

Minor Partition No. 20100018T

A partition of Parcel 3 of Minor Partition number 20090022T. Situated in the West half of the Northeast quarter and the East half of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20104422T
Plat Cabinet Number D131-D132

BASIS OF BEARING

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

LEGEND

- \blacktriangle Found 5/8" iron pin set by Plat of Jordan East
- \blacklozenge Found 5/8" iron pin, set by Plat of Sunnyvale Addition
- \bullet Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Plat of Minam View Addition
- \bullet Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition number 20090022T.
- \circ 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 Addition
- [] Record deed call as per MF 148657 and 20084270
- [] Record deed call as per MF 113386
- X— Existing Fenceline
- - - - Easement line

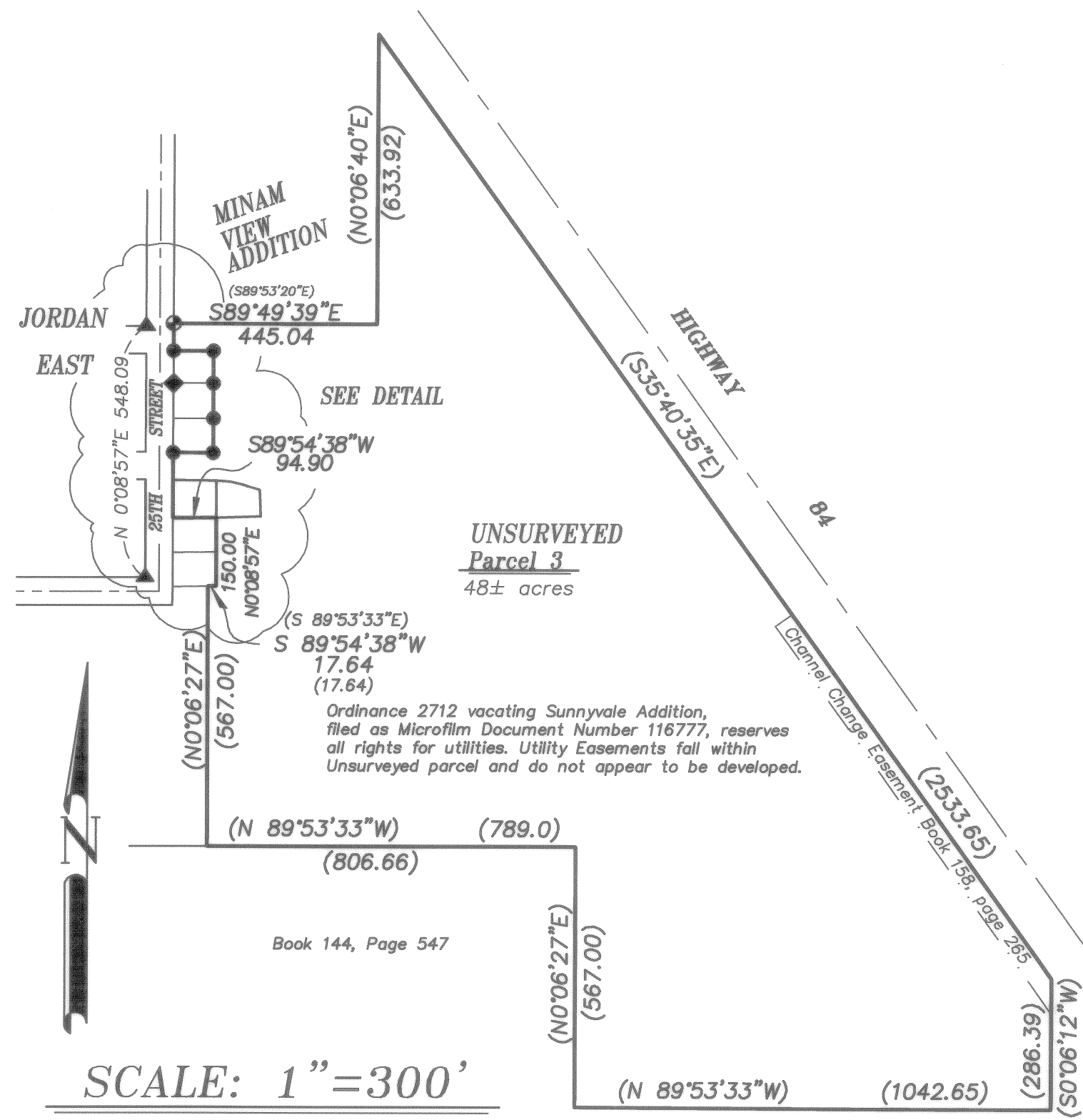
REFERENCE MATERIAL

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
Minor Partition No. 20090022T

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
Microfilm Document Number 20084270

Survey Report No. 1009231, prepared by Stewart Title Company, dated December 17, 2010



SCALE: 1"=300'

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 as shown in Minor Partition number 20090022T.

25th Street was placed from monumentation of Jordan East and I maintain the East right of way line South to East "L". The South line of the tract of land described in Deed Microfilm number 148657 which was monumented by said survey number 24-75. Note the found pin at the Southwest corner of said tract falls 1.0 foot West of the East right of way line of 25th Street. I hold the bearing between the found monuments and hinge on the monument at the Southeast corner of said tract and drive North parallel to said East right of way line record deed distance of 150.00 feet. I then drive a line parallel to said South line of tract described in Deed microfilm number 148657, to the East right of way line of 25th Street. I place the interior lines of Parcel 1 and 2 at Mr. Fishback's direction, and create the 20 foot access and utility easement across Parcel 3 of this partition. There is a chain link fence that encroaches 1.5 feet and gravel driveway that is 5.6 feet over the South line of Parcel 1. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

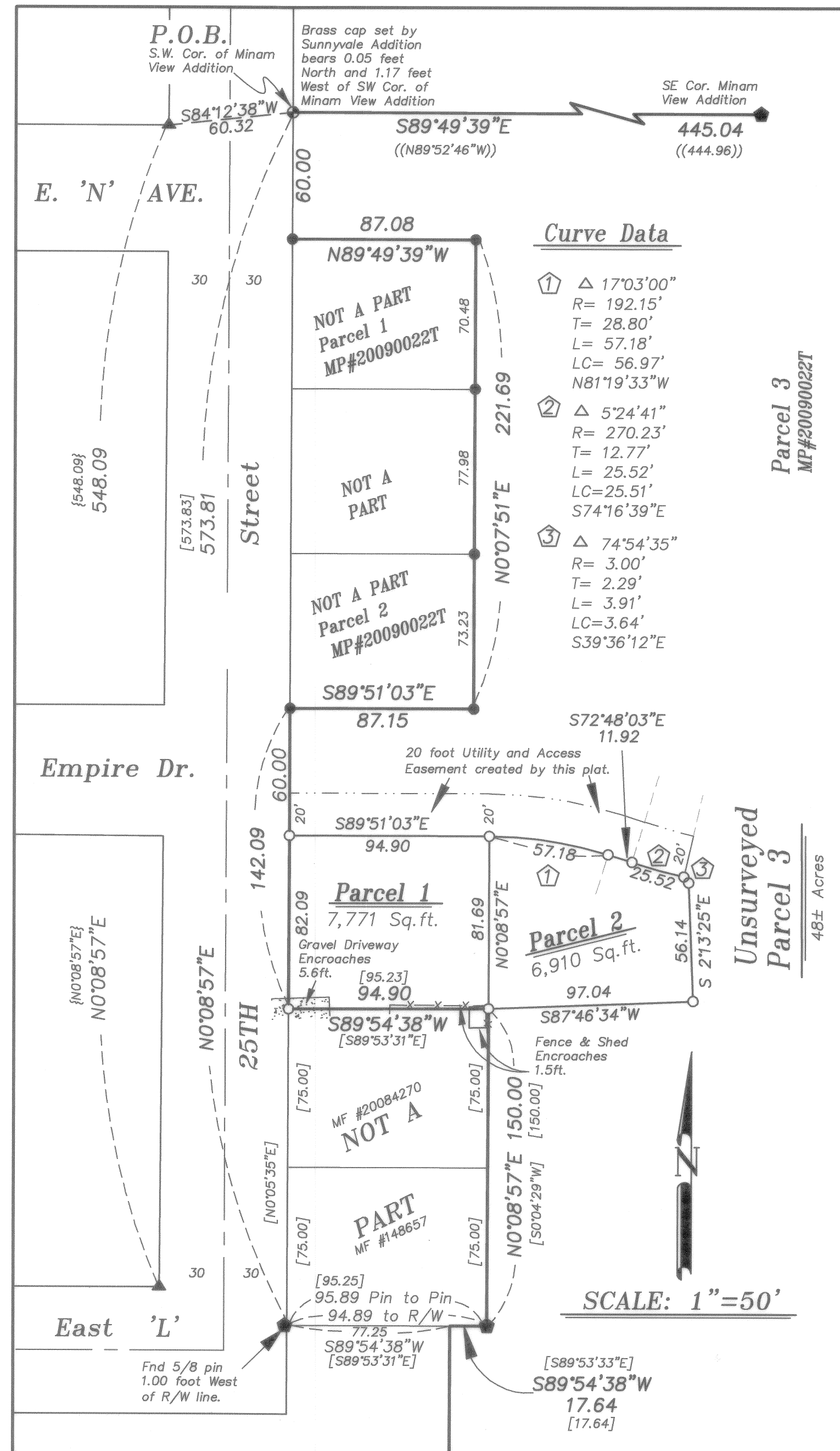
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20100018T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D131-D132 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2012



DETAIL MAP

Minor Partition Number 20100018T

Microfilm Number 20104422T

Plat Cabinet Number D131-D132

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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 quarter 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 Clerk,

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: North 89°54'38" 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°08'57" 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,

Thence: South 89°54'38" West, along the North line of said Weber tract, a distance of 94.90 feet, to the East right of way line of 25th Street,

Thence: North 0°08'57" East, along said East line, a distance of 142.09 feet, to the South line of Parcel 2 of Minor Partition number 20090022T, as filed in the office of the Union County Clerk,

Thence: South 89°51'03" East along the South line of said Parcel 2, a distance of 87.15 feet,

Thence: North 0°07'51" East, a distance of 221.69 feet, to the Northeast corner of Parcel 1 of said Partition plat number 20090022T,

Thence: North 89°49'39" West, along the North line of said Parcel 1, a distance of 87.08 feet, to the East right of way line of 25th Street,

Thence: North 0°08'57" East, along said East line, a distance of 60.00 feet, to the Point of Beginning of this description.

Containing 48± acres, more or less.

I further certify that I made this plat by order of and under the direction of owner thereof, and that Parcels 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

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

Renewal Date: Dec. 31, 2012

R.G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, 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, and do hereby create the 20 foot access and Utility easement as shown on annexed map, all 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.

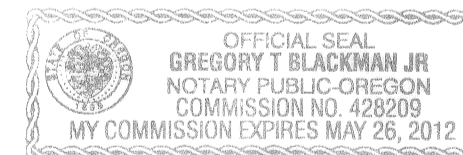
Alan Fishback
ALAN FISHBACK
TESIA MARIE ESTATES, LLC

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 29th day of DECEMBER, 2010, before me a Notary Public in and for said State and County, personally appeared ALAN FISHBACK 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



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. ~~20090022T~~ and that the 20100018T annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D131-D132 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

R.G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

City of La Grande Planner

Approved this 29th day of DECEMBER, 2010.

Michael J. Boquist
Michael J. Boquist
City Planner

City of La Grande Surveyor

Approved this 28th day of December, 2010.

Norman J. Paullus Jr.
Norman J. Paullus Jr.
City of La Grande 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 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: 12/29/10
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 the 30th day of December, 2010, at 8:57 o'clock A.M., and recorded in Plat Cabinet No. D131-D132 Union County records. Microfilm Number 20104422T

Union County Clerk by *Sheldene Kenwood*, Deputy