

MINOR PARTITION PLAT NUMBER

20110006T

Microfilm Number 2011342T
Plat Cabinet Number D149-D150

Situated in Lot 8 and a portion of Lots 9, 10 and 11, Block 9, Rynearson's Addition to the City of La Grande, and a portion of vacated North First Street, Union County, Oregon

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" = 40'

LEGEND

- Found brass plaque in water valve box, set by Survey Number 106-78, unless otherwise noted
- Found 5/8" copperclad iron pin with 2 1/2" brass cap set by Survey Number 032-1996
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 011-1995
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Fenceline
- Original Lot Line of Rynearson's Addition to La Grande
- Record measurement as per plat of Rynearson's Addition to La Grande
- Record measurement as per Survey Number 18-89
- Record measurement as per Survey Number 106-78
- Record measurement as per Survey Number 032-1996
- Record measurement as per Survey Number 038-1990
- Record measurement as per Survey Number 011-1995

REFERENCE MATERIAL

- | | |
|---|------------------------------------|
| Survey Number 106-78 | DEED REFERENCES |
| Survey Number 18-89 | Book 122, Page 58 |
| (1922 monumentation) | Book 123, Page 573 |
| Survey Number 038-1990 | Book 125, Page 79 |
| Survey Number 011-1995 | Book 126, Page 436 |
| Survey Number 032-1996 | Book 136, Page 20 |
| Minor Partition 20070008T | Page 136, Page 488 |
| Plat of Rynearson's Addition to La Grande | Book 140, Page 179 |
| | Microfilm Document Number 40420 |
| | Microfilm Document Number 980083 |
| | Microfilm Document Number 983150 |
| Partition Plat Report 11-21578 dated March 21, 2011, prepared by Eastern Oregon Title, Inc. | Microfilm Document Number 20075590 |
| | Microfilm Document Number 20102019 |

SURVEYOR'S EXACT COPY STATEMENT

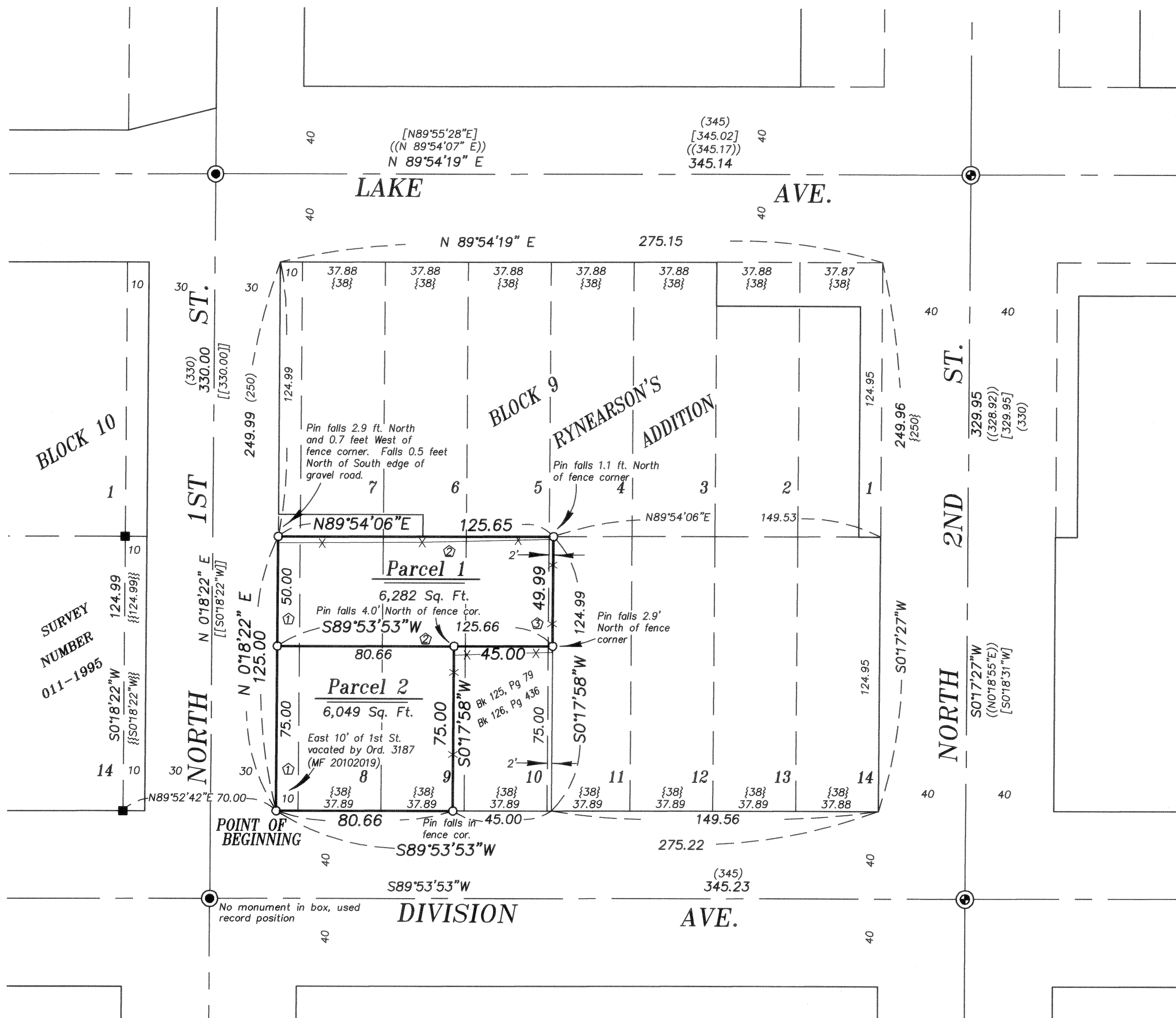
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20110006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D149-D150 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011



NOTES AND EASEMENTS

- ① Easement for utilities in that part lying within vacated North First Street, as reserved by the City of La Grande Ordinance No. 3187
- ② 10' wide sewer easement over Parcel 1 along existing sewer line, created by this plat (see detail on Page 2). Should owner of Parcel 1 find the location of easement and appurtenant sewer line to be unsatisfactory, said easement to be vacated and relocated to alternate easement location as described in Note 3. Expense of relocation of sewer line to be the responsibility of the owner of Parcel 1.
- ③ Alternate sewer line easement. Along the East 15' and a portion of the South 10 feet of Parcel 1. Said easement to be created at time of vacation of sewer easement described in Note 2. See Detail on Page 2.

NARRATIVE

This partition was done at the request of Phil Burling, representative for the owners within. Lots 8, 9, 10 and the West 2 feet of Lot 11 were all in the ownership of Leo and Gladys Brown (Book 123, Page 573). They conveyed the portion of Lots 9, 10 and 11 to Edith Brown by deeds recorded in Book 125, Page 79 and Book 126, Page 436, giving this tract the senior right. Book 125, Page 79 described the tract by portions of lots (West 2 feet of the South 60 feet of Lot 11 and the East 28 feet of the South 60 feet of Lot 10). The latter description used in Book 126, Page 436, conveying the portion adjacent to this partition, uses a metes and bounds description following along the exterior of the Book 125, Page 79 description. I therefore give full measure to this tract, running the North and West lines parallel with the East and South lines. This fits the lines of possession in the East/West direction very well. I place the division line at the request of Mr. Burling. I find no other unusual conditions with this partition.

MINOR PARTITION PLAT NUMBER 20110006T

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Situated in Lot 8 and a portion of Lots 9, 10 and 11, Block 9, Ryneerson's Addition to the City of La Grande, and a portion of vacated North First Street, Union County, Oregon

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 8, and a portion of Lots 9, 10 and 11, Block 9, Ryneerson's Addition to La Grande, and a portion of vacated North First Street, Union County, Oregon, the exterior being more particularly described as follows,

Beginning at a point on the East line of vacated North First Street, from which the Southeast corner of Lot 14, Block 10, Ryneerson's Addition bears South 89°52'42" West, a distance of 70.00 feet,

- Thence; North 0°18'22" East, along said East line, a distance of 125.00 feet,
- Thence; North 89°54'06" East, along the North line of said Lots 8, 9, 10 and 11, a distance of 125.65 feet,
- Thence; South 0°17'58" West, a distance of 49.99 feet, to the Northeast corner of that tract conveyed to Edith Brown by deed recorded in Book 126, Page 436, deed records of Union County,
- Thence; South 89°53'53" West, along the North line of said Brown tract, a distance of 45.00 feet, to the Northwest corner of said Brown tract,
- Thence; South 0°17'58" West, along the West line of said Brown tract, a distance of 75.00 feet, to the North right of way line of Division Ave.
- Thence; South 89°53'53" West, along said North line a distance of 80.66 feet to the Point of Beginning of this description.

Said tract containing 12,331 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. 20110006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D149-D150 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 ROGER G. ROOS and KATHLEEN M. ROOS, TRUSTEES OF THE ROOS FAMILY TRUST, DATED NOVEMBER 18, 1997 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 10 foot wide sewer easement, subject to the conditions listed on Page 1, all in accordance with the provisions of ORS Chapter 92.

Roger G. Roos
ROGER G. ROOS
Trustee of the Roos Family Trust
Dated November 18, 1997

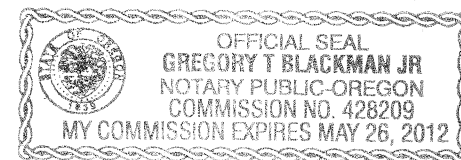
Kathleen M. Roos
KATHLEEN M. ROOS
Trustee of the Roos Family Trust
Dated November 18, 1997

ACKNOWLEDGMENTS

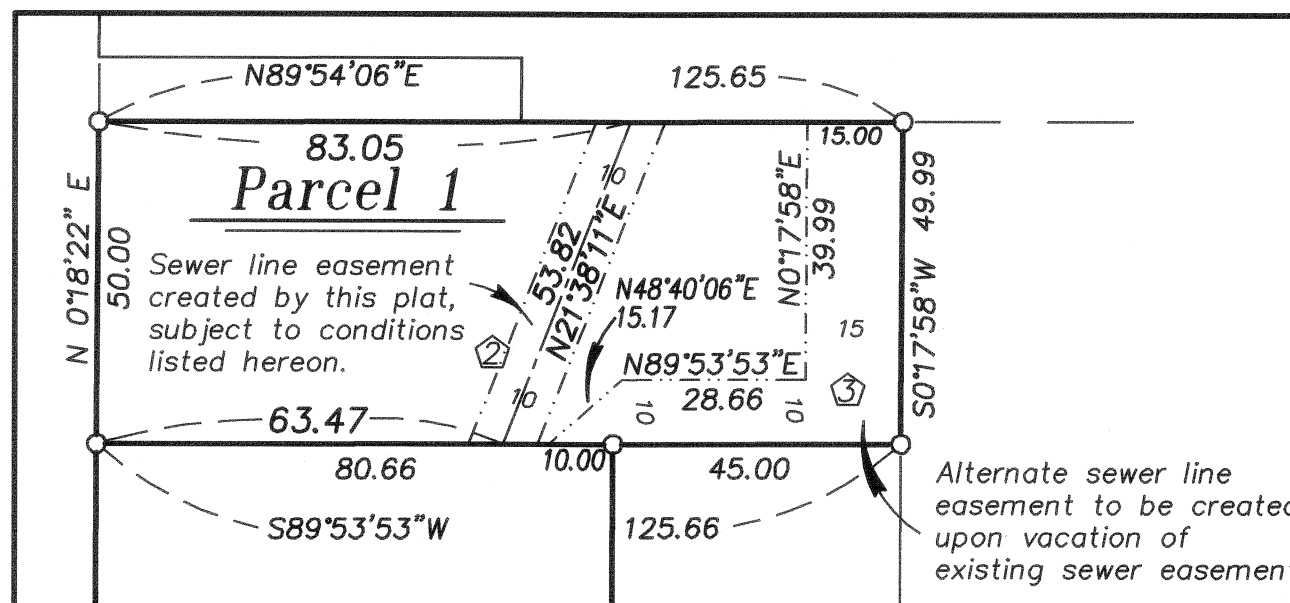
State of Oregon SS
County of Union

Know all people by these presents, on this 26th day of April, 2011 before me a Notary Public in and for said State and County, personally appeared ROGER G. ROOS and KATHLEEN M. ROOS 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



Notarial seal



EASEMENT DETAIL

SCALE 1"=30'

APPROVALS

City of La Grande Planning

Approved this 26th day of April, 2011.

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

City of La Grande Surveyor

Approved this 27th day of April, 2011.

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 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: 4/28/11
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 28th day of April, 2011, at 8:35 o'clock A.M., and recorded in Plat Cabinet No. D149-D150 Union County records. Microfilm Number 2011342T

Union County Clerk by *Shiloh K. Kunkley*, Deputy