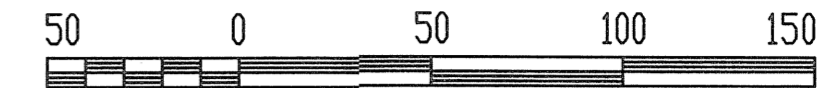


LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, CITY OF LA GRANDE IN UNION COUNTY, OREGON



Scale: 1"=50'

**BASIS OF BEARINGS**

N 00°39'56" W ALONG THE CENTERLINE OF NORTH MAPLE STREET, BETWEEN FOUND MONUMENTS AS DESCRIBED AT THE INTERSECTION OF NORTH MAPLE STREET WITH Z AVENUE AND RUSSELL AVENUE, AS SHOWN ON UNION COUNTY RECORD OF SURVEY NO. 021-1997.

**LEGEND**

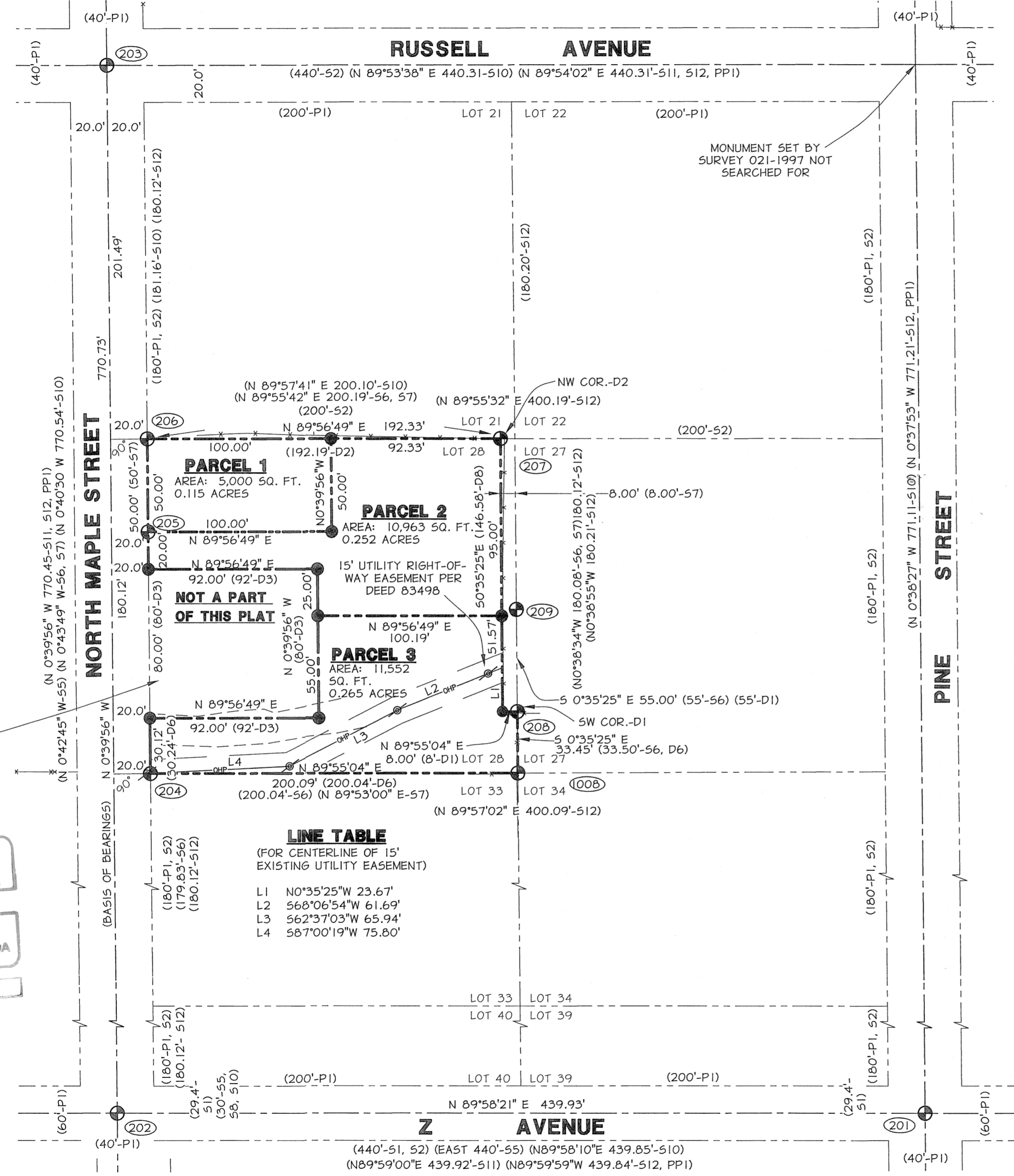
- ⊕ FOUND SURVEY MONUMENT AS DESCRIBED
- Ⓚ REFER TO MONUMENT DESCRIPTION LISTING
- SET A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849", SET THIS SURVEY.
- INDICATES BOUNDARY LINE OF THIS PARTITION PLAT
- - - - - INDICATES APPROX. LOT LINE OF PARK ADDITION PLAT
- ( ) INDICATES DIMENSION FROM CITED RECORD
- \* \* \* \* \* INDICATES EXISTING FENCE LINES (NOTE: EXISTING FENCE LINES ARE TAKEN FROM AERIAL PHOTOGRAPHY OF THE CITY OF LA GRANDE, 1996)
- - - - - INDICATES EDGE OF GRAVEL ROADWAY
- OHP --- INDICATES EXISTING UTILITY POLE, OVERHEAD UTILITY LINE, AND ASSOCIATED UTILITY EASEMENT LINES

**REFERENCE MATERIAL**

- P1- PLAT OF PARK ADDITION TO LA GRANDE, OREGON, FILED APRIL 1, 1914  
 S1- COUNTY SURVEY NO. 18-89 (CITY OF LA GRANDE SURVEY BY A.H. MCLAIN, 1929, SHEET 16 OF 17)  
 S2- COUNTY SURVEY NO. 83  
 S3- COUNTY SURVEY NO. 132  
 S4- COUNTY SURVEY NO. 153 (NOTE: SURVEYS 83, 132, AND 153 APPEAR TO BE IDENTICAL TO EACH OTHER)  
 S5- COUNTY SURVEY NO. 30-71  
 S6- COUNTY SURVEY NO. 33-71  
 S7- COUNTY SURVEY NO. 34-72  
 S8- COUNTY SURVEY NO. 109-73  
 S9- COUNTY SURVEY NO. 28-78  
 S10- COUNTY SURVEY NO. 77-81  
 S11- COUNTY SURVEY NO. 021-1997  
 S12- COUNTY SURVEY NO. 029-2002  
 PPI- COUNTY PARTITION PLAT NO. 2002-003
- UNION COUNTY DEED MICROFILM 35006(-D1), 41274(-D2), 56730(-D3), 60004(-D4), 83498(-D5), 109202(-D6), 130978(-D7), 20071861(-D8), 20081543(-D9)
- UNION COUNTY DEED MICROFILM 20081978 (CONVEYANCE TO NORTH MAPLE LLC)
- PRELIMINARY TITLE REPORT FROM ABSTRACT AND TITLE COMPANY, ORDER NO. 45375, DATED APRIL 8, 2008.

**MONUMENT DESCRIPTIONS**

- Ⓚ01 FD. 2 1/2" DIA. BRASS CAP, MARKED "BAGETT-GRIFFITH-FERGUSON", BURIED 0.2', SET BY SURVEY 021-1997 (SEE REFERENCES S1, S2, S3, S4, S5, S6, S8, S10, S11, S12, PPI)
- Ⓚ02 FD. 2 1/2" DIA. BRASS CAP, MARKED "BAGETT-GRIFFITH-FERGUSON", BURIED 0.2', SET BY SURVEY 021-1997 (SEE REFERENCES S1, S2, S3, S4, S5, S6, S8, S9, S10, S11, S12, PPI)
- Ⓚ03 FD. 2 1/2" DIA. BRASS CAP, MARKED "BAGETT-GRIFFITH-FERGUSON", BURIED 0.1', SET BY SURVEY 021-1997 (SEE REFERENCES S10, S11, S12, PPI)
- Ⓚ04 FD. BOLT WITH 3/4" SQUARE HEAD, BURIED 0.1', SET BY UNKNOWN PARTY (SEE REFERENCE S2, S3, S4, S6, S7, S9, S12)
- Ⓚ05 FD. 5/8" IRON ROD WITH PLASTIC CAP, MARKED "BGF SURVEY MARKER", BURIED 0.2', SET BY SURVEY 34-72 (SEE REFERENCE S7)
- Ⓚ06 FD. 1/2" IRON PIPE, BURIED 0.8', SET BY SURVEY 83 (SEE REFERENCES S2, S3, S4, S6, S7, S9, S10, S11)
- Ⓚ07 FD. 5/8" IRON ROD WITH PLASTIC CAP, MARKED "BGF SURVEY MARKER", EXTENDING 0.4' ABOVE GROUND, SET BY SURVEY 34-72 (SEE REFERENCE S7)
- Ⓚ08 FD. 5/8" IRON ROD WITH PLASTIC CAP, MARKED "BGF SURVEY MARKER", FLUSH IN GROUND, SET BY SURVEY 33-71 (SEE REFERENCE S6, S7)
- Ⓚ09 FD. 5/8" IRON ROD WITH UNREADABLE PLASTIC CAP, BURIED 0.1', SET BY SURVEY 33-71 (SEE REFERENCE S6, S7)
- Ⓚ008 FD. 1 1/2" IRON PIPE, EXTENDING 0.4' ABOVE GROUND, SET BY SURVEY 83 (SEE REFERENCES S2, S3, S4, S6, S7)



**LINE TABLE**  
 (FOR CENTERLINE OF 15' EXISTING UTILITY EASEMENT)

L1	N 0°35'25"W 23.67'
L2	S 68°06'54"W 61.69'
L3	S 62°37'03"W 65.94'
L4	S 87°00'19"W 75.80'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 MICHAEL B. POSADA  
 OREGON  
 JANUARY 20, 1998  
 EXPIRES: 12-31-08

**EXACT COPY STATEMENT**

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 8TH DAY OF AUGUST 2008.  
 MICHAEL B. POSADA, PLS 2849

**MINOR PARTITION PLAT**

**A PORTION OF LOT 28 OF PARK ADDITION TO THE CITY OF LA GRANDE IN THE NW1/4 OF THE NE1/4 OF SEC. 5, T3S, R38E, WILLAMETTE MERIDIAN UNION COUNTY, OREGON**

FOR: NORTH MAPLE LLC, C/O DAVID DUQUETTE P.O. BOX 216 LEE, MA. 01238

SCALE: 1" = 50'

DATE: JUNE, 2008

JOB NO. 2731-81

SHEET 1/2

ANDERSON-PERRY & ASSOC.  
 1901 N. FIR STREET  
 LA GRANDE, OREGON 97850  
 (541) 963-8309  
 ENGINEERING · SURVEYING · NATURAL RESOURCES  
 LA GRANDE, OR. WALLA WALLA, WA.

Microfilm # A0083623T  
Plat Cab D017 & D018

**MINOR PARTITION PLAT NO. 20080018T**  
LOCATED IN THE NORTHWEST ONE-QUARTER OF THE  
NORTHEAST ONE-QUARTER, SECTION 5, T.35, R.38E., W.M.,  
CITY OF LA GRANDE, UNION COUNTY, OREGON.

**DECLARATION**

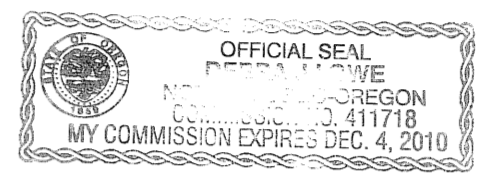
KNOW ALL PERSONS BY THESE PRESENTS THAT NORTH MAPLE LLC, AN OREGON LIMITED LIABILITY CORPORATION, OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DOES HEREBY CREATE THE EASEMENT FOR UTILITIES AND ACCESS ACROSS PARCEL 1 FOR THE USE OF PARCEL 2.

David A. Duquette  
NORTH MAPLE LLC, BY DAVID A. DUQUETTE, MANAGING MEMBER

**ACKNOWLEDGEMENT**

STATE OF Oregon (55)  
COUNTY OF Union  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF August, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID A. DUQUETTE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SIGNATURE TO BE HIS VOLUNTARY ACT AND DEED, ON BEHALF OF NORTH MAPLE LLC.

Debra J. Soule  
NOTARY PUBLIC OF THE STATE OF Oregon



**APPROVALS**

**CITY OF LA GRANDE, CITY SURVEYOR**  
EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 8th DAY OF August, 2008  
Norman J. Paulus Jr.  
NORMAN J. PAULUS JR., PLS, LA GRANDE CITY SURVEYOR

**CITY OF LA GRANDE, PLANNER**  
EXAMINED AND APPROVED

THIS 8th DAY OF August, 2008  
Michael J. Boquist  
MICHAEL J. BOQUIST, CITY OF LA GRANDE 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 2008-2009 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.

APPROVED THIS 11 DAY OF August, 2008  
David J. Davis  
UNION COUNTY ASSESSOR/TAX COLLECTOR

**FILING STATEMENT**

STATE OF OREGON (55)  
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 11th DAY OF August, 2008, AT 4:55 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. 20080018T IN PLAT CABINET NO. D017 & D018, UNION COUNTY RECORDS. MICROFILM NUMBER A0083623T

R. Chura  
UNION COUNTY CLERK

BY:

**SURVEYOR'S CERTIFICATE**

I, MICHAEL B POSADA, OREGON REGISTERED LAND SURVEYOR NUMBER 2849, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND AT THE REQUEST OF THE OWNER, SAID LAND IS SITUATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, T.35., R.38E., W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 OF PARK ADDITION TO THE CITY OF LA GRANDE, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 1, 1914; THENCE N89°56'49"E 192.33 FEET ALONG THE NORTH LINE OF SAID LOT 28 TO THE NORTHWEST CORNER OF LAND CONVEYED TO MYRON D. WAGONER AND HIS WIFE BY UNION COUNTY DEED DOCUMENT MF 41274; THENCE 50°35'25"E 146.57 FEET ALONG THE WEST LINE OF SAID WAGONER LAND; THENCE N89°55'04"E 8.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28 AND THE SOUTHWEST CORNER OF LAND CONVEYED TO MYRON WAGONER AND WIFE BY UNION COUNTY DEED DOCUMENT MF 35006; THENCE 50°35'25"E 33.45' ALONG SAID EAST LINE OF LOT 28 TO THE SOUTHWEST CORNER THEREOF; THENCE S89°55'04"W 200.09 FEET ALONG THE SOUTH LINE OF SAID LOT 28 TO THE SOUTHWEST CORNER THEREOF; THENCE N0°39'56"W 30.12 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO ROBERT A. JOHNSON AND WIFE BY UNION COUNTY DEED DOCUMENT MF 56730; THENCE N89°56'49"E 92.00 FEET ALONG THE SOUTH LINE OF SAID JOHNSON LAND TO THE SOUTHWEST CORNER THEREOF; THENCE N0°39'56"W 80.00 FEET ALONG THE EAST LINE OF SAID JOHNSON LAND TO THE NORTHEAST CORNER THEREOF; THENCE S89°56'49"W 92.00 FEET ALONG THE NORTH LINE OF SAID JOHNSON LAND TO A POINT ON THE WEST LINE OF SAID LOT 28 AND THE NORTHWEST CORNER OF SAID JOHNSON LAND; THENCE N0°39'56"W 70.00 FEET ALONG SAID WEST LINE OF LOT 28 TO THE POINT OF BEGINNING.

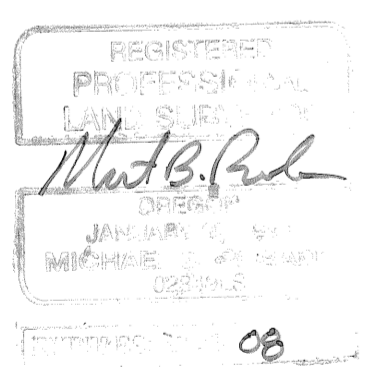
CONTAINING 0.632 ACRES, MORE OR LESS.

**SUBJECT TO:**

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FOR ELECTRIC POWER OR TELEPHONE LINES, AND/OR GAS OR WATER MAINS AND ALL NECESSARY APPURTENANCES, RECORDED MARCH 9, 1979 AS UNION COUNTY DOCUMENT NUMBER MF 83498.

**SURVEY NARRATIVE**

THIS PARTITION WAS DONE AT THE REQUEST OF DAVE DUQUETTE FOR THE PURPOSE OF CREATING THE THREE PARCELS AS SHOWN. FOUND CENTERLINE MONUMENTS ALONG NORTH MAPLE STREET, RUSSELL AVENUE AND Z AVENUE WERE USED TO CONTROL THE BLOCK AS SHOWN. THE ORIGINAL FOUND MONUMENTS ALONG THE EXTERIOR OF THIS PARTITION SHOWN WERE HELD AND FIT WELL WITH THE EXISTING RIGHT OF WAY. ALTHOUGH THE ORIGINAL FOUND MONUMENTS RECOVERED AS SHOWN WERE NOT IN COMPLETE AGREEMENT WITH PREVIOUS PROPORTIONING DONE ALONG NORTH MAPLE STREET. THE DECISION WAS MADE TO HOLD THOSE MONUMENTS AS THE BEST EVIDENCE FOR THIS SURVEY. THERE IS AN EXISTING GRAVEL ROAD LOCATED ON PARCEL 3 THAT DOES ENCROACH ACROSS THE NORTH LINE OF PARCEL 3, THE OWNER HAS BEEN MADE AWARE OF THIS CONDITION. THIS SURVEY WAS COMPLETED USING A TRIMBLE 5600 TOTAL STATION WITH A STANDARD DEVIATION OF 0°00'03" ANGULAR AND ±3 PPM IN DISTANCE.



**EXACT COPY STATEMENT**

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 8th DAY OF August, 2008.

Michael B. Posada  
MICHAEL B. POSADA, PLS 2849

MINOR PARTITION PLAT		
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FOR: NORTH MAPLE LLC, C/O DAVID DUQUETTE		P.O. BOX 216 LEE, MA. 01238
SCALE: NO SCALE	<p>anderson perry Associates, inc. ENGINEERING · SURVEYING · NATURAL RESOURCES LA GRANDE, OR. WALLA WALLA, WA.</p>	SHEET
DATE: JUNE, 2008		2/2
JOB NO. 2731-81		

ANDERSON-PERRY & ASSOC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850