

Minor Partition Plat Number 20120010T

A Partition of Lots 2, 3 and 6 and a portion of Lots 1, 4 and 5 of Block 13 and Lot 2 and a portion of Lot 1, Block 14, East Addition to La Grande, together with a portion of vacated East J Avenue, situated in the Northwest quarter of the Southwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

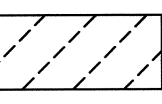
Microfilm Number 20124122T
Plat Cabinet Number D200-D201

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"=100'

LEGEND

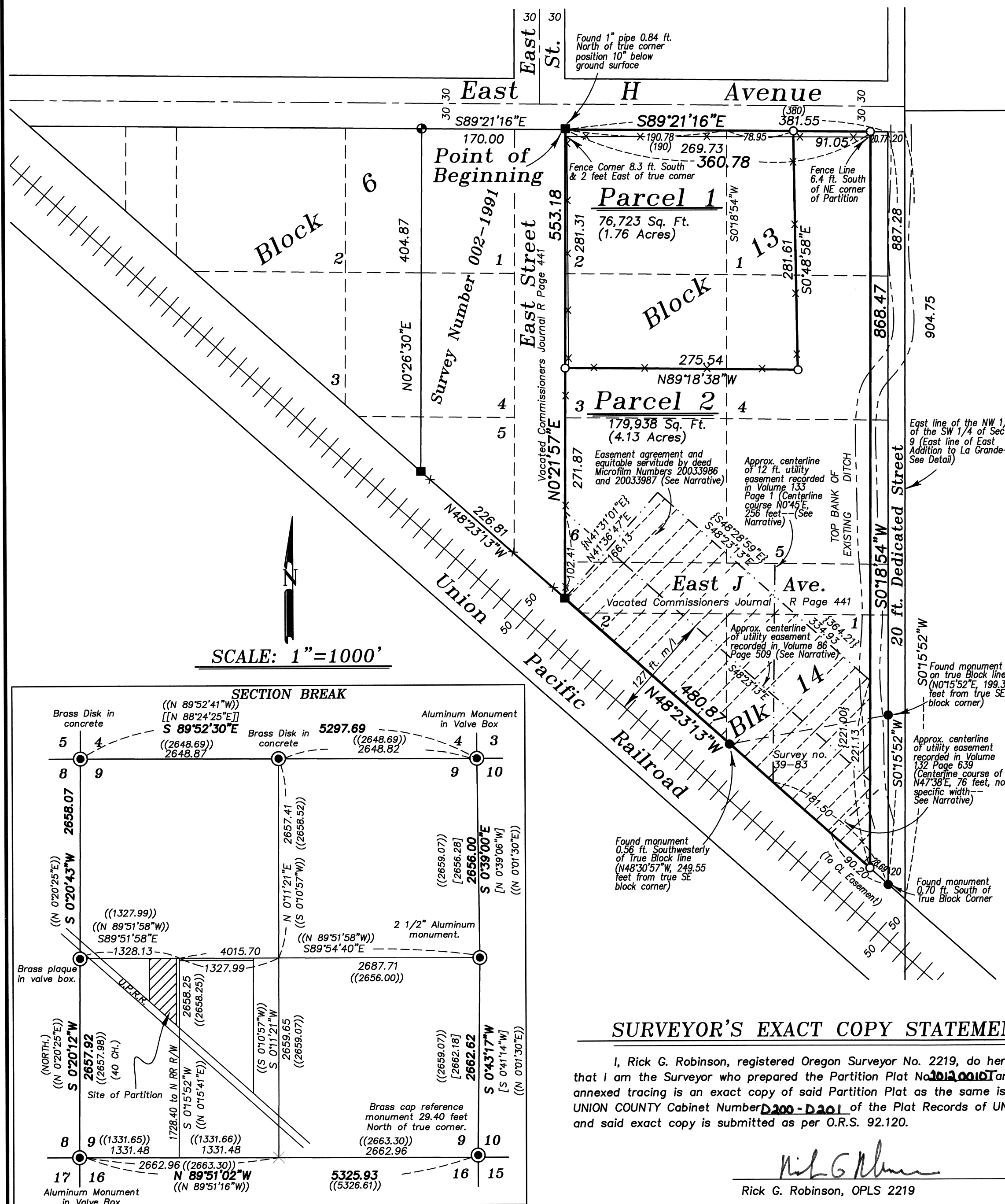
- Found monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "APA" set by Survey Number 39-83
- Found 1" iron pipe set by Survey Number 001-1991
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 002-1991
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record information of the plat of East Addition to La Grande
- (()) Record information of Survey Number 1-79
- [] Record information of Survey Number 19-85
- [[]] Record information of Survey Number 022-2003
- { } Record information of Microfilm Numbers 20033986 and 20033987
-  Area of Easement Agreement and Equitable Servitude by Microfilm Numbers 20033986 and 20033987
- - - Centerline
- - - Easement Line
- x - Existing Fence Line
- - - Top Bank of Ditch
- ||||| Railroad R/W centerline

REFERENCE MATERIAL

- Union County Monumentation Records
 - Plat of East Addition
 - Survey Number 1-79
 - Survey Number 7-79
 - Survey Number 76-79
 - Survey Number 39-83
 - Survey Number 19-85
 - Survey Number 001-1991
 - Survey Number 002-1991
 - Survey Number 022-2003
 - Minor Partition Plat Number 20070040T
- Deeds
 - Commissioners Journal R Page 441
 - Volume 86 Page 509
 - Volume 132 Page 639
 - Volume 133 Page 1
 - Volume 141 Page 639
 - Volume 156 Page 205
 - Microfilm Number 83683
 - Microfilm Number 974004
 - Microfilm Number 136215
 - Microfilm Number 20024465
 - Microfilm Number 20024466
 - Microfilm Number 20033986
 - Microfilm Number 20033987
- Eastern Oregon Title Inc. Report No. 12-22917

NARRATIVE

This partition was done at the request of Mary Anne Kolb of Frontier Communications. The purpose of this partition is to separate the existing area currently being used by Frontier (Parcel 1) from the remainder of the property. I base the location of the East line of East Addition on the section break shown on Minor Partition Plat Number 20070040T. The interior blocks of East Addition was placed from the found monuments of Survey Numbers 001-1991 and 002-1991. Survey 001-1991 was done in 1967, but was not recorded until 1991. It established the West line of Blocks 13 and 14 and was accepted by survey number 002-1991. The total area of both blocks was at one time in the ownership of the City of La Grande. The City sold the area within this partition as the Westerly lots of the Blocks 13 and 14 and the East 170 feet of the Easterly lots within the blocks. The remaining City parcel has been subsequently described as the East 20 feet of the blocks, but is excessive of that as shown. I place the North line of Block 13 at the extension of the North line of Survey Number 002-1991. I place the line in the middle of Blocks 13 and 14 by driving a line from the mid point of the block along the North line of Block 13 and driving a line South at the mean bearing of the East and West lines of the blocks. I then offset that line the record deed call of 170 feet to the East to place the East line of the Frontier ownership. The East and South lines of Parcel 1 were placed at a point 1 ft. East and South of the respective fence lines around the property. In locating the existing monumentation on this parcel, I find that the monuments set by survey number 39-83 were placed at the East line of the block rather than at the true Frontier ownership. This affects the dimension of the North line of the easement by Microfilm Nos. 20033986 and 20033987. This easement places restrictions on excavation and use of the affected area. The easements recorded in Volume 86 Page 509 and Volume 132 Page 639 are for power lines, but there is no physical line in the described area of the easements. The stated title report also cites a reservation of mineral interest in the easement recorded in Volume 141 Page 162. The power line easement recorded in Volume 133 Page 1 is plotted at the record dimension of the deed. The physical pole line is 13 feet East of the centerline of the easement as written. The easement has a provision for relocation which may cover the true location of the overhead line. I also find the existing irrigation ditch along the Easterly portion of this partition encroaches onto the Frontier ownership as shown. I find no other unusual conditions on 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. 20120010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D200-D201 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, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2014

Minor Partition Plat Number 20120010T

Microfilm Number 20124122T
Plat Cabinet Number D200-D201

A Partition of Lots 2, 3 and 6 and a portion of Lots 1, 4 and 5 of Block 13 and Lot 2 and a portion of Lot 1, Block 14, East Addition to La Grande, together with a portion of vacated East J Avenue, situated in the Northwest quarter of the Southwest quarter of Section 9, 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 A Partition of Lots 2, 3 and 6 and the West 170 feet of Lots 1, 4 and 5 of Block 13 and Lot 2 and the West 170 feet of Lot 1, Block 14, East Addition to La Grande, together with a portion of vacated East J Avenue, situated in the Northwest quarter of the Southwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon the exterior of which being more particularly described as follows;

Beginning at the Northwest corner of Lot 2 of Block 13 of East Addition to La Grande;

Thence; South 89°21'16" East, along the North line of said Block 13, said North line also being the South right of way line of East H Avenue, a distance of 360.78 feet, to a point 170.00 feet East of the Northwest corner of Lot 1 of said Block 13,

Thence; South 0°18'54" West, parallel with the West line of Lots 1, 4 and 5 of said Block 13 and with the West line of Lot 1 of Block 14 of said Addition, a distance of 868.47 feet, to the South line of said Block 14, said line also being the North right of way line of the Union Pacific Railroad right of way,

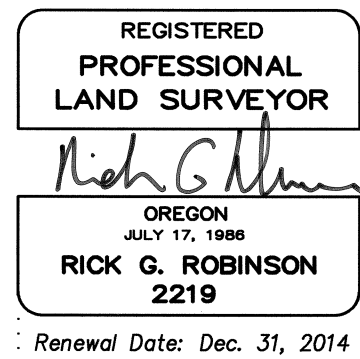
Thence; North 48°23'13" West, along the South line of Block 14 of said Addition, and along said North Union Pacific Railroad right of way line, a distance of 480.87 feet, to the Southerly prolongation of the West line of Block 13 of said Addition,

Thence; North 0°21'57" East, along said prolongation, and along the West line of said Block 13, a distance of 553.18 feet, to the Point of Beginning of this description.

Said parcel containing 256,661 Sq. Ft. (5.89 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
Rick G. Robinson OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that FRONTIER COMMUNICATIONS NORTHWEST, INC., a Washington Corporation, formerly known as VERIZON NORTHWEST, INC. 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 pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by KELLEY R. STEWART an appointed representative, all in accordance with the provisions of O.R.S. Chapter 92.

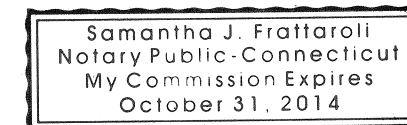
Kelley R. Stewart
KELLEY R. STEWART
Authorized Representative of
FRONTIER COMMUNICATIONS NORTHWEST, INC.

ACKNOWLEDGMENT

State of Connecticut
SS
County of Fairfield

Know all people by these presents, on this 7th day of December, 2012, before me a Notary Public in and for said County and State, personally appeared KELLEY R. STEWART, who is known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Samantha J. Frattaroli
Lisa M. Lombardi
Notary Public for
the State of Connecticut



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. 20120010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D200-D201 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

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 4th day of December, 2012.

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

City of LaGrande Planner

Approved this 12th day of DECEMBER, 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: 12/17/12
Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 17th day of December, 2012, at 10:10 o'clock A.M. and filed in Plat Cabinet No. D200-D201, Union County records. Microfilm No. 20124122T.

Robin A. Church
Union County Clerk
Robin A. Church, Chief Deputy Clerk