

Minor Partition Plat Number 20090007T

Microfilm Number 20091264T
Plat Cabinet Number D056-D057

A Partition of a portion of Parcel 3 of Minor Partition Plat Number 20070043T,
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

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
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. The easements created by this plat were also at the direction of Mr. Nichols. 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
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number 20070043T
- () 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

SURVEYOR'S EXACT COPY STATEMENT

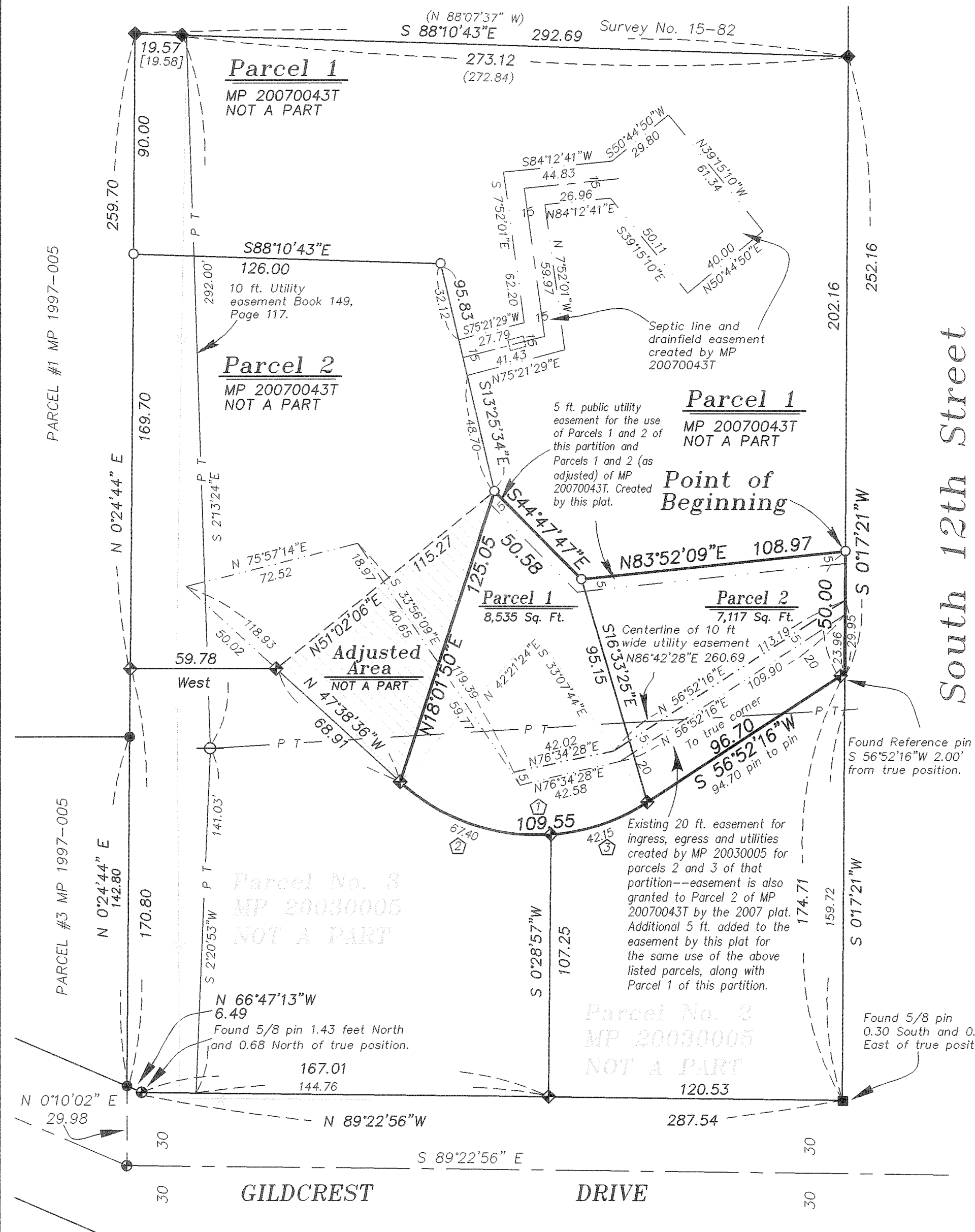
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D056-D057 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Renewal Date: Dec. 31, 2010



South 12th Street

HIGHLAND DRIVE

CURVE DATA		
△ = 75°29'08"	△ = 46°26'27"	△ = 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

Minor Partition Plat Number 20090007T

Microfilm Number 20091264T
Plat Cabinet Number D054-D057

A Partition of a portion of Parcel 3 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

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 a portion of Parcel 3 of Minor Partition Plat Number 20070043T, 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 Northeast corner of Parcel 3 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 3, said line also being the West right of way line of South Twelfth Street, a distance of 50.00 feet, to the Southeast corner of said Parcel 3,

Thence; South 56°52'16" West, along the South line of said Parcel 3, 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 3, a distance of 109.55 feet, (Long Chord bears North 85°23'10" West, a distance of 101.79 feet),

Thence; North 18°01'50" East, a distance of 125.05 feet, to the Northwest corner of said Parcel 3,

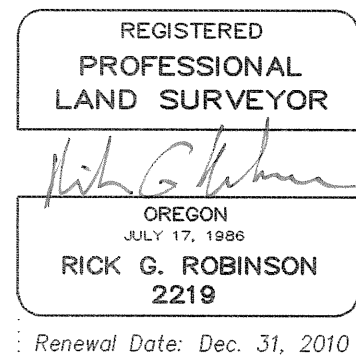
Thence; South 44°47'47" East, along the North line of said Parcel 3, a distance of 50.58 feet, to an angle point in said North line,

Thence; North 83°52'09" East, along said North line, a distance of 108.97 feet, to the Point of Beginning of this description.

Said parcel containing 15,652 Sq. Ft. (0.36 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 the 5 ft. public utility easement across the North 5 feet of Parcels 1 and 2 of this partition for the use of said parcels and of Parcel 2 of Minor Partition Plat Number 20070043T, and expand the existing easement from 20 to 25 feet along the South line of Parcels 1 and 2, for the use and benefit of the parcels described on page 1 of this partition plat, and do hereby perpetuate the restriction listed below on the property within this partition, as created by Minor Partition Plat Number 20070043T, all in accordance with the provisions of O.R.S. Chapter 92.

Darren Nichols
DARREN NICHOLS

Mona Nichols
MONA NICHOLS

RESTRICTION (as per MP 20070043T)

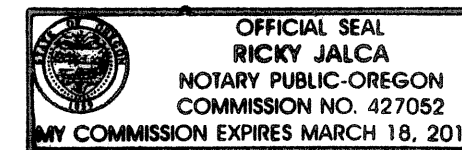
All current and future owners of the land within this partition jointly and severally agree to grant access, to provide all necessary easements and to share equally the costs to remove any existing on-site septic system and to install municipal utilities to serve any portion of said lots or parcels.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

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

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

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-D057, Union County records. Microfilm No. 20091264T.

Robin A. Church
Union County Clerk by Shirley Kenworthy, Deputy

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. 20090007T 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-D057 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