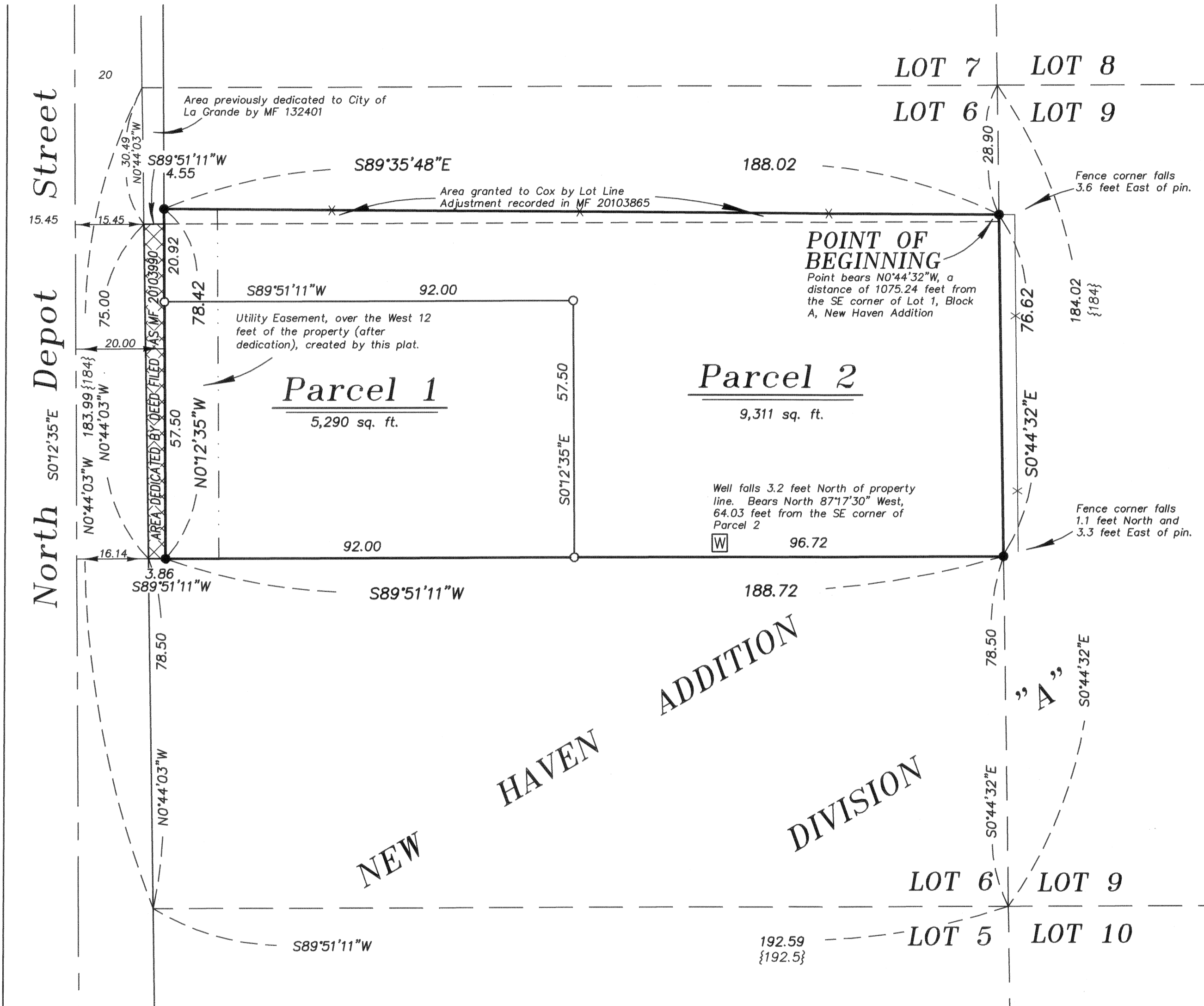


Minor Partition Plat Number 20100014T

Situated in Lot 6, Division A, New Haven Addition to La Grande, Union County, Oregon

Microfilm Number 20104188T
Plat Cabinet Number D123-D124



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"=20'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 024-2010
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- x— Existing fenceline
- - - Centerline
- W Well
- ▨ Area dedicated by deed MF 20103990 (316 sq. ft.)
- { } Record measurement as per Plat of New Haven Addition to La Grande

REFERENCE MATERIAL

Minor Partition Number 20080007T
Minor Partition Number 1996-04
Minor Partition Number 1994-06
Survey Number 024-2010
Survey Number 035-2007
Survey Number 18-89
Survey Number 33-83
Survey Number 70-77
Survey Number 64-72
Plat of New Haven Addition

DEED REFERENCES

Book 145, Page 199
Book 151, Page 207
Book 152, Page 153
Book 153, Page 377
Microfilm Document Number 130576
Microfilm Document Number 132401
Microfilm Document Number 20063055
Microfilm Document Number 20055475
Microfilm Document Number 20103865
Microfilm Document Number 20103990

Supplemental Preliminary Title Report No. 2,
Order No. 47679 dated September 10, 2010,
prepared by Abstract and Title Company

NARRATIVE

This partition was done at the request of Joe Cox, owner of the land within. Mr. Cox wanted to partition the tract as shown. Exterior of the tract was monumented by Survey 024-2010. Overhead power lines and underground gas lines cross the West side of the property. There do not appear to be any recorded easements for these utilities. This plat creates a utility easement over the West 12 feet of the Cox tract for existing utilities. A well sits on the South portion of Parcel 2 with the pump house for the well situated on the tract to the South. There is no agreement or easement of record concerning this well, however there is a clause in the original purchase agreement (dated April 2, 2010) that it is intended for this well to be shared between the two properties. I have advised Mr. Cox that a formal written agreement filed at the county clerk's would prevent potential future disputes concerning the well. I note it as a part of this plat, but do not consider it an encroachment. Depot Street in this area has a variable right of way width. As a condition of this partition, a portion has been dedicated to the public to make the East right of way line 20 feet from the centerline of the road. The dedication was filed separately as Microfilm Document No. 20103990.

I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20100014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D123-D124 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
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011

Jeffrey S. Hsu, OPLS 83571

Minor Partition Plat Number 20100014T

Situated in Lot 6, Division A, New Haven Addition to La Grande, Union County, Oregon

Microfilm Number 20104188T
Plat Cabinet Number D123-D124

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Parcels 1 and 2 of this partition, situated in Lot 6, Division A, New Haven Addition to La Grande, Union County, the exterior of which being more particularly described as follows, with reference to map of survey number 024-2010, as filed in the office of the Union County Surveyor;

Beginning at a point on the East line of said Lot 6, from which the Southeast corner of Lot 1, Division A, New Haven Addition bears South 0°44'32" East, a distance of 1075.24 feet,

Thence; South 0°44'32" East, along said East line, a distance of 76.62 feet,

Thence; South 89°51'11" West, along a line parallel with the South line of said Lot 6, a distance of 188.72 feet,

Thence; North 0°12'35" West, a distance of 78.42 feet, to the North line of that tract conveyed to Joseph and Jamie Cox by deed recorded in MF 20103865, as recorded in the deed records of Union County,

Thence; South 89°35'48" East, along said North line, a distance of 188.02 feet to the Point of Beginning of this description.

Said tract containing 14,601 sq. ft.

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

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
La Grande OR 97850

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20100014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D123-D124 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all People by these presents that JOSEPH COX and JAMIE COX 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 does hereby create the 12 foot utility easement as shown on the annexed map, in accordance with the provisions of ORS Chapter 92.

Joseph Cox
JOSEPH COX

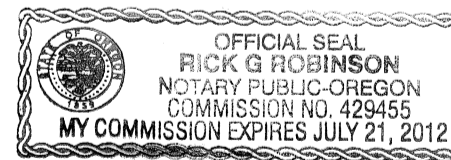
Jamie Cox
JAMIE COX

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 6th day of DECEMBER, 2010 before me a Notary Public in and for said State and County, personally appeared JOSEPH COX and JAMIE COX 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.

W. G. Robinson
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

City of La Grande Planning

Approved this 7th day of DECEMBER, 2010.

Michael J. Boquist
Michael J. Boquist
City of La Grande Planner

Union County Surveyor

Approved this 2nd day of December, 2010.

by Union County Surveyor Gregory T. Blackman
Gregory T. Blackman
Union County 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 2010-2011 tax roll which became a lien on the land within this subdivision, 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: 12/7/10
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 subdivision plat was received for record on the 7th day of December, 2010, at 3:00 o'clock P.M., and recorded in Plat Cabinet No. D123-D124 Union County records. Microfilm Number 20104188T

Union County Clerk by Shirley K. Kowalsky, Deputy