

# MINOR PARTITION PLAT NUMBER 2012005T

Situate in the Northwest quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, a portion of which is in the City of La Grande, Union County, Oregon

Microfilm Number 2012254T  
Plat Cabinet Number D190-D191  
**BASIS OF BEARING**

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

## LEGEND

- Found monument as described, marked as per Union County Monumentation Records
- Found 1 1/2" iron pipe in concrete, set by Survey Number 14-64
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 016-1997
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 042-2007
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement of Minor Partition Plat Number 1994-10
- [ ] Record measurement of Survey Number 016-1997
- { } Record measurement of Survey Number 14-64
- (( )) Record measurement as per Deed MF 20074862
- [[ ]] Record station as per unrecorded BPA survey

- - - Existing fence line
- - - Easement Line
- - - Centerline
- ⊕ Power Pole
- OP- Overhead Powerline

## NOTES AND EASEMENTS

- ① 8 foot wide utility easement, Book 145, page 351, over the West 6 feet of parcel 1 and the West 1 foot of parcel 2.
- ② 150' foot wide Power line easement, Book 103, Page 339
- ③ Guy and Anchor easement, Book 458, Page 542, does not fall on property
- ④ Utility Easement, Book 103, Page 115, placed as per description. States, or as constructed. No visible improvements made in or around this area.
- ⑤ Power line easement, Book 135, Page 360. Measurements as per legal description place the lines approximately 8 feet to the West of the existing centerline of powerline. The difference is probably due to a different section break. Placed hereon as per existing centerline of powerlines. No width specified.

## NARRATIVE

This partition was done at the request of Glenn Null, legal representative for the Estate of Helen Crossen, owner of the land within. Mr. Null wanted to divide the ownership into two tracts along the centerline of Foothill Road. The ownership is described as the aliquot portion (West half of the Northwest quarter of the Northwest quarter), with four tracts excepted out--that portion known as Grandview Cemetery (Book H, Pg 260), the adjacent tract to the East of the cemetery (Book 148, page 112), the Substation tract (Book 149, page 578) and a portion at the intersection of Foothill Road and Gekeler Lane dedicated to the City of La Grande. The cemetery was surveyed by Gregory Blackman in Survey Number 016-1997 and the Substation tract was surveyed by James Voelz in Survey Number 14-64. As the conveyance of the Substation tract to Idaho Power refers to monumentation set by Voelz, I hold the monuments as defining the exterior of the tract. However, I do not match the placement of either the East line of the West half of the Northwest quarter of the Northwest quarter or the right of way line of Gekeler Lane. I therefore treat the monuments along these lines as closing corners and drive a line through them to determine the true corner positions. My break also differs slightly from that used by Mr. Blackman. I note the differences in monument positions as shown hereon. I rotate the bearings of the legal description of that portion dedicated to the City of La Grande to my basis of bearing to place the City of La Grande tract. The bearings of the field notes of the original petition of Foothill Road (see County Road Record #515), do not match the built road in this area. I use the alignment defined by Survey Number 016-1997 to place Foothill Road.

I find no unusual conditions with this partition.

SCALE: 1"=200'

## REFERENCE MATERIAL

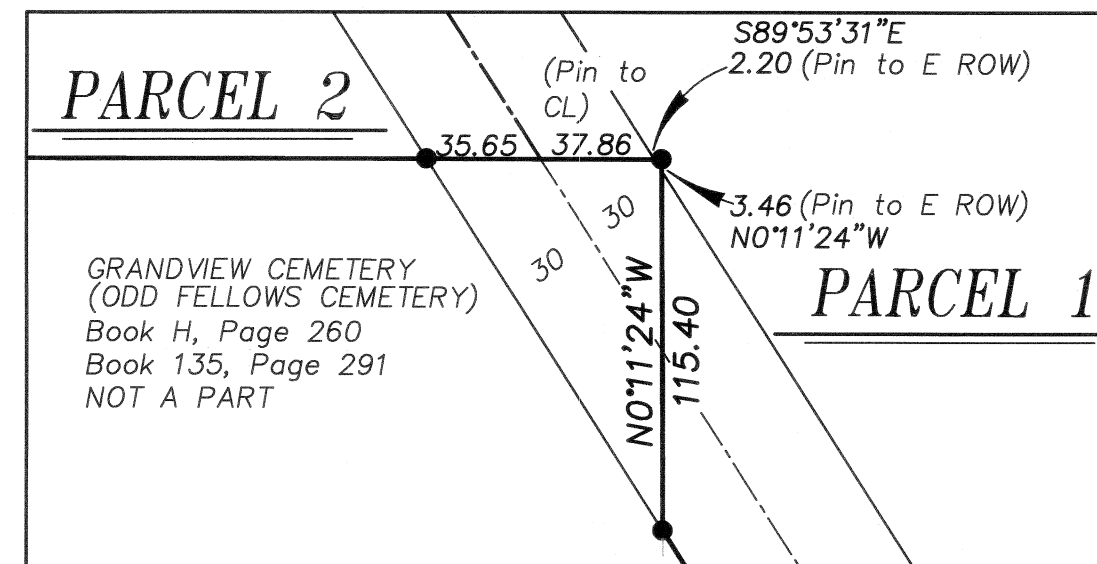
Union County Monumentation Records  
Survey Number 4-62  
Survey Number 2-63  
Survey Number 8-63  
Survey Number 14-64  
Survey Number 016-1997  
Survey Number 042-2007  
Survey Number 005-2009  
Unrecorded Survey for BPA  
Field Notes of road petitioned by George Harmon, Road No. 515, County road records

DEED REFERENCES  
Book H, Page 260

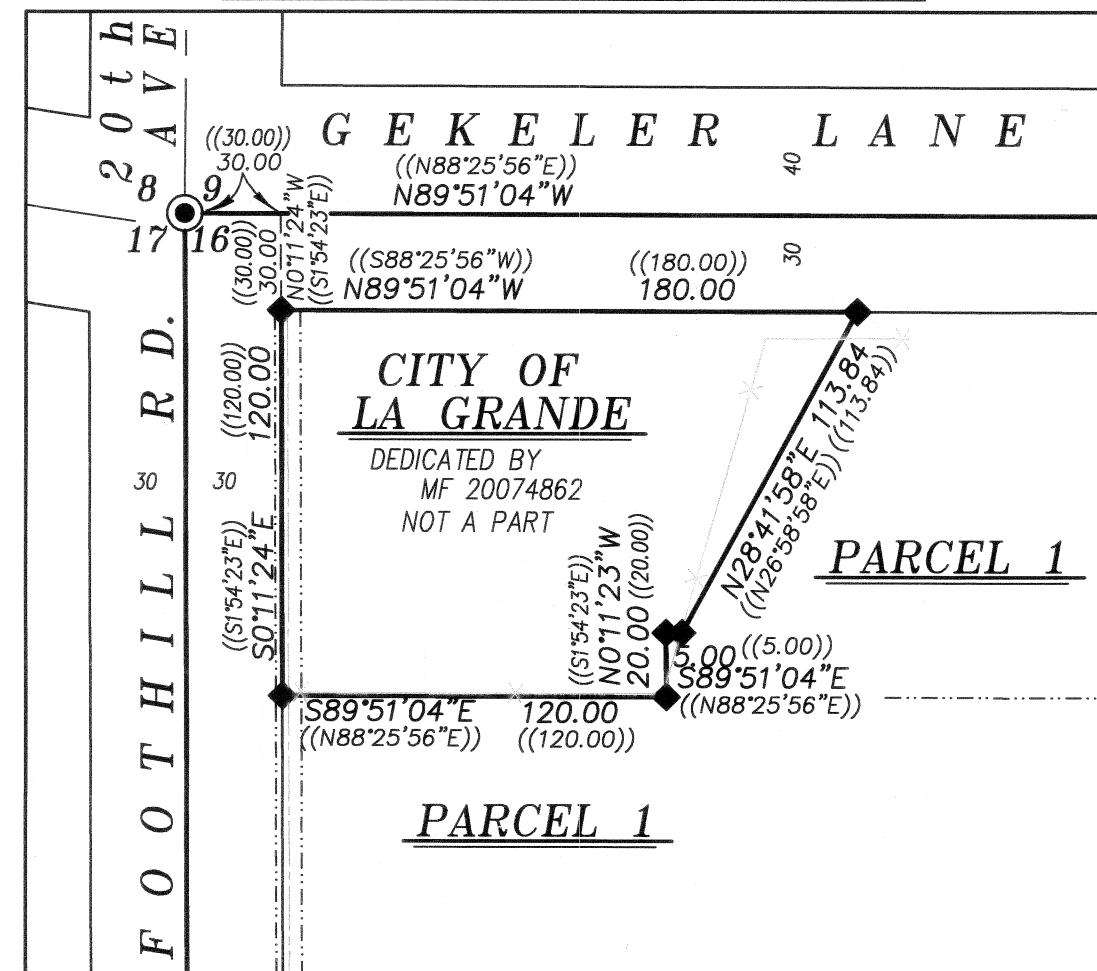
DEED REFERENCES  
Book 84, Page 579  
Book 103, Page 115  
Book 103, Page 339  
Book 125, Page 542  
Book 135, Page 291  
Book 145, page 351  
Book 148, Page 112  
Book 149, Page 578  
Microfilm Document Number 20015190  
Microfilm Document Number 20024173  
Microfilm Document Number 20074862

Partition Plat Report Number 12-22541, prepared by Eastern Oregon Title, dated June 28, 2012

## DETAIL 'A' SCALE 1" = 60'



## DETAIL 'B' SCALE 1" = 60'



## 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. 2012005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D190-D191 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, 2013

MINOR PARTITION PLAT NUMBER 20120005T

Microfilm No. 20120504T
Plat Cabinet No. D190-D191

Situate in the Northwest quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, a portion of which is in the City of La Grande, 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, said partition being situated in the West half of the Northwest quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior being more particularly described as follows;

Beginning at the section corner common to Sections 8, 9, 16 and 17, Township 3 South, Range 38 East of the Willamette Meridian,

Thence: South 89°51'04" East, along the North line of the the Northwest quarter of said Section 16, a distance of 938.59 feet, to the West line of that tract conveyed to Idaho Power Company, by deed recorded in Book 149, Page 578,

Thence: South 0°16'06" East, along the West line of said Idaho Power tract, a distance of 631.99 feet, to the Southwest corner of said Idaho Power tract,

Thence: South 89°42'42" East, along the South line of said Idaho Power tract, a distance of 393.65 feet, to the East line of the West half of the Northwest quarter,

Thence: South 0°20'15" East, along said East line, a distance of 1569.86 feet, to a point on the Southwest right of way line of Foothill Road, said point being on a 19,970 foot radius curve to the left,

Thence: Along said curve, said curve also being along said Southwesterly right of way line, a distance of 363.61 feet, through a central angle of 1°02'36" (the long chord which bears North 32°04'47" West, a distance of 363.60 feet),

Thence: North 32°36'05" West, along said Southwesterly right of way line, a distance of 167.98 feet, to the East line of that tract conveyed to La Grande Cemetery District, by deed recorded in Book 135, Page 291 (commonly known as Grandview Cemetery),

Thence: North 0°11'24" West, along said East line, a distance of 115.40 feet, to the Northeast corner of said Grandview Cemetery,

Thence: North 89°53'31" West, along the North line of said Grandview Cemtery, a distance of 1020.01 feet, to the East line of that road dedicated by Microfilm Document Number 20024173,

Thence: North 0°11'24" West, along said East line, a distance of 1173.53 feet, to a point on the Southwest right of way line of Foothill Road, said point being on a 360.00 foot radius curve to the right,

Thence: Along said curve, said curve also being the Southwesterly right of way line of Foothill road, a distance of 71.72 feet, through a central angle of 11°24'52" (the long chord which bears North 29°27'13" West, a distance of 71.60 feet, to the West line of Section 16,

Thence: North 0°11'24" West, along said West line, a distance of 403.44 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM, that tract of land conveyed to City of La Grande by dedication deed recorded in Microfilm Document Number 20074862, situated in the Northwest quarter of the Northwest quarter of Section 16, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 16; thence, South 89°51'04" East, along the North line of Section 16, a distance of 30.00 feet; thence, South 0°11'24" East, a distance of 30.00 feet to the intersection of the South right of way line of Gekeler Lane with the East right of way line of Foothill Road, said point being the TRUE POINT OF BEGINNING of this description,

Thence: South 0°11'24" East, along said East right of way line of Foothill Road, a distance of 120.00 feet,

Thence: South 89°51'04" East, along a line parallel with and 120.00 feet Southerly of said South right of way line of Gekeler Lane, a distance of 120.00 feet,

Thence: North 0°11'23" West, a distance of 20.00 feet,

Thence: South 89°51'04" East, a distance of 5.00 feet,

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. 20120005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D190-D191 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

SURVEYOR'S CERTIFICATE cont.

Thence: North 28°41'58" East, a distance of 113.84 feet to the South right of way line of Gekeler Lane,

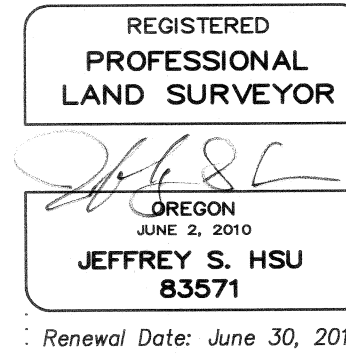
Thence: North 89°51'04" West, along the South right of way line of Gekeler Lane, a distance of 180.00 feet to the TRUE POINT OF BEGINNING of this description.

Subject to the rights of the public in Gekeler Road and Foothill Road.

Land within partition containing 45.27 acres (41.40 acres excluding rights of way)

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that parcels one and two are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

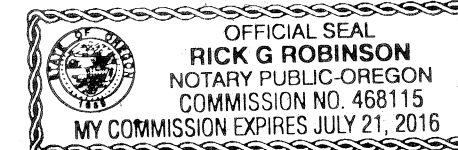


ACKNOWLEDGMENT

State of Oregon SS
County of Union

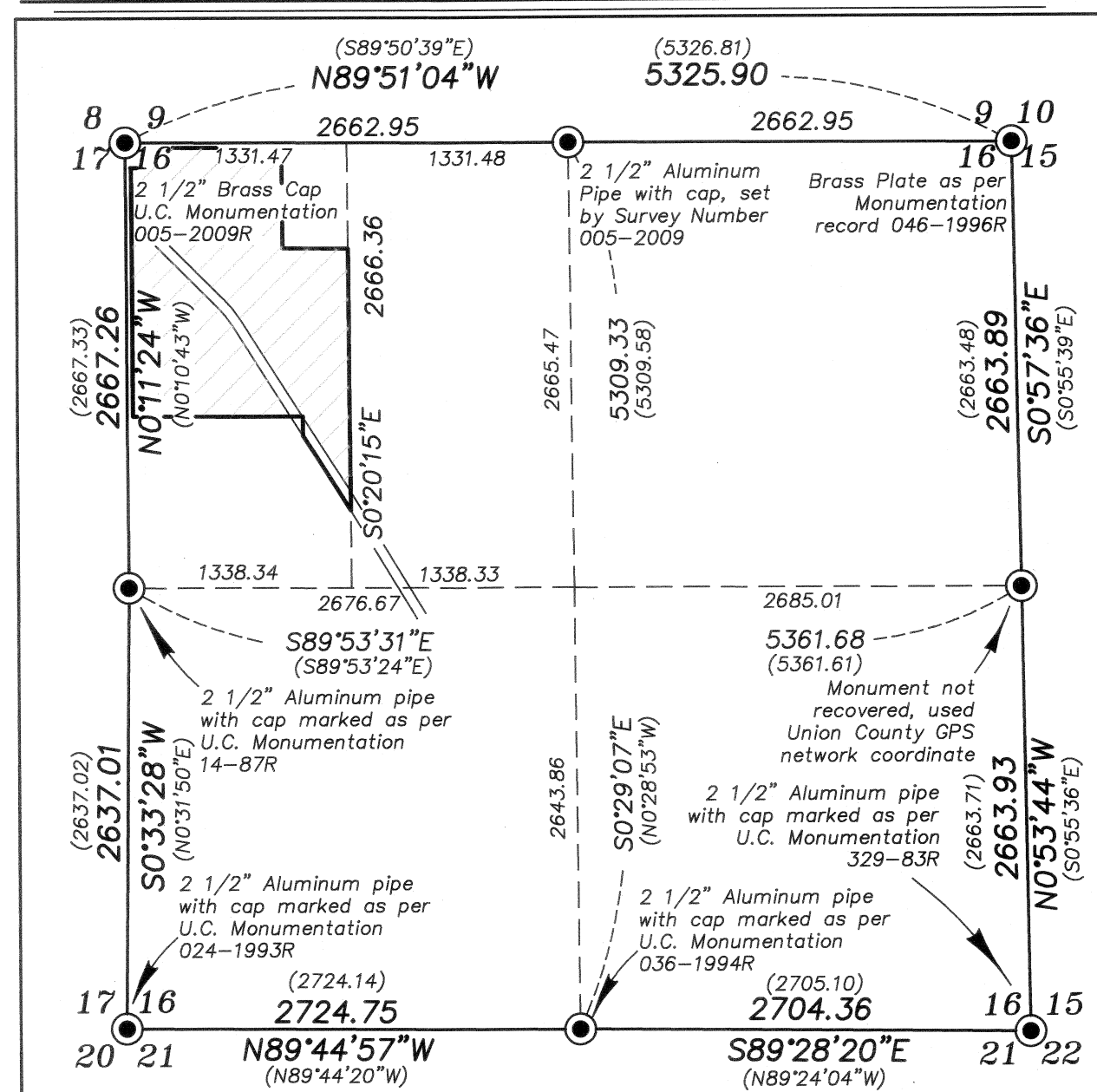
Know all people by these presents, on this 13th day of July, 2012, before me a Notary Public in and for said State and County, personally appeared SHARON Y. LARSON who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

SECTION 16 SUBDIVISION SCALE 1" = 1000'



DECLARATION

Know all people by these presents that SHARON Y. LARSON, Personal Representative of the Estate of Helen Crossen, owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Signature of Sharon Y. Larson

SHARON Y. LARSON
Personal Representative of the Estate of Helen Crossen

APPROVALS

Union County Planning Commission

Approved this 1st day of August, 2012.

Signature of Hanley Jenkins III
Hanley Jenkins III
Union County Planning Director

City of La Grande Planning

Approved this 17th day of July, 2012.

Signature of Michael J. Boguist
Michael J. Boguist
City of La Grande Planner

Union County Surveyor

Approved this 16th day of July, 2012.

Signature of 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 2012-2013 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.

Signature of Linda L. Hill
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 17th day of August, 2012, at 8:37 o'clock A.M., and recorded in Plat Cabinet No. D190-D191 Union County records. Microfilm Number 20120504T

Robin A. Church
Union County Clerk

Signature of Shirlette Kenworthy, Deputy
SHIRLETTE KENWORTHY, Deputy