

Major Partition Plat Number 20090006T

Microfilm Number 20091263T
Plat Cabinet Number D054-D055

A Partition of Parcel 1 of Minor Partition Plat Number 20070043T,
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

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
- Minor Partition Plat Number 20070043T

DEED REFERENCES

Deed Volume 149 Page 117
Deed Microfilm Number 20083893
Survey Report Number 46788
dated March 6, 2009, 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 Minor Partition Plat Number 20070043T. 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 access and utilities across the Northerly portion of Parcel 3 and the Southerly portion of Parcel 2 as shown. Deed Microfilm Number 20083893 calls for an easement for utilities and sewer line across the land within this partition, but is not specific in location or width. I find no other unusual conditions on this partition.

SURVEYOR'S EXACT COPY STATEMENT

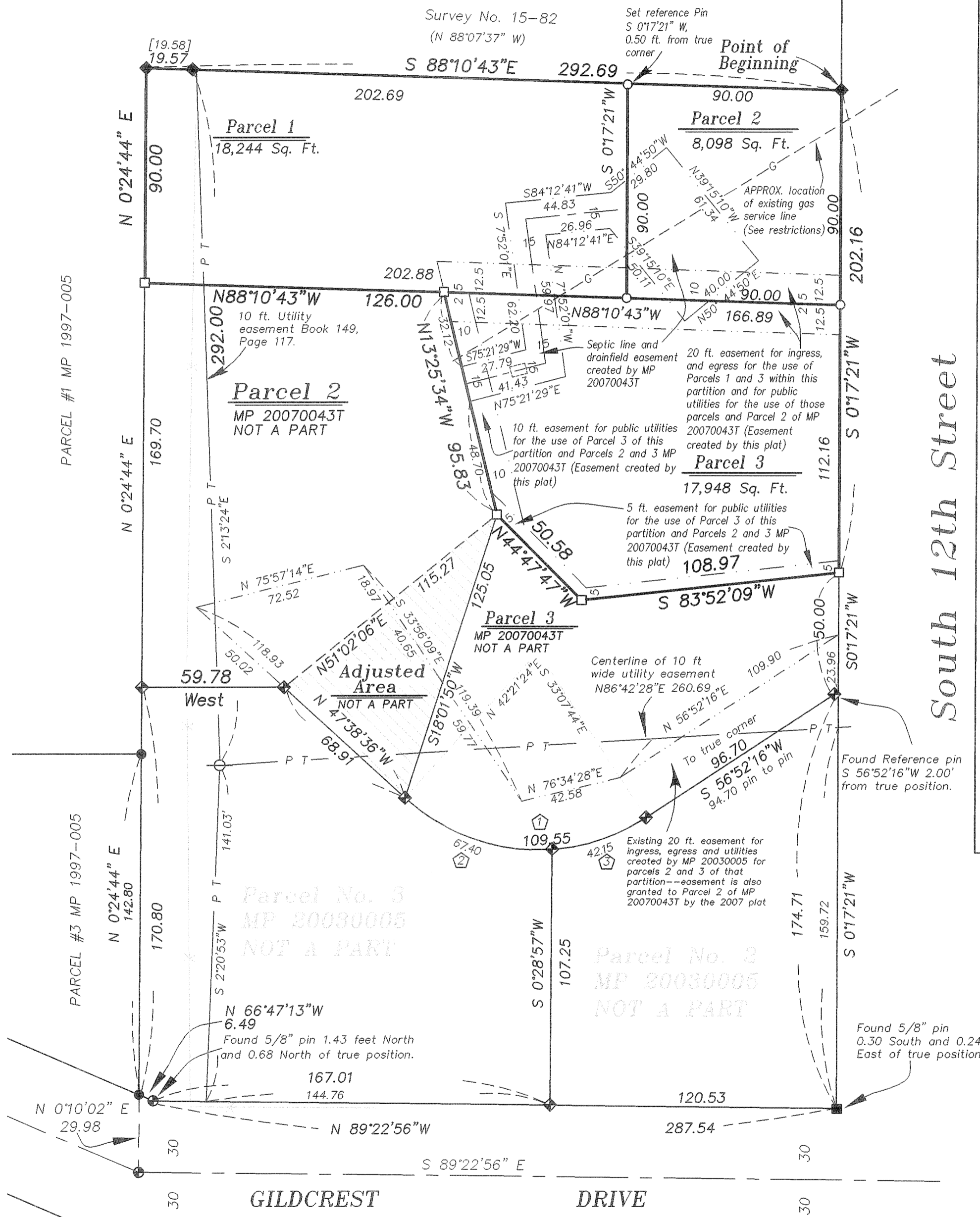
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D054-D055 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson
Rick G. Robinson, OPLS 2219



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
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number 20070043T
- 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
- - - - Existing Fence Line
- G - APPROXIMATE location of existing natural gas service line

HIGHLAND
DRIVE

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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 Minor Partition Plat Number 20070043T, 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 Northeast corner of Parcel 1 of said Minor Partition Plat Number 20070043T, said point also 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 202.16 feet, to the Southeast corner of said Parcel 1,

Thence; South 83°52'09" West, along the South line of said Parcel 1, a distance of 108.97 feet, to an angle point in said line,

Thence; North 44°47'47" West, along the exterior of said Parcel 1, a distance of 50.58 feet, to an angle point in said exterior,

Thence; North 13°25'34" West, along the exterior of said Parcel 1, a distance of 95.83 feet, to an angle point in said exterior,

Thence; North 88°10'43" West, along the exterior of said Parcel 1, a distance of 126.00 feet, to the Southwest corner of said Parcel 1,

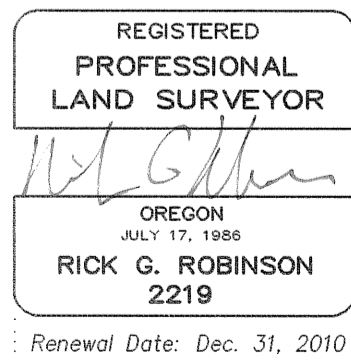
Thence; North 0°24'44" East, along the West line of said Parcel 1, a distance of 90.00 feet, to the Northwest corner of said Parcel 1,

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 the Point of Beginning of this description.

Said parcel containing 44,290 Sq. Ft. (1.02 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
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 an easement for ingress, egress and public utilities across the Southerly portion of Parcel 2 and the Northerly portion of Parcel 3 for the use of Parcel 1 and Parcel 3 of this partition and for public utilities only for the use of Parcel 2 of MP 20070043T, and a 5 ft. easement for public utilities across the Southerly portion of Parcel 3 for the use of Parcel 2 and Parcel 3 of MP 20070043T as shown on the annexed map, and do place the restriction concerning the underground gas line as shown below, and perpetuate the existing restriction created by Minor Partition Plat Number 20070043T, listed below, all in accordance with the provisions of O.R.S. Chapter 92.

Darren Nichols
DARREN NICHOLS

Mona Nichols
MONA NICHOLS

Gas Line Restriction created by this plat:

Prior to issuance of a building permit on parcels within this partition, the existing gas line will be moved to within a newly created utility easement.

Existing restriction as per MP 20070043T:

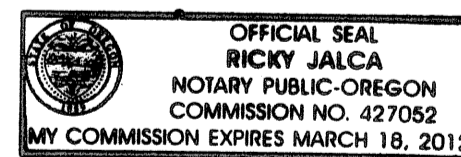
All current and future owners of the land within this partition jointly and severally agree to grant access, to provide all necessary easements and to share equally the costs to remove any existing on-site septic system and to install municipal utilities to serve any portion of said lots or parcels. 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 Polk SS

Know all people by these presents, on this 6 day of April, 2009, 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.

Ricky Jalca
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. 20090006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D054-D056 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

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 30th day of March, 2009.

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

City of LaGrande Planner

Approved this 9th day of April, 2009.

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 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: 4/9/09
Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 9th day of APRIL, 2009, at 4:33 o'clock P.M., and filed in Plat Cabinet No. D054-SS Union County records. Microfilm No. 20091263T.

Robin A. Church
Union County Clerk by Shulette Kinnick Deputy