

# Minor Partition Plat Number 20090005T

A Replat of Lots 3, 4 and 5 of  
LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST

Microfilm Number 20090921T

Plat Cabinet Number D052 - D053

## BASIS OF BEARING

The West line of Lot 3 being North 0°02'29" East,  
as per Union County Survey Number 038-2008

SCALE: 1" = 50'

## REFERENCE MATERIAL

Plat of LA GRANDE/UNION COUNTY AIRPORT  
COMMERCIAL/INDUSTRIAL PARK EAST  
Survey Number 038-2008

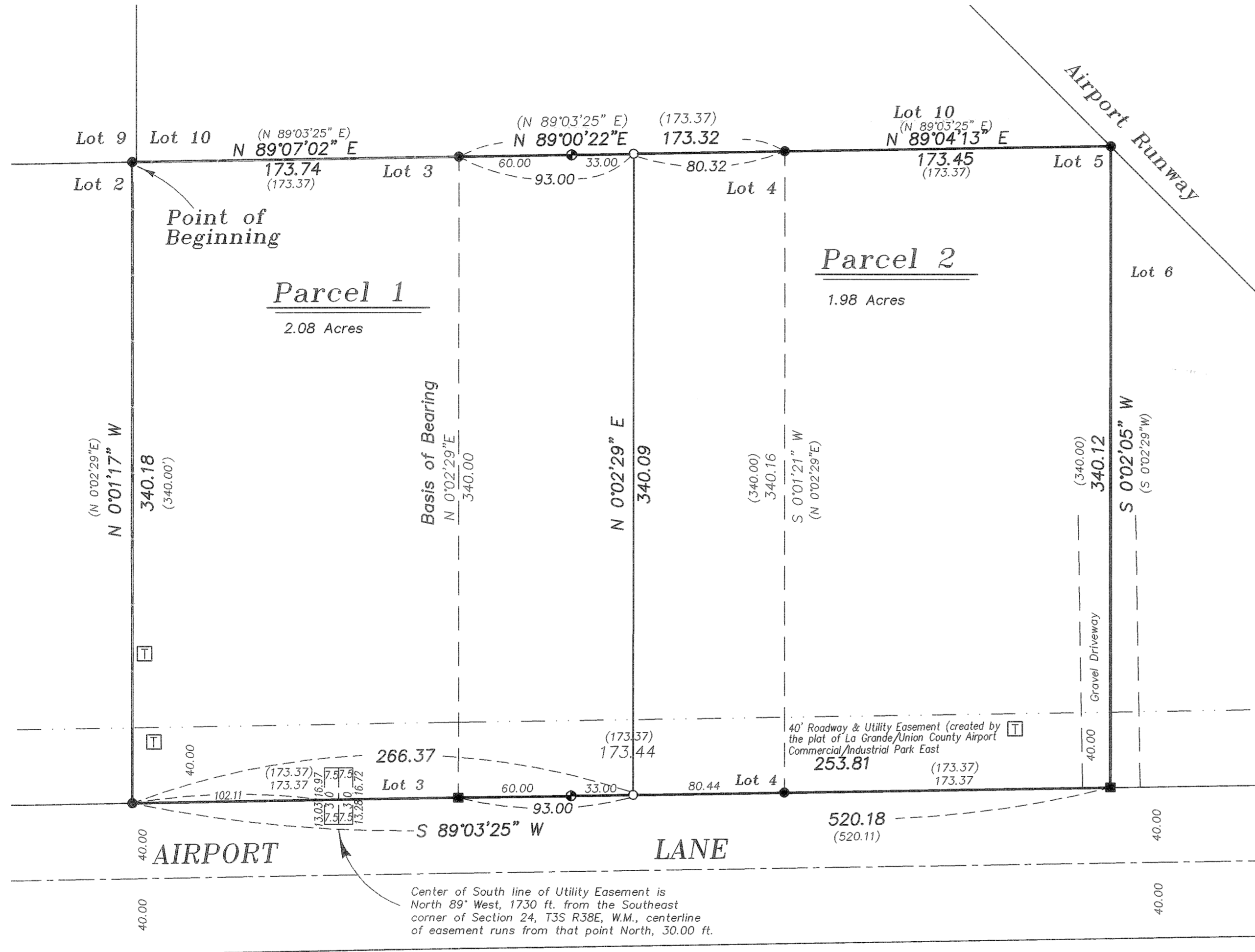
### DEED REFERENCES

MF 20042054  
MF 20083658  
MF 20084608T  
MF 20090458

Title Report Number 46843, dated March 9, 2009,  
Prepared by Abstract and Title Company

## LEGEND

- Found 5/8" iron pin with plastic cap marked AP&A" set by Plat of La Grande/Union County Airport Commercial/Industrial Park East Subdivision
- Found 5/8" iron pin with no cap, set by Plat of La Grande/Union County Airport Commercial/Industrial Park East Subdivision
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 038-2008
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊞ Electrical Transformer
- Roadway and Utility easement
- Centerline of Street
- Existing Cyclone Fence



Center of South line of Utility Easement is North 89° West, 1730 ft. from the Southeast corner of Section 24, T3S R38E, W.M., centerline of easement runs from that point North, 30.00 ft.

## 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. 20090005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D052-053 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

## NARRATIVE

This partition was done at the request of Ron Nash. Mr. Nash and James Challis are moving their common boundary to the configuration shown by this partition. In order to extinguish the existing lot lines, a replat was deemed necessary. Survey Number 038-2008 found the corners of Lot 4. This partition found the remaining lot corners, which I hold as the true corners of the ownership. I placed the line between the parcels at a point 93 feet East of the original East line of Lot 3 at the direction of Mr. Nash. The only easement listed in the stated title report is a utility easement granted to OTEC (MF 20090458). The document calls for a 15 ft. wide easement, with the centerline being described at a particular bearing and distance from the Southeast corner of Section 24. As we have discovered in previous easements of this nature, the existing utilities do not fall within the stated easement. There is no language in the document for location as constructed, so I show both the location of the easement as conveyed, and the location of the actual utilities. I find no other unusual conditions on this partition.

# Minor Partition Plat Number 20090005T

A Replat of Lots 3, 4 and 5 of  
LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, being a replat of Lots 3, 4 and 5 of La Grande/Union County Airport Commercial/Industrial Park East, said subdivision being situated in the Southeast quarter of Section 24, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of La Grande/Union County Airport Commercial/Industrial Park East:

Thence: North 89°07'02" East, along the North line of Lot 3 of said subdivision, a distance of 173.74 feet, to the Northwest corner of Lot 4 of said subdivision,

Thence: North 89°00'22" East, along the North line of said Lot 4, a distance of 173.32 feet, to the Northwest corner of Lot 5 of said subdivision,

Thence: North 89°04'13" East, along the North line of said Lot 5, a distance of 173.45 feet to the Northeast corner of said Lot 5,

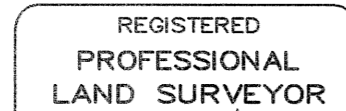
Thence: South 0°02'05" West, along East line of said Lot 5, a distance of 340.12 feet, to the North right of way line of Airport Lane,

Thence: South 89°03'25" West, along said North right of way line, a distance of 520.18 feet, to the Southwest corner of said Lot 3,

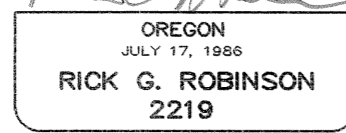
Thence: North 0°01'17" West, along the West line of said Lot 3, a distance of 340.18 feet to the Point of Beginning of this description.

Said tract containing 4.06 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*



Renewal Date: Dec. 31, 2010

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman, Inc.  
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. 20090005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D052-D053 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 RON NASH, JAMES CHALLIS and NASH FAMILY LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act ( ORS Chapter 70 ), are the owners of the land within this 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. In witness where of, NASH FAMILY LLC, pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by R.L. NASH.

*R.L. Nash*  
R.L. NASH, Member  
NASH FAMILY LLC

*James Challis*  
JAMES CHALLIS

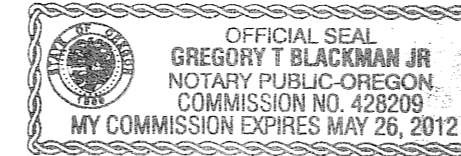
*Ron Nash*  
RON NASH, as an individual

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 14<sup>th</sup> day of MARCH, 2009 before me a Notary Public in and for said State and County, personally appeared R.L. NASH, Member of the NASH FAMILY LLC, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

*Gregory T. Blackman Jr.*  
Notary Public for  
the State of Oregon

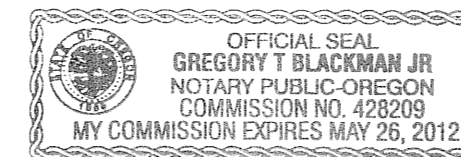


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 14<sup>th</sup> day of MARCH, 2009 before me a Notary Public in and for said State and County, personally appeared RON NASH who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

*Gregory T. Blackman Jr.*  
Notary Public for  
the State of Oregon

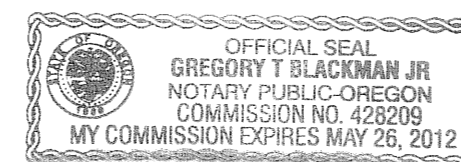


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 13<sup>th</sup> day of MARCH, 2009 before me a Notary Public in and for said State and County, personally appeared JAMES CHALLIS who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

*Gregory T. Blackman Jr.*  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### Union County Surveyor

Approved this 12 day of MARCH, 2009.

by Wallowa County Surveyor *Richard A. Shaver*  
Richard A. Shaver

### 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.

by *Linda L. Hill* Date: 3/17/09  
Linda L. Hill, Union County Assessor/Tax Collector

### Union County Planning Commission

Approved this 17<sup>th</sup> day of March, 2009.

*Hanley Jenkins II*  
Hanley Jenkins II  
Union County Planning Director

## 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 this 17<sup>th</sup> day of MARCH, 2009, at 11:20 o'clock A.M., and recorded in Plat Cabinet No. D052-D053 Union County records. Microfilm Number 20090921T

Robin A. Church  
Union County Clerk

by *Lisa Feick*, Deputy Clerk