

Minor Partition Plat Number 20070043T

A Partition of Parcel 1 of Major Partition Plat Number 20030005,
 Situated in the Southeast quarter of the Northwest quarter of Section 17,
 Township 3 South, Range 38 East of the Willamette Meridian,
 City of La Grande, Union County, Oregon

Microfilm Number 20077045T
 Plat Cabinet Number C-958, C-959

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

- Survey Number 51-75
- Survey Number 33-76
- Survey Number 14-77
- Survey Number 15-82
- Survey Number 15-85
- Survey Number 013-2000
- Survey Number 020-2000
- Minor Partition Plat Number 1997-05
- Major Partition Plat Number 20030005

DEED REFERENCES


Deed Volume 149 Page 117
 Survey Report Number 45797
 dated September 18, 2007, prepared by
 Abstract and Title Company

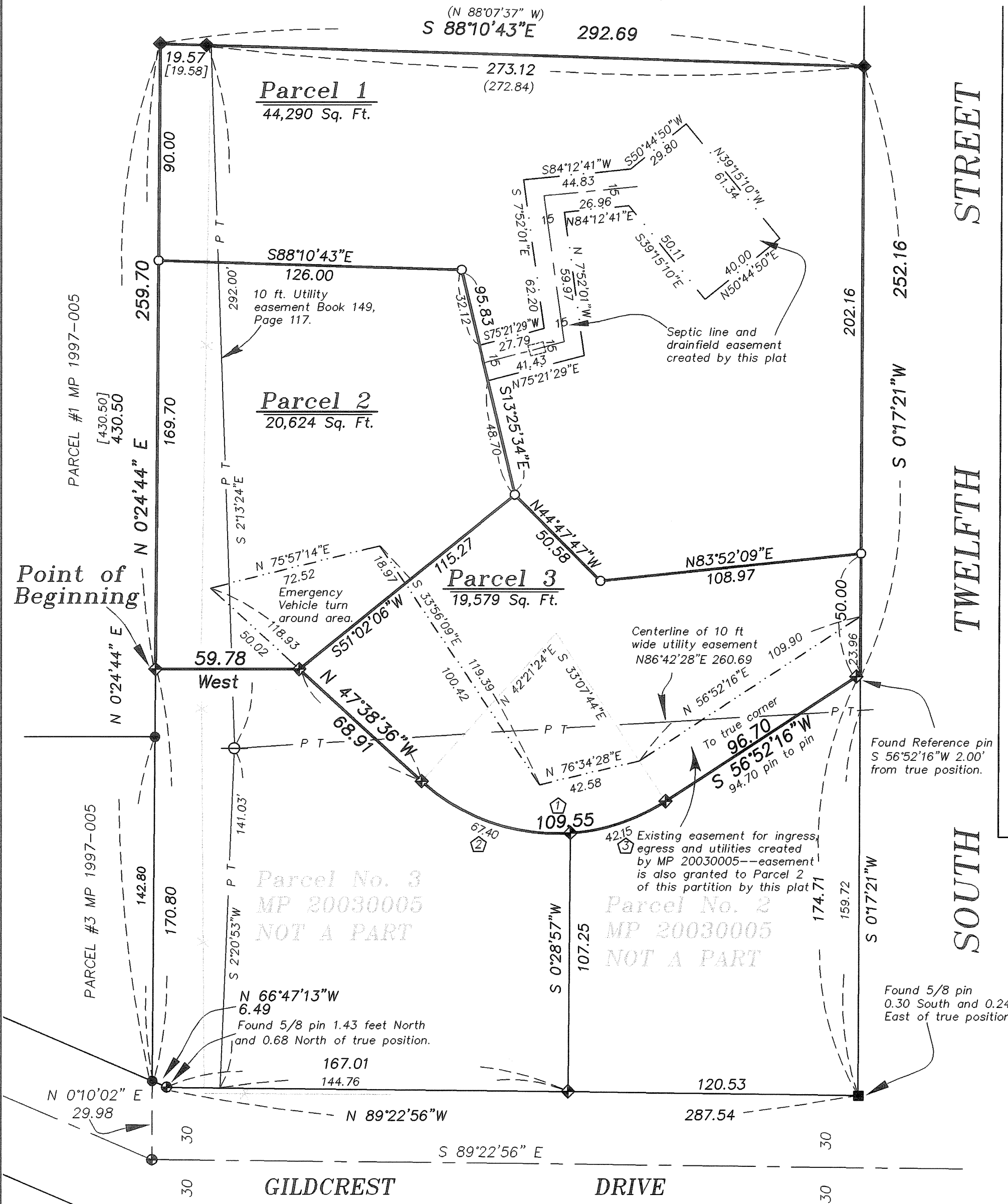
NARRATIVE

This partition was done at the request of Darren Nichols. This is a partition of Parcel 1 of Major Partition Plat Number 2003-0005. I found the monuments controlling the exterior of this partition. I place the dividing line between the Parcels at the direction of Mr. Nichols. This partition grants an easement for the existing septic lines and drain field across Parcel 1 for the use of Parcel 2. This partition also grants Parcel 2 the right to use the easement previously granted to Parcels 2 and 3 of Major Partition Plat Number 20030005. I find no unusual conditions on this partition.

LEGEND

- ◆ Found "U" shaped iron bar set by unrecorded survey, possibly set by Jack Ricker
- Found 5/8" iron pin set by Survey Number 51-75
- ⊕ Found 5/8" iron pin with no cap set by Survey Number 33-76
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1997-05
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Major Partition Plat Number 20030005
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of Survey Number 15-82
- [] Record information of Minor Partition Plat Number 1997-05
- ⊙ Existing Utility Pole
- Centerline
- - - - Easement Line
- P T - Existing Overhead Power and Telephone Line
- x - Existing Fence Line


REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2008



Curve 1	Curve 2	Curve 3
Δ = 75°29'08"	Δ = 46°26'27"	Δ = 29°02'41"
R = 83.15	R = 83.15	R = 83.15
L = 109.55	L = 67.40	L = 42.15
LC = 101.79	LC = 65.57	LC = 41.70
N 85°23'10"W	N 70°51'50"W	S 71°23'37"W

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. 20070043T 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-958 C-959 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


 Rick G. Robinson, OPLS 2219

Minor Partition Plat Number 20070043T

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Situating in the Southeast quarter of the Northwest quarter of Section 17,
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 a partition of Parcel 1 of Major Partition Plat Number 20030005, being situated in the Southeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of said Major Partition Plat Number 20030005,

Thence; North 0°24'44" East, along the West line of said Parcel 1, a distance of 259.70 feet, to the Northwest corner thereof,

Thence; South 88°10'43" East, along the North line of said Parcel 1, a distance of 292.69 feet, to the Northeast corner thereof, said point being on the West right of way line of South Twelfth Street,

Thence; South 0°17'21" West, along the East line of said Parcel 1, said line also being the West right of way line of South Twelfth Street, a distance of 252.16 feet, to the Southeast corner of said Parcel 1,

Thence; South 56°52'16" West, along the South line of said Parcel 1, a distance of 96.70 feet, to the Point of Curvature of an 83.15 ft. radius curve right,


Thence; Northwesterly, along said curve, and continuing along the South line of said Parcel 1, a distance of 109.55 feet, (Long Chord bears North 85°23'10" West, a distance of 101.79 feet),

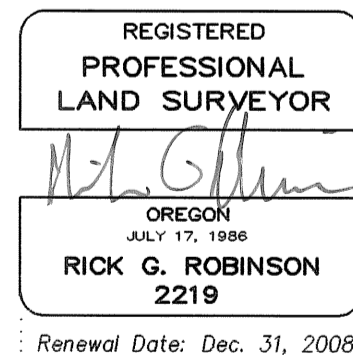
Thence; North 47°38'36" West, continuing along the South line of said Parcel 1, a distance of 68.91 feet, to an angle point in said South line,

Thence; West, continuing along said South line, a distance of 59.78 feet, to the Point of Beginning of this description.

Said parcel containing 84,493 Sq. Ft. (1.94 Acres)

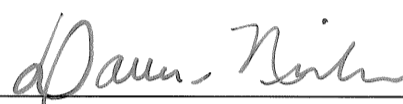
I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.



Rick G. Robinson OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that DARREN NICHOLS and MONA NICHOLS 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, and do hereby create the easement for septic line and drainfield across Parcel 1 for the use of Parcel 2, and also grant Parcel 2 the right for ingress, egress and utilities across the existing easement along the South line of Parcel 2, as shown on the annexed map, and do hereby place the restriction listed below on the property within this partition, all in accordance with the provisions of O.R.S. Chapter 92.


DARREN NICHOLS


MONA NICHOLS


RESTRICTION

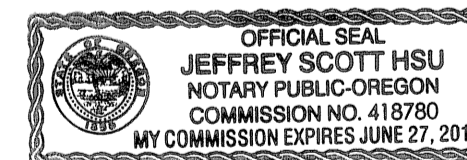
All current and future owners of the land within this partition jointly and severally agree to grant access, to provide all necessary easements and to share equally the costs to remove any existing on-site septic system and to install municipal utilities to serve any portion of said lots or parcels. The removal of existing on-site septic systems and/or the installation of municipal utilities may be initiated by any current and future owner(s) in compliance with federal, state, and municipal regulations.

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 17 day of DECEMBER, 2007, before me a Notary Public in and for said County and State, personally appeared DARREN NICHOLS and MONA NICHOLS who are known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



Notary Public for
the State of Oregon



Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

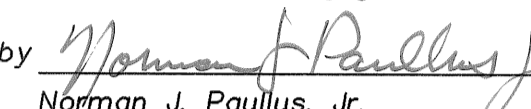
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070043T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C-958, C-959 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 17th day of December, 2007.

by 
Norman J. Paullus, Jr.
City Surveyor


City of LaGrande Planner

Approved this 26th day of DECEMBER, 2007.


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 2007-2008 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, 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 24th day of December, 2007, at 2:30 o'clock P.M., and filed in Plat Cabinet No. C-958, C-959 Union County records. Microfilm No. 20077045T.

Robin A. Church
Union County Clerk, by 
Deputy