

# Major Partition Number 20100008T

A Replat of Parcel 1 of Minor Partition Plat Number 20090005T,  
and Lots 8, 9, 10, 11 and 12 of La Grande/Union County Airport  
Commercial/Industrial Park East-Second Addition

Microfilm Number 20101961T  
Plat Cabinet Number D106-D108

## BASIS OF BEARING

The East line of Parcel 2 of Minor Partition Plat Number 20090005T being South 0°02'05" West, as per said Partition Plat

SCALE: 1"=100'

## LEGEND

- ◆ Found 5/8" iron pin with Aluminum cap marked AP&A or OR2849 WA 41295, set by post monumentation for LaGrande/Union County Airport Commercial/Industrial Park East-Second Addition.
- Found 5/8" iron pin with yellow plastic cap marked "AP&A", set by LaGrande/Union County Airport Commercial/Industrial Park East Subdivision.
- ▲ Found 5/8" iron pin with yellow plastic cap marked "AP&A", set by Minor Partition Plat No. 1995-18.
- ◆ Found 5/8" iron pin with Aluminum cap marked AP&A or OR2849 WA 41295, set by LaGrande/Union County Airport Commercial/Industrial Park East-Second Addition.
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition No. 20090005T.
- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- [ ] Record information as per LaGrande/Union County Airport Commercial/Industrial Park East Subdivision.
- ( ) Record information as per LaGrande/Union County Airport Commercial/Industrial Park East Second Addition.
- Existing Electrical Transformer
- Easement Line.
- Centerline of road
- Existing Fence line
- ▨ Area to be dedicated for Hammerhead turnaround.

## REFERENCE MATERIAL

Minor Partition Number 1995-18  
Minor Partition Number 20090005T  
Original Plat of LAGRANDE/UNION COUNTY AIRPORT COMMERCIAL/ INDUSTRIAL PARK EAST  
Original Plat of LAGRANDE/UNION COUNTY AIRPORT COMMERCIAL/ INDUSTRIAL PARK EAST-SECOND ADDITION  
Abstract & Title Company Survey Report #47627  
Dated April 21, 2010

DEED REFERENCES  
Microfilm Number 20051565  
Microfilm Number 20082299  
Microfilm Number 20090458  
Microfilm Number 20092247  
Microfilm Number 20092248  
Microfilm Number 20092249  
Union County Court Order Number 2010-22  
(Vacation of Powers Road)

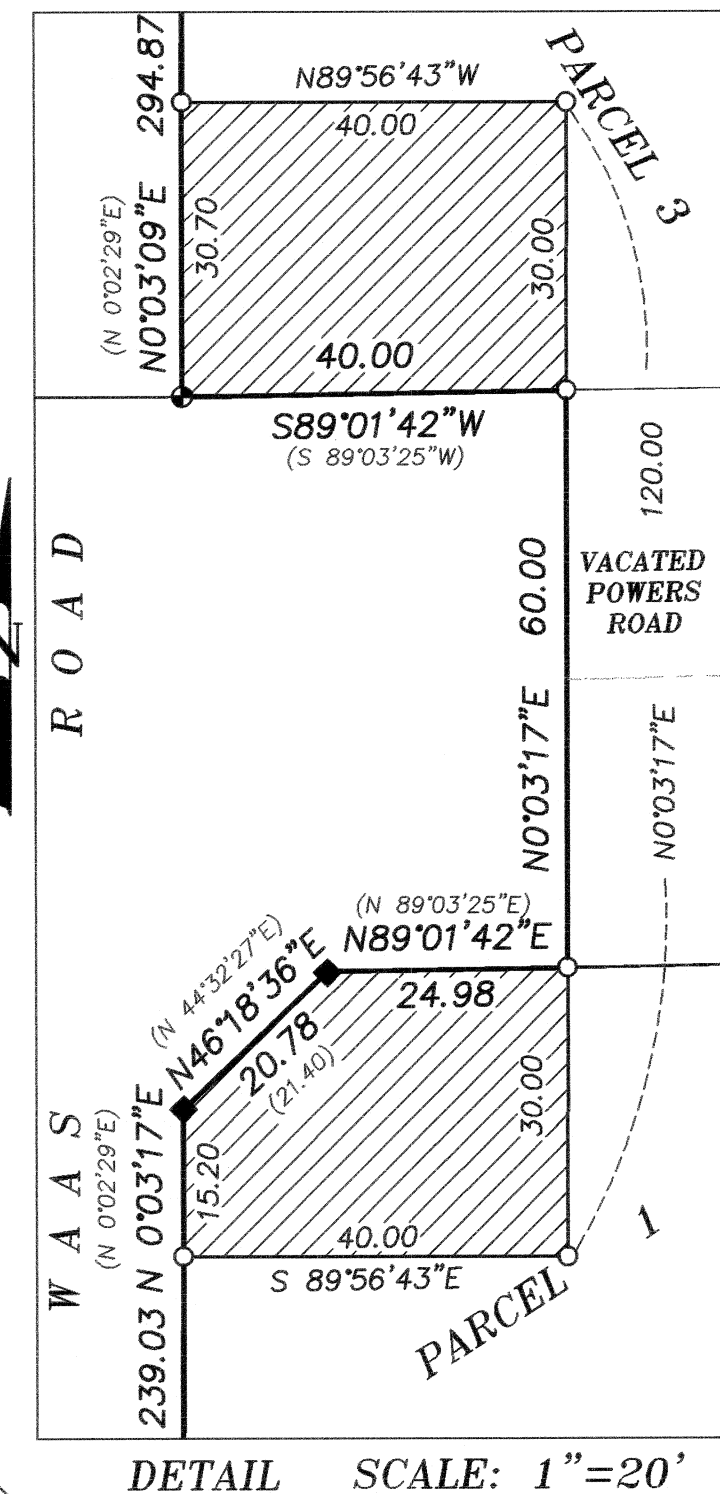
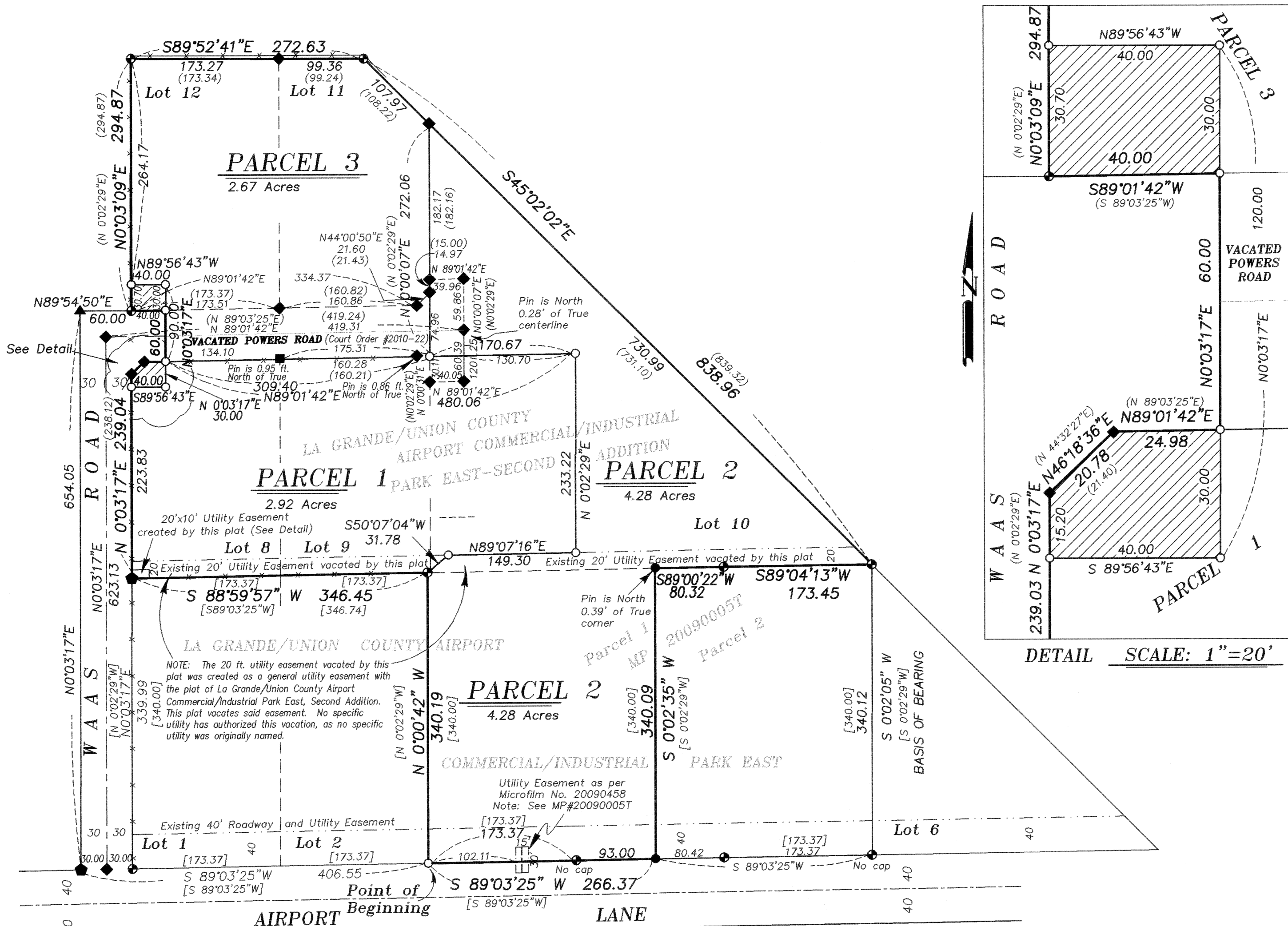
## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20100008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D106-D108 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  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

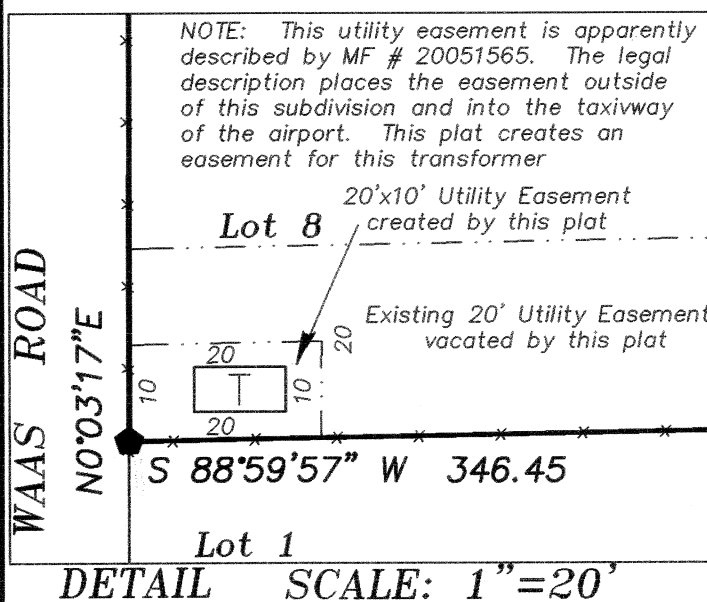
Renewal Date: Dec. 31, 2010



## NARRATIVE

This partition was done at the request of Ron Nash and Steve Colkitt. The purpose of this replat is to reconfigure the two ownerships within the Industrial Park. I locate the existing monuments set by previous subdivisions LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST and LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST-SECOND ADDITION to establish the exterior of this partition. I place the dividing lines between the parcels at the direction of the two owners, and set monuments at the new parcel corners.

Note that most of Powers Road has been vacated with the exception of the small portion at the beginning, this is where a hammerhead turnaround is created by this plat, and by doing so the area shown North and South of the remaining portion of Powers Road that fall within the turnaround is to be dedicated to the public. I base the location of Powers Road on the found monuments along the Northerly right of way line. I then offset that line 30 feet South for the centerline and 60 feet South for the South right of way line, which becomes the line between Parcels 1 and 3 on this partition. The pins set along the North line of Lot 9 fall North of the true line as shown. The remainder of the monuments are fairly harmonious with the record positions of the subdivision plat. I find no other unusual conditions on this partition.



NOTE: This utility easement is apparently described by MF # 20051565. The legal description places the easement outside of this subdivision and into the taxway of the airport. This plat creates an easement for this transformer

20'x10' Utility Easement created by this plat

Existing 20' Utility Easement vacated by this plat

Lot 8  
S 88°59'57" W 346.45  
Lot 1



Major Partition Number 26100008T

Microfilm Number 26101961T
Plat Cabinet Number D106-D108

A Replat of Parcel 1 of Minor Partition Plat Number 20090005T, and Lots 8, 9, 10, 11 and 12 of La Grande/Union County Airport Commercial/Industrial Park East-Second Addition

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 Parcel 1 of Minor Partition Plat Number 20090005T, and Lots 8, 9, 10, 11 and 12 of La Grande/Union County Airport Commercial/Industrial Park East-Second Addition, 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 Southeast corner of Lot 2 of La Grande/Union County Airport Commercial/Industrial Park East:

Thence: North 0°00'42" West, along the East line of Lot 2 of said subdivision, a distance of 340.19 feet, to the Northeast corner of said Lot 2,

Thence: South 88°59'57" West, along the North line of Lots 1 and 2 of said subdivision, a distance of 346.45 feet, to the Northwest corner of said Lot 1,

Thence: North 0°03'17" East, along the West line of Lot 8 of La Grande/Union County Airport Commercial/Industrial Park East-Second Addition this line also being the East right of way line of Waas Road, a distance of 239.04 feet,

Thence: North 46°18'36" East, a distance of 20.78 feet, to the South line of Powers Road,

Thence: North 89°01'42" East, along said South line, a distance of 24.98 feet,

Thence: North 0°03'17" East, a distance of 60.00 feet,

Thence: South 89°01'42" West, a distance of 40.00 feet to the Southwest corner of Lot 12 of said La Grande/Union County Airport Commercial/Industrial Park East-Second Addition,

Thence: North 0°03'09" East along said West line, a distance of 294.87 feet to the Northwest corner of said Lot 12,

Thence: South 89°52'41" East along the North line of Lots 12 and 11 of said subdivision, a distance of 272.63 feet,

Thence: South 45°02'02" East, a distance of 838.96 feet to Northwest corner of Lot 6 of said La Grande/Union County Airport Commercial/Industrial Park East, said point also being the Northeast corner of Parcel 2 of Minor Partition Plat Number 20090005T, as filed in the plat records of Union County,

Thence: South 89°04'13" West, along the North line of said Parcel 2, a distance of 173.45 feet,

Thence: South 89°00'22" West, along the North line of said Parcel 2, a distance of 80.32 feet,

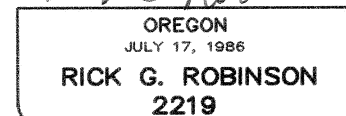
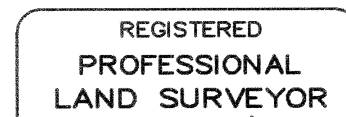
Thence: South 0°02'35" West, along the West line of said Parcel 2, a distance of 340.09 feet to the North right of way line of Airport Lane,

Thence: South 89°03'25" West along said North right of way line, also being the South line of Parcel 1 of said Minor Partition, a distance of 266.37 feet to the Point of Beginning of this description.

Said tract containing 9.92 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, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2010

DECLARATION

Know all People by these presents that, MARK D. DAVIDSON, being the chairman of the duly elected Board of Commissioners of Union County, a political subdivision of the State of Oregon, and the owner of Lots 11 and 12 of LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST-SECOND ADDITION, also NASH FAMILY LLC, being the owners of Parcel 1 of Minor Partition Plat Number 20090005T, as filed in Plat Cabinet D, slides 52 and 53, Plat Records of Union County, Oregon, and COLKITT & RYDER LLC, being the owners of Lots 8, 9 and 10 of LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST-SECOND ADDITION. Both NASH FAMILY LLC, and COLKITT & RYDER LLC, are Oregon Limited Liability Companies, 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). All the above are owners of 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 dedicate, donate or convey to the public use forever, that portions of land within of Lots 8 and 12 of LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST-SECOND ADDITION as shown on the annexed map, and do hereby create the 10 ft. x 20 ft. utility easement at the Southwest corner of Parcel 1 of this partition, and do hereby vacate the utility easement originally created across the South 20 feet of Lots 8, 9 and 10 of LA GRANDE/UNION COUNTY AIRPORT COMMERCIAL/INDUSTRIAL PARK EAST-SECOND ADDITION, in accordance with the provisions of O.R.S. Chapter 92. In witness where of NASH FAMILY LLC. and COLKITT & RYDER LLC., pursuant to it's operating agreement, duly and legally adopted, has caused these presents to be signed by RONALD L. NASH, SHERRY NASH, STEVEN R. COLKITT and WAYNE R. RYDER.

MARK D. DAVIDSON, Chairman
Union County Board of Commissioners

Ronald L. Nash
RONALD L. NASH, Member
NASH FAMILY LLC

Steven R. Colkitt
STEVEN R. COLKITT, Member
COLKITT & RYDER LLC

Sherry Nash
SHERRY NASH, Member
NASH FAMILY LLC

Wayne R. Ryder
WAYNE R. RYDER, Member
COLKITT & RYDER LLC

NOTE:

An affidavit of consent by Wells Fargo Bank, National Association, holders of that deed of trust filed as Microfilm Number 20082299 in the deed records of Union County, has been filed separately (MF Number 26101960T)

There are also the following deeds of trust and assignments of leases and rents on the Nash portion of this plat, however, no Nash land is involved in the dedication, so no consents were obtained:

Deed of Trust to Sterling Savings Bank (MF No. 20092247)
Assignment of Leases and Rents to Sterling Savings Bank (MF No. 20092248)
Line of Credit Deed of Trust to the State of Oregon by and through its Economic and Community Development Commission (MF No. 20092249)

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. 26100008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D106-D108 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

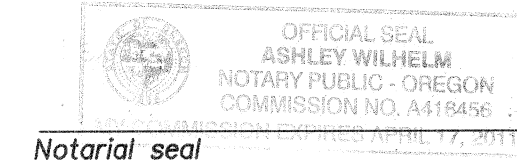
Rick G. Robinson, OPLS 2219

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 6th day of May, 2010 before me a Notary Public in and for said State and County, personally appeared MARK D. DAVIDSON, 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.

Ashley Wilhelm
Notary Public for
the State of Oregon



State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of May, 2010 before me a Notary Public in and for said State and County, personally appeared RONALD L. NASH, and SHERRY NASH, members of the NASH FAMILY LLC, 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.

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



State of Oregon SS
County of Union

Know all people by these presents, on this 6th day of May, 2010 before me a Notary Public in and for said State and County, personally appeared STEVEN R. COLKITT 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.

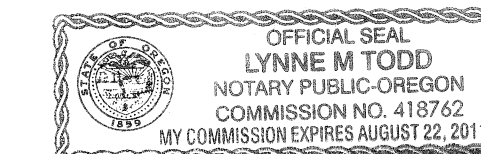
Gregory T. Blackman Jr
Notary Public for
the State of Oregon



State of Oregon SS
County of Union BAKER

Know all people by these presents, on this 6th day of May, 2010 before me a Notary Public in and for said State and County, personally appeared WAYNE R. RYDER 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.

Lynne M. Todd
Notary Public for
the State of Oregon



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Commercial/Industrial Park East-Second Addition

Microfilm Number 20101961T  
Plat Cabinet Number D106-D108

APPROVALS

Union County Surveyor

Approved this 5<sup>th</sup> day of May, 2010.

by Union County Surveyor Gregory T. Blackman  
Gregory T. Blackman

Union County Planning Commission

Approved this 13<sup>th</sup> day of May, 2010.

Hapley Jenkins II  
Hapley Jenkins II  
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 2<sup>nd</sup> day of JUNE, 2010.

Steve McClure Nellie Bogue Hibbert  
Steve McClure Nellie Bogue Hibbert

Mark D. Davidson  
Mark D. Davidson

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Rick G. Robinson  
Rick G. Robinson, OPLS 2219

APPROVALS

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.

by Linda L. Hill Date: 5/11/10  
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 this 2<sup>nd</sup> day of JUNE, 2010, at 9:12 o'clock A.M., and recorded in Plat Cabinet No. D106-D108 Union County records. Microfilm Number 20101961T

Robin A. Church  
Union County Clerk

by Shirlette Kenworthy, Deputy

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2010