

Minor Partition Number 200900121

A partition of a portion of Lots 3, 4, 5 and 6 of Block 8, East Addition to La Grande, Union County, Oregon

Microfilm Number 20091887T
Plat Cabinet Number Double-Double

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"=50'

LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Rogers Subdivision
- ▲ Found 1/2" iron pin set by East Haven Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by East Haven Subdivision
- ◇ Found 5/8" iron pin with plastic cap marked APA set by Survey Number 53-81
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- x— Fenceline
- Centerline
- ...— Easement Line
- - Original East Addition Lot Lines
- E— Underground Electrical Line
- T— Underground Telephone Line
- OP— Overhead Electrical Line
- OT— Overhead Telephone Line
- ⊠ Electrical Transformer
- () Record measurement as per Survey Number 1-79
- [] Record measurement as per Plat of Rogers Subdivision

REFERENCE MATERIAL

Survey Number 1-79
Survey Number 7-79
Survey Number 53-81
Plat of Rogers Subdivision
Plat of East Haven Subdivision

DEED REFERENCES

Book 121, Page 480
Microfilm Document Number 27492
Microfilm Document Number 106994
Microfilm Document Number 107041
Microfilm Document Number 117942
Microfilm Document Number 132541
Microfilm Document Number 20004435
Microfilm Document Number 20075044
Microfilm Document Number 20075624
Microfilm Document Number 20076677
Commissioner's Journal P, Page 522

Partition Plat Report No. 09-20202, dated May 7, 2009, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

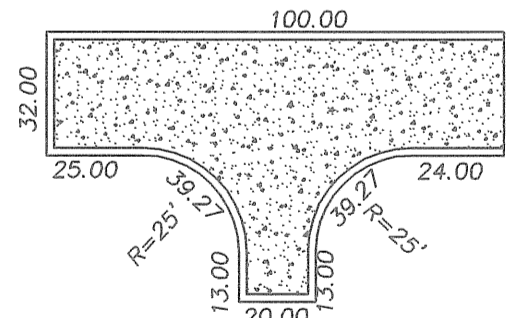
15' Wide right of way easement, granted to Oregon Trail Electric Consumers Cooperative, recorded as Microfilm Document Number 20076677. The intended commencing point of the legal description appears to be the West 1/4 corner of Section 9, not the South 1/4. As described, easement does not fall on property. Even so, the tie to the Point of Beginning is written in an ambiguous manner which renders it unplaceable and it is thus not shown on the map. The easement that is created by this plat covers the electrical improvements made to the property.

NARRATIVE

This partition was done at the request of Knute Stoneberg, owner of the land within. Most of the survey work in this block is based on Survey Number 1-79, including Rogers Subdivision to the North and East Haven Subdivision to the East. I find the monumentation from these surveys as shown on the map. The descriptions for the tract at the Northeast corner (MF 106994) as well as the tract to the West are harmonious with the Stoneberg legal description. The corner along the South line were set by Survey Number 53-81 and appears to be based on a different block breakdown. I call them out of position as shown.

Placement of the division lines was done at the direction of Mr. Stoneberg. The overhead electrical and telephone transmission lines that run along the West edge of the property fall on the property itself and the electrical improvements that service this property fall North of the property boundary as shown. All pins fall within a foot of a fenceline or fence corner and there are no significant fence encroachments.

I find no unusual conditions with this survey.



Hammerhead Detail
City of La Grande

SURVEYOR'S EXACT COPY STATEMENT

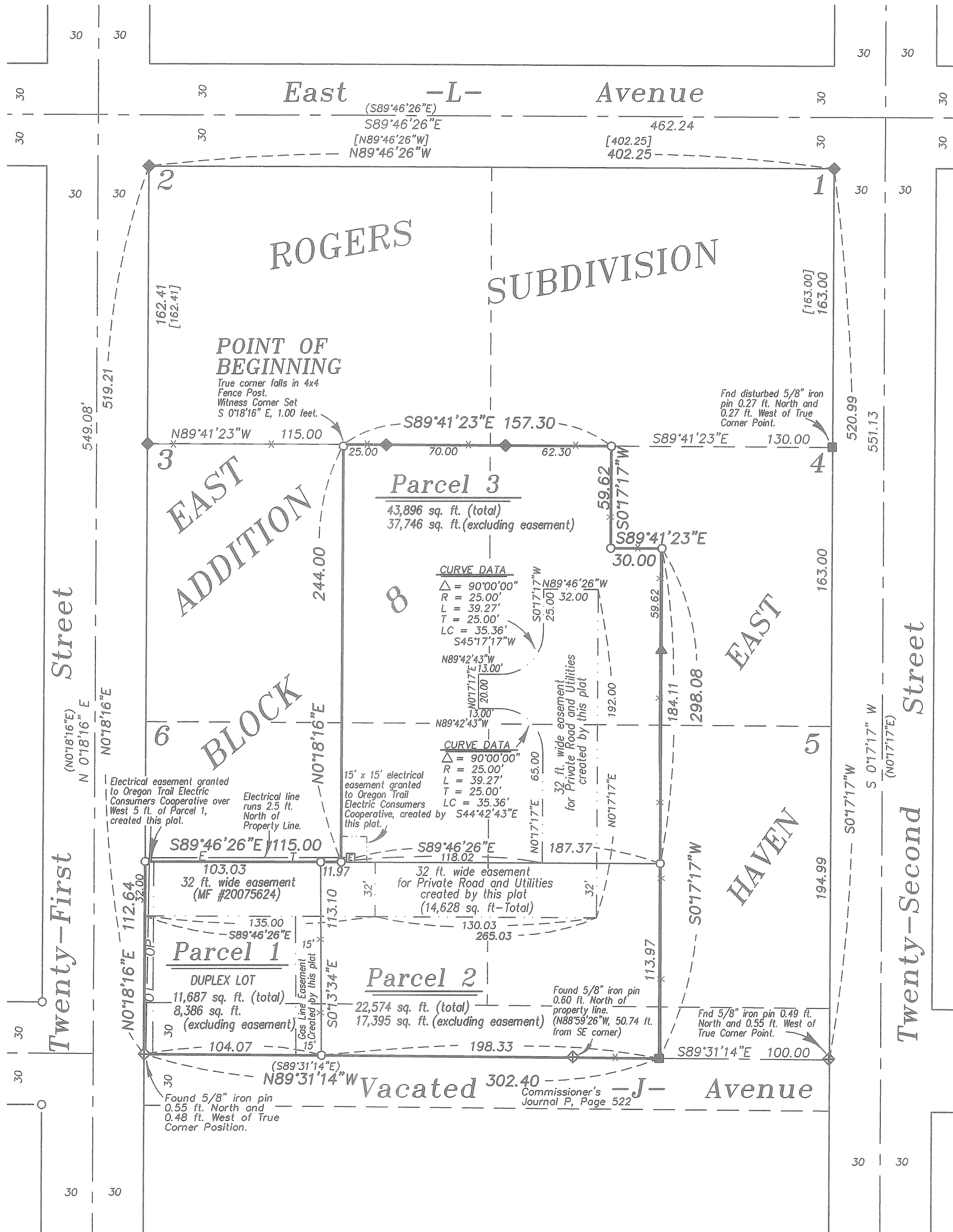
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200900121 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number Double-Double of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010



Minor Partition Plat Number 200900121

Microfilm Number 20091887T
Plat Cabinet Number D066-D067

A partition of a portion of Lots 3, 4, 5 and 6 of Block 8, East Addition to 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 parcels in this partition, being a partition of a portion of Lots 3, 4, 5 and 6 in Block 8 of East Addition to La Grande, Union County, Oregon and that part of vacated 'L' Avenue, more particularly described as follows:

Beginning at a point on the North line of Lot 3 of said Block 8, from which the Northwest corner of said Lot 3 bears North 89°41'23" West, a distance of 115.00 feet,

Thence: South 89°41'23" East, along the North line of Lots 3 and 4 of said Block 8, a distance of 157.30 feet, to the Northwest corner of land conveyed to Ray P. Blubaugh in deed recorded December 1, 1982 as Microfilm Document Number 107041, records of Union County, Oregon,

Thence: South 0°17'17" West, along a line parallel with the West line of East Haven Subdivision, a distance of 59.62 feet,

Thence: South 89°41'23" East, a distance of 30.00 feet to the Southwest corner of Lot 1 of East Haven Subdivision,

Thence: South 0°17'17" West, along the West line of said East Haven Subdivision, 298.08 feet to the Southwest corner of said subdivision,

Thence: North 89°31'14" West, along the centerline of vacated 'J' Avenue, a distance of 302.40 feet, to the East right of way line of 21st St.

Thence: North 0°18'16" East, along said East right of way line, a distance of 112.64 feet,

Thence: South 89°46'26" East, parallel with the North line of said Block 8, a distance of 115.00 feet,

Thence: North 0°18'16" East, along a line parallel with the West line of said Block 8, a distance of 244.00 feet to the Point of Beginning of this description.

Said tract containing 78,157 sq. ft. (1.79 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
La Grande 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. 200900121 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D066-D067 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 KNUTE STONEBERG and M. KAY STONEBERG 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 32' wide easement with hammerhead turnaround for ingress, egress and utilities, the 15'x15' and 10 ft wide electrical easements and the 15' wide gas line easement as shown on said plat, in accordance with the provisions of ORS Chapter 92.

Knute Stoneberg
KNUTE STONEBERG

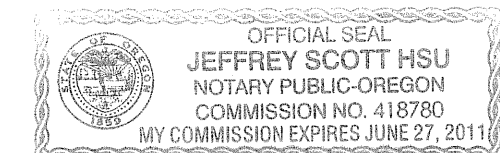
M. Kay Stoneberg
M. KAY STONEBERG

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 26 day of MAY, 2009 before me a Notary Public in and for said State and County, personally appeared KNUTE STONEBERG and M. KAY STONEBERG who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

City of La Grande Planner

Approved this 27th day of MAY, 2009.

Michael J. Boquist
Michael J. Boquist
City Planner

City of La Grande Surveyor

Approved this 21th day of May, 2009.

by City of La Grande Surveyor *Norman J. Pallus Jr.*
Norman J. Pallus Jr.
City Surveyor

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: 5/27/09
Linda L. Hill, Union County Assessor/Tax Collector

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 the 27th day of MAY, 2009, at 2:39 o'clock P.M., and recorded in Plat Cabinet No. D066-D067 Union County records. Microfilm Number 20091887T

Robin A. Church
Union County Clerk by *Shilata Kenworthy*, Deputy