

Minor Partition Plat Number 20120007T

A REPLAT of Parcels 1, 2 and a portion of 3 of Minor Partition Plat Number 20090006T,
Situating 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

Microfilm Number 20123216T
Plat Cabinet Number D194-D195

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 "U" shaped iron bar set by unrecorded survey, possibly set by Jack Ricker
- Found 5/8" iron pin set by Survey Number 51-75
- Found 5/8" iron pin with no cap set by Survey Number 33-76
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1997-05
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Major Partition Plat Number 20030005
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number 20070043T
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number 20090006T
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Minor Partition Plat Number 2012
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of Survey Number 15-82
- [] Record information of Minor Partition Plat Number 1997-05
- ⊕ Existing Utility Pole
- Centerline
- - - Easement Line
- P T - Existing Overhead Power and Telephone Line
- ⊖ Existing Gas Line
- x - Existing Fence Line

REFERENCE MATERIAL

Survey Number 51-75
 Survey Number 33-76
 Survey Number 14-77
 Survey Number 15-82
 Survey Number 15-85
 Survey Number 013-2000
 Survey Number 020-2000
 Minor Partition Plat Number 1997-05
 Major Partition Plat Number 20030005
 Minor Partition Plat Number 20070043T
 Minor Partition Plat Number 20090006T
 Minor Partition Plat Number 20090007T

DEED REFERENCES

Deed Volume 149 Page 117
 Partition Plat Report Number 12-22317
 dated August 24, 2012 prepared by
 Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Douglas Briney. This partition is being done in conjunction with a partition that replats the Southerly portion of Parcel 3 of Minor Partition Plat 20090006T. I found the monuments controlling the exterior of this partition. I place the dividing line between the Parcels at the direction of Mr. Briney. The 25 ft. easement created by Minor Partition Plat Number 20090006T has been vacated as shown. This plat creates a gas line easement on the South half of the original easement to accommodate the existing gas line. It also creates a new 25 ft. easement along the North line of Parcels 2 and 3 for ingress, egress and utilities, as well as the other utility easements as shown. I find no unusual conditions on this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

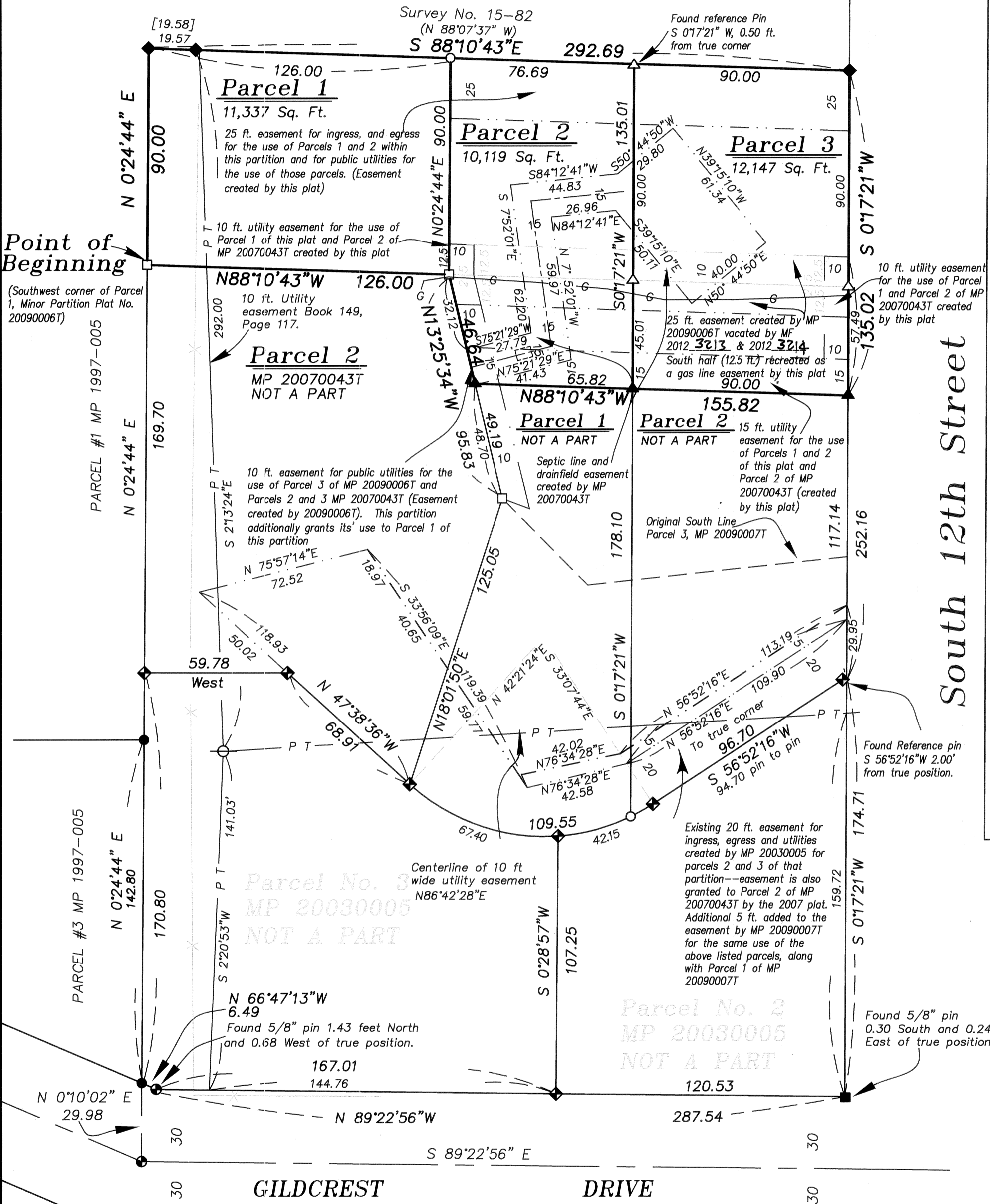
OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

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. 20120007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D194-D195 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



Minor Partition Plat Number 20120007T

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Situating 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;

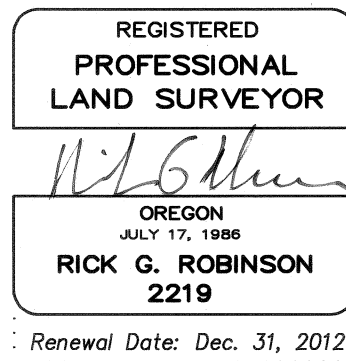
Beginning at the Southwest corner of Parcel 1 of said Minor Partition Plat Number 20090006T,

- 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 88°10'43" 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.

R.G. Robinson
Rick G. Robinson OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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. 20120007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D194-D195 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

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 20070043T. 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
DOUGLAS BRINEY

RESTRICTION (as per MP 20070043T)

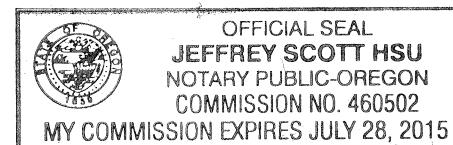
All current and future owners of the land within this partition jointly and severally agree to grant access, to provide all necessary easements and to share equally the costs to remove any existing on-site septic system and to install municipal utilities to serve any portion of said lots or parcels. 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 17 day of SEPTEMBER, 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



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.

by Norman J. Paullus, Jr.
Norman J. Paullus, Jr.
City Surveyor

City of LaGrande Planner

Approved this 17th day of SEPTEMBER, 2012.

Michael J. Boquist
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.

by Linda L. Hill Date: 10/1/12
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 15th day of October, 2012, at 8:55 o'clock A. M., and filed in Plat Cabinet No. D194-D195 Union County records. Microfilm No. 20123216T.

Robin A. Church
Union County Clerk by Shelley Kenworthy, Deputy