Minor Partition Plat Number 2012,0007T Sheet 1 of 2 Plat Cabinet Number <u>D194-D195</u> A REPLAT of Parcels 1, 2 and a portion of 3 of Minor Partition Plat Number 20090006T, Situated in the Southeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, BASIS OF BEARING City of La Grande, Union County, Oregon Survey No. 15-82 Found reference Pin (N 88°07'37" W) Forward bearing as published by the U.S.C. /S 017'21" W, 0.50 ft. S 8810'43"E from true corner and G.S. from \triangle COLLEGE to \triangle VALLEY 292.69 Dated 1946. 76.69 90.00 Parcel 1 Ы SCALE: 1"=40' 11,337 Sq. Ft. 0.24'44" 90.00 Parcel 2 25 ft. easement for ingress, and egress Parcel 3 for the use of Parcels 1 and 2 within 10,119 Sq. Ft. this partition and for public utilities for 12,147 Sq. Ft. S8412'41"W_ the use of those parcels. (Easement LEGEND44.83 created by this plat) Z ⊢ 10 ft. utility easement for the use of ☐ Parcel 1 of this plat and Parcel 2 of-Point of \neg Found "U" shaped iron bar set by MP 20070043T created by this plat REFERENCE MATERIAL Beginning^{*} unrecorded survey, possibly set by 10 ft. utility easemen N88°10'43"W 126.00 1 and Parcel 2 of MP, 20070043T Jack Ricker (Southwest corner of Parcel 1, Minor Partition Plat No. 10 ft. Utility easement Book 149, Survey Number 51-75 Found 5/8" iron pin set by Survey Number 51-75 Survey Number 33-76 20090006T) ft. easement created by by this plat 20090006T vacated by MF 2012 3213 & 2012 3214 Survey Number 14-77 Survey Number 15-82 Parcel 2 South half (12.5 ft.) récreated Survey Number 15-85 Found 5/8" iron pin with no cap set MP 20070043T Survey Number 013-2000 by Survey Number 33-76 NOT A PART Survey Number 020-2000 155.82 169.70 Minor Partition Plat Number 1997-05 Parcel 2 15 ft. utility , Found 5/8" iron pin with plastic cap Parcel 1 Major Partition Plat Number 20030005 marked "BGB SURVEY MARKER" set NOT A PART NOT A PART easement for the use Minor Partition Plat Number 20070043T 0.24,44 by Minor Partition Plat Number of Parcels 1 and 2 Minor Partition Plat Number 20090006T Septic line and of this plat and Parcel 2 of MP 1997-05 10 ft. easement for public utilities for the drainfield easemen Minor Partition Plat Number 20090007T use of Parcel 3 of MP 20090006T and created by MP 20070043T (created Parcels 2 and 3 MP 20070043T (Easement Found 5/8" iron pin with plastic cap 20070043T by this plat) created by 20090006T). This partition marked "BGB SURVEY MARKER" set Original South Line_ additionally grants its' use to Parcel 1 of Parcel 3, MP 20090007T by the Major Partition Plat Number DEED REFERENCES ഗ this partition N 75°57'14"E 20030005 Deed Volume 149 Page 117 Found 5/8" iron pin with plastic cap Partition Plat Report Number 12-22317 marked "BGB SURVEY MARKER" set dated August 24, 2012 prepared by by the Minor Partition Plat Number Eastern Oregon Title, Inc. 20070043T 59.78 Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number *NARRATIVE* 20090006T Found Reference pin Found 5/8" iron pin with plastic cap S 56°52'16"W 2.00' marked "BGB SURVEY MARKER" set This partition was done at the request of Douglas Briney. from true position. by the Minor Partition Plat Number This partition is being done in conjunction with a partition 2012_. that replats the Southerly portion of Parcel 3 of Minor Partition Plat 20090006T. I found the monuments controlling Existing 20 ft. easement for the exterior of this partition. I place the dividing line Set 5/8"x30" iron pin with plastic Ы ingress, egress and utilities between the Parcels at the direction of Mr. Briney. The 25 cap marked "BGB SURVEY MARKER" created by MP 20030005 for ft. easement created by Minor Partition Plat Number parcels 2 and 3 of that Centerline of 10 ft wide utility easement partition——easement is also 20090006T has been vacated as shown. This plat creates a Record information of Survey Number granted to Parcel 2 of MP N86°42'28"E gas line easement on the South half of the original easement 20070043T by the 2007 plat. to accommodate the existing gas line. It also creates a new Additional 5 ft. added to the 25 ft. easement along the North line of Parcels 2 and 3 for easement by MP 20090007T Record information of Minor Partition ingress, egress and utilities, as well as the other utility for the same use of the 0.28′ Plat Number 1997-05 above listed parcels, along easements as shown. I find no unusual conditions on this with Parcel 1 of MP partition. 20090007T Existing Utility Pole S N 66°47'13"W REGISTERED Centerline Found 5/8" pin 0.30 South and 0.24 East of true position. Found 5/8" pin 1.43 feet North **PROFESSIONAL** and 0.68 West of true position. Easement Line LAND SURVEYOR 167.01 ____ Existing Overhead Power and 144.76 WLONIU. 120.53 Telephone Line N 010'02" OREGON 29.98 287.54 - -- N 89°22'56"W Existing Gas Line RICK G. ROBINSON 2219 S 89°22'56" E Existing Fence Line Renewal Date: Dec. 31, 2012 GILDCREST DRIVE SURVEYOR'S EXACT COPY STATEMENT HIGHLAND I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify DRIVE that I am the Surveyor who prepared the Partition Plat No. 2012007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 0.94-0.95 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120. Sheet 1 of 2

Rick G. Robinson, OPLS 2219

Minor Partition Plat Number 20120007

A REPLAT of Parcels 1, 2 and a portion of 3 of Minor Partition Plat Number 20090006T, Situated in the Southeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition, being a REPLAT of Parcels 1, 2 and a portion of Parcel 3 of Minor Partition Plat Number 20090006T, being situated in the Southeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at the Southwest corner of Parcel 1 of said Minor Partition Plat Number 20090006T,

Thence; North 0°24'44" East, along the West line of said Parcel 1, a distance of 90.00 feet, to the Northwest corner of said Parcel 1,

Thence; South 88°10'43" East, along the North line Parcels 1 and 2 of said Partition, a distance of 292.69 feet, to the Northeast corner of said Parcel 2.

Thence; South 0°17'21" West, along the East line of Parcels 2 and 3 of said partition, a distance of 135.02 feet,

Thence; North 8810'43" West, a distance of 155.82 feet, to the West line of said Parcel 3.

Thence; North 13°25'34" West, along the West line of said Parcel 3, a distance of 46.64 feet, to the Northwest corner of said Parcel 3, said point being on the South line of Parcel 1 of said Partition,

Thence; North 88°10'43" West, a distance of 126.00 feet, to the Point of Beginning of this description.

Said parcel containing 33,603 Sq. Ft. (0.77 Acres)

I further certify that I made this survey and plat by order of and under the direction of the owner 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON

Renewal Date: Dec. 31, 2012

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. 2012 DooT and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 194-195 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

DECLARATION

Know all people by these presents that DOUGLAS BRINEY is the owner of the land within this partition, 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 plat, and hereby creates the easements as shown on the annexed plat, being 1). A 25 ft. easement for ingress, egress and utilities along the North line of Parcels 2 and 3 of this partition for the use of Parcels 1 and 2 of this partition. 2). A 15 ft. utility easement along the South line of Parcels 2 and 3 for the use of Parcels 1 and 2 of this partition and Parcel 2 of Minor Partition Plat Number 20070043T. 3). A 10 ft. utility easement along the East line of Parcel 3 for the use of Parcels 1 and 2 of this partition and Parcel 2 of Minor Partition Plat Number 20070043T. 4). A 10 ft. utility easement along the West line of Parcel 3 for the use of Parcels 1 and 2 of this partition and Parcel 2 of Minor Partition Plat Number 20070043T. 5). A 12.5 ft. easement for Gas Line through Parcels 2 and 3 of this partition. Said easement is for the use of Parcel 2 of Minor Partition Plat Number 200700043T. This easement is to automatically expire if and when the existing gas service line is moved from its' current location. 6). Additionally grants the use of the existing 10 ft. utility easement along the West line of Parcel 3 created by Minor Partition Plat Number 20090006T to Parcel 1 of this partition, and does hereby perpetuate the restriction listed below on the property within this partition, as created by Minor Partition Plat Number 20070043T, all in accordance with the provisions of O.R.S. Chapter 92.

DOUGLAS BRINEY

RESTRICTION (as per MP 20070043T)

All current and future owners of the land within this partition jointly and severally agree to grant access, to provide all necessary easements and to share equally the costs to remove any existing on—site septic system and to install municipal utilities to serve any portion of said lots or parcels. The removal of existing on—site septic systems and/or the installation of municipal utilities may be initiated by any current and future owner(s) in compliance with federal, state, and municipal regulations.

ACKNOWLEDGMENTS

State of Oregon

SS

County of Union

Know all people by these presents, on this <u>17</u> day of <u>September</u>, 2012, before me a Notary Public in and for said County and State, personally appeared DOUGLAS BRINEY who is known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notaky Public for the State of Oregon

OFFICIAL SEAL
JEFFREY SCOTT HSU
NOTARY PUBLIC-OREGON
COMMISSION NO. 460502
MY COMMISSION EXPIRES JULY 28, 2015

Notarial Seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 13th day of September, 2012.

Norman J. Paullus, Jr.
City Surveyor

<u>City</u> of LaGrande Planner

Approved this 17^{14} day of SEPTEMBER, 20

Michael J. Boquist City Planner

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.

Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the 15th day of October, 2012, at 8:550'clock AM, and filed in Plat Cabinet No. <u>D194-D195</u> Union County records.

Microfilm No. <u>201232167</u>.

Robin A. Church
Union County Clerk
by