No. C907-C908, Union County records. Microfilm No. 20072956T.

Robin A. Church
Union County Clerk
by Lisa Feik, Deputy