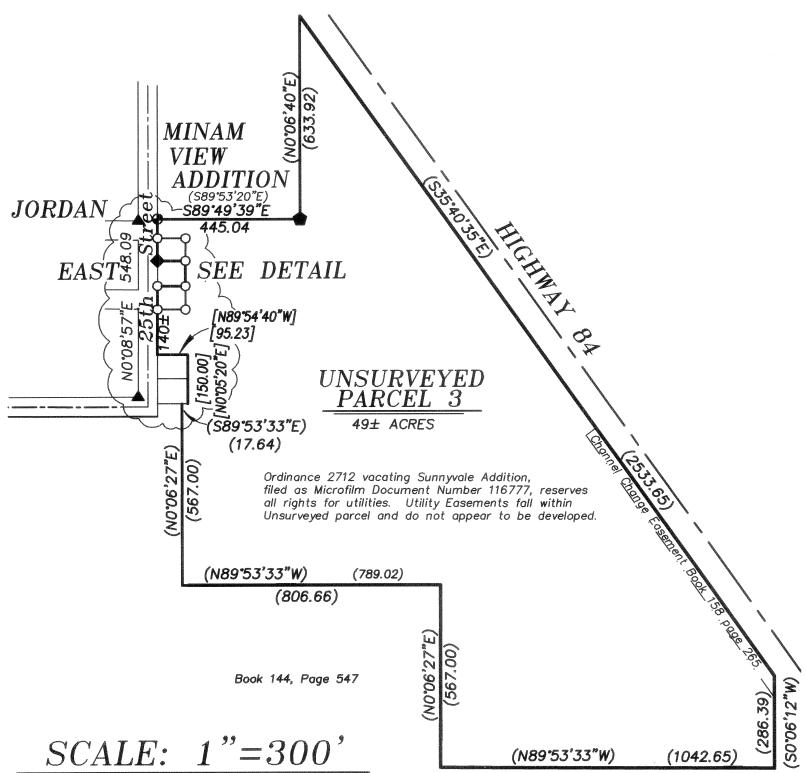
Minor Partition Number 20090032T

Point of

Situated in East half of the Northwest quarter and the West half of the Northeast quarter of Section 9 Township 3 South, Range 38 East of the

Willamette Meridian, Union County, Oregon

MINAM



NARRATIVE

This partition was done at the request of Alan Fishback, on behalf of Tesia Marie Estates LLC, owner of the land within. Mr. Fishback wanted to divide off the two parcels as shown. The entire tract was originally surveyed in Survey Number 24—75 and subdivided by James Hanley as shown in the plat of Sunnyvale Addition. Sunnyvale Addition was vacated by ordinance 2712. The exteriors are UNSURVEYED. The boundary is resolved only as it abuts the 25th Street right of way and along the South line of Minam View Addition.

25th Street was placed from monumentation of Jordan East. I hold pins found as per the plat of Minam View Addition. The excepted tract that sits between the two parcels was described with reference to a James Hanley survey that was not filed. The pins from that survey were found along the 25th Street right of way. The Southwest pin (pin being the point of beginning of the description) falls West of the right of way line by 0.90 feet. This discrepancy between deed lines and the right of way line is noted on the deed recorded as MF Document 113386. I hold the record calls of the deed description from the found SW pin position, and rotate the West line to be parallel with the East right of way line of 25th Street. Establishing the West end of the tract along the actual East line of 25th Street makes the East/West running lines shorter than the deed description. The fence for this tract encroaches by about 10 feet along the South and East end of the property. A landscaped area falls South of line as well. I find no other unusual conditions with 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. 20696022 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 0.022 - 0.029 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 O lhour OREGON JULY 17, 1986 RICK G. ROBINSON 2219 Renewal Date: Dec. 31, 2010

ADDITION Beginning Sunnyvale Addition bears 0.05 feet SW Cor. Minam North and 1.17 feet West of SW Minam SE Cor. Minam SE Cor. Blk A View Addition. 30 30 Jordan East S89'49'39"E 445.04 ((N89°52'46"W)) ((444.96))30. 60. S89°49'39"E 87.08 [[88.00]] Fence at this point 87.10 falls 11.5 feet East S89°52'09"E [S89°55'31"E] Unrecorded pin 0.55 feet North and 0.70 feet West of true corner point. MF 113386 Fence corner falls Unrecorded pin bears [[N89°55'31"W] 9.1 feet South and S89°52'09"E, 0.90 ft. S89°52',09"E 10.2 feet East of from True Corner corner pin -87.13Lanscaped area [[88.02]] falls 7.5 feet Unsurveyed South of line. Parcel 3 0 tre 87.15 St NO.08'57"E N89°51'03"W Empire Dr. .08'57"E 5 NO°08°57"E {NO°08°57"E} [N89°54'40"W] [95.23] [150.00] MF 20084270 30 30 SE Cor. Blk C\ MF 148657 Jordan East (S89°53'33"E) (17.64)DETAIL SCALE: 1"=50"

Microfilm Number 30094600T Plat Cabinet Number D088-D089

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ VALLEY Dated 1946.

LEGEND

- Found 5/8" iron pin set by Plat of Jordan East
- Found unrecorded iron pin
- Found 5/8" iron pin, set by Plat of Sunnyvale
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Plat of Minam
- Set 5/8" Iron Pin with yellow plastic cap marked BGB SURVEY MARKER
-) Record measurement from Survey Number 24-75 (record data repeated on Plat of Sunnyvale Addition)
- Record measurement from Plat of Jordan East
-)) Record measurement from Plat of Minam View
- Record deed call as per MF 148657 and
-]] Record deed call as per MF 113386

-X Existing Fenceline

MATERIAL REFERENCE

Union County Monumentation Records Plat of Sunnyvale Addition Plat of Minam View Addition Plat of Jordan East Survey Number 12-72 Survey Number 24-75 Survey Number 032-2007

DEED REFERENCES Book 104, Page 622

Book 144, Page 547 Book 148, Page 213 Book 151, Page 79 Book 158, Page 262 Book 158, Page 265 Book 158, Page 505

Microfilm Document Number 46283 Microfilm Document Number 116777 Microfilm Document Number 113386 Microfilm Document Number 148657 Microfilm Document Number 20026709 Microfilm Document Number 20053698 Microfilm Document Number 20054511 Microfilm Document Number 20054932 Microfilm Document Number 20066236

Survey Report No. 47408, prepared by Abstract and Title Company, dated December 9, 2009

Microfilm Document Number 20084270

Sheet 1 of 2

Minor Partition Number 200900A2T

Situated in East half of the Northwest quarter and the West half of the Northeast quarter of Section 9 Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20094600T Plat Cabinet Number 1088-1089

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1 and 2 and platted UNSURVEYED Parcel 3 of this partition, being situated in the East half of the Northwest quarter and the West half of the Northeast quarter of Section 9 Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon, the exterior of which being more particularly described as follows;

Beginning at a point on the East right of way line of 25th Street, said point being the Southwest corner of Minam View Addition.

- Thence: South 89°49'39" East. along the South line of said Minam View Addition, a distance of 445.04 feet, to the Southeast corner of said addition,
- Thence: North 0°06'40" East, along the East line of said Minam View Addition and Northerly prolongation thereof, a distance of 633.92 feet, more or less to the South line of land conveyed to State of Oregon, by and through its State Highway Commission by deed recorded in Book 158, Page 505, records of the Union County Clerk, said line being the Southwesterly right of way line of Highway 84,
- Thence: South 35'40'35" East, along said Southwesterly line, a distance of 2533.65 feet, more or less, to the East line of the West half of the Northeast auarter of said Section 9.
- Thence: South 0°06'12" West, along said East line, a distance of 286.39 feet, more or less, to the Southeast corner of land conveyed to Frederick H. Hill et al by deed recorded in Book 148, Page 213, as filed in the Office of the Union County Clerk,
- Thence: North 89°53'33" West, a distance of 1042.65 feet, more or less, to the Southeast corner of land conveyed to Alonzo C. Gillham and wife by deed recorded in Book 144, Page 547, as filed in the Office of the Union County
- Thence: North 0°06'27" East, along the exterior of said Gillham tract, a distance of 567.00 feet, more or less,
- Thence: North 89°53'33" West, along the exterior of said Gillham tract, a distance of 806.66 feet, more or less,
- Thence: North 0°06'27" East, along the exterior of said Gillham tract, a distance of 567.00 feet, more or less, to the South line of tract of land conveyed to Larry W. and Karen T. Purdy by deed recorded as Microfilm Document Number 148657, as filed in the Union County Clerk,
- Thence: South 89°53'33" East, along said South line, a distance of 17.64 feet, more or less, to the Southeast corner of said Purdy tract.
- Thence: North 0°05'20" East, along the East line of said Purdy tract and the East line of tract conveyed to Reed R. Weber by deed recorded as Microfilm Document Number 20084270, as filed in the office of the Union County Clerk, a distance of 150.00 feet, more or less, to the Northeast corner of
- Thence: North 89°54'40" West, along the North line of said Weber tract, a distance of 95.23 feet, more or less to the East right of way line of 25th Street.
- Thence: North 0°08'57" East, along said East line, a distance of 213.20 feet, more or less, to the South line of tract conveyed to Carl C. Peterson et al by deed recorded as Microfilm Document Number 113386, as filed in the office of the Union County Clerk,
- Thence: South 89°52'09" East, along the South line of said Peterson tract, a distance of 87.13 feet.
- Thence: North 0°07'51" East, along the East line of said Peterson tract, a distance of 77.98 feet,
- Thence: North 89°52'09" West, along the North line of said Peterson tract, a distance of 87.10 feet, to the East right of way line of 25th Street,
- Thence: North 0°08'57" East, along said East line, a distance of 130.54 feet, to the Point of Beginning of this description.

I further certify that I made this plat by order of and under the direction of owners thereof, and that Parcel 1 and 2 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

OREGON RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2010

Bagett, Griffith and Blackman La Grande OR 97850

DECLARATION

Know all People by these presents that TESIA MARIE ESTATES, 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), is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcels 1 and 2 to be surveyed and Parcel 3 to be platted as shown on the annexed plat, in accordance with the provisions of ORS Chapter 92. In witness where of, TESIA MARIE ESTATES, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by ALAN FISHBACK.

Clan Fishback, MEMBER

ALAN FISHBACK

TESIA MARIE ESTATES, LLC

ACKNOWLEDGMENTS

State of ORFGON County of UN (ON

Know all people by these presents, on this <u>21</u> day of <u>DECEMBER</u>, 2009, before me a Notary Public in and for said State and County, personally appeared ALAN FISHBACK who are 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.

the State of OREGON

JEFFREY SCOTT HSU NOTARY PUBLIC-OREGON COMMISSION NO. 418780 MY COMMISSION EXPIRES JUNE 27, 201

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. 20090022 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 1088-1089 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

APPROVALS

City of La Grande Planner

Approved this 21st day of December, 2009.

City Planner

City of La Grande Surveyor

Approved this 21st day of December, 2009.

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 2009-2010 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.

for 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 22 day of DECEMBER, 2009, at 2:30 o'clock PM., and recorded in Plat Cabinet No. Dogs-Dos9 Union County records. Microfilm Number 20094660T