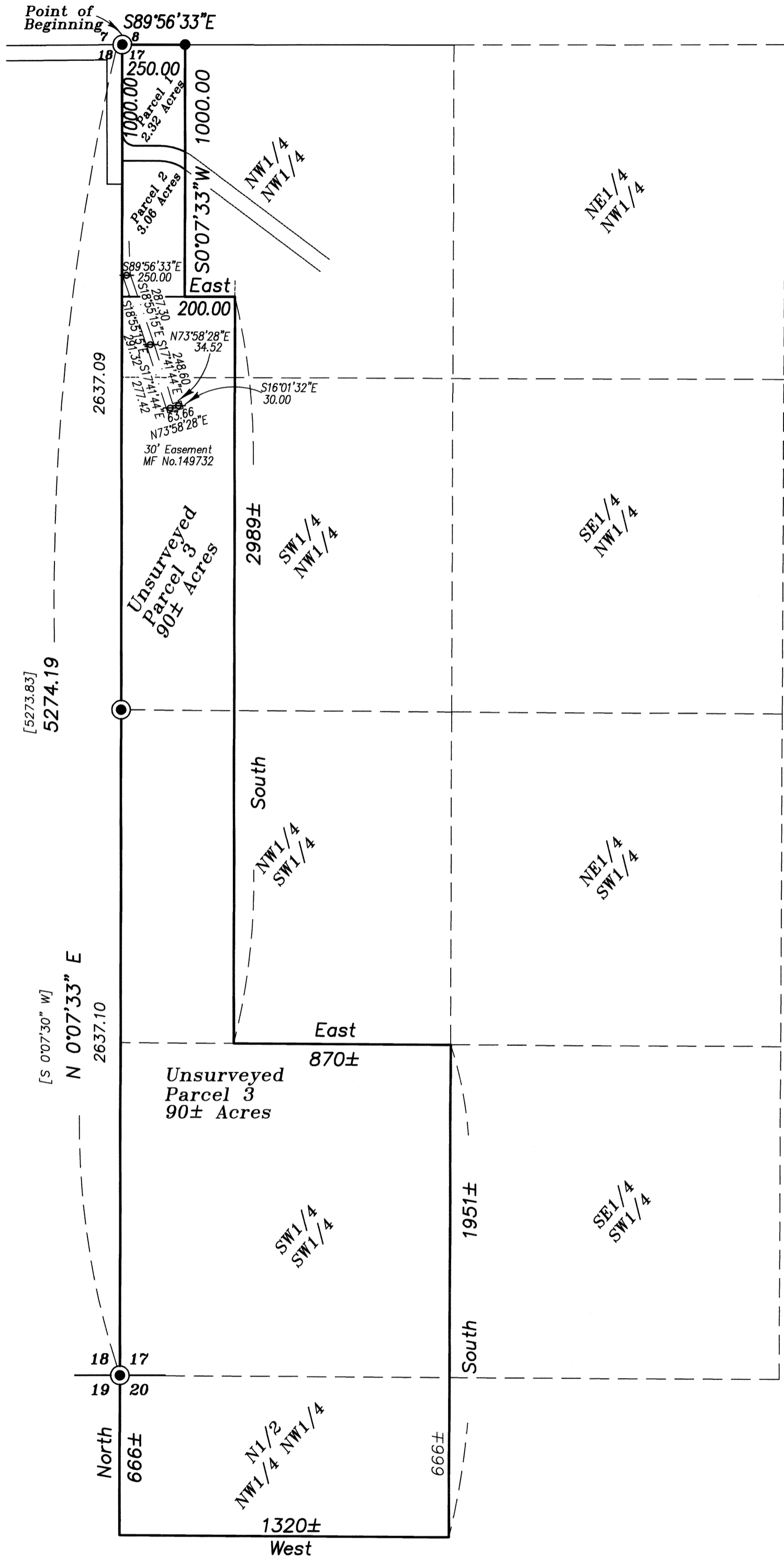


Major Partition No. 20130013T

Situated in the West half of the West half of Section 17 and in the Northwest quarter of the Northwest quarter of Section 20, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon



**BASIS OF BEARING**

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

**SCALE: 1" = 400'**

**LEGEND**

- Found 2 1/2" Aluminum monument as per Union County Monumentation records.
- Found 5/8" rebar with yellow plastic cap marked "BGA SURVEY MARKER", set by Survey No. 21-82.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 016-2010.
- Centerline
- X — Fenceline
- Easement Line
- P — Overhead Power Line
- ⊕ Existing Power Pole
- ( ) Record information of Survey Number 21-82
- [ ] Record information of Survey Number 022-1993

**REFERENCE MATERIAL**

Union County Monumentation Records  
 Survey Number 6-73  
 Survey Number 21-82  
 Survey Number 030-1990  
 Survey Number 022-1993  
 Survey Number 016-2010  
 GPS Observation Sheet 9317  
 GPS Observation Sheet 9634

**DEEDS/EASEMENTS**

Volume 102 Page 405  
 Volume 106 Page 346  
 Volume 110 Page 69  
 Microfilm Number 48287  
 Microfilm Number 134125  
 Microfilm Number 149732  
 Microfilm Number 983366  
 Microfilm Number 983444  
 Microfilm Number 20046453  
 Survey Report Number 47582 prepared by Abstract and Title Company, dated April 1, 2010  
 Survey Report Number 13-24282 prepared by Eastern Oregon Title, Inc., dated September 11, 2013

**EASEMENT NOTES**

The following easements fall within the unsurveyed portion of this partition and cannot be accurately located without benefit of survey:

- 1). Volume 102 Page 405--an easement to Pacific Telephone and Telegraph Company across the Northwest quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 17. No specific width or location given, although it specifies no flammable structures within 50 feet of the pole line.
- 2). Volume 110 Page 69 (Falls on Parcel 3 of this partition)-- allows for deviation in North-South line to capture access to West Half of "Cougar Pond" and reserves 1/2 of all spring waters from said tract to grantors (W.F. Brownton)
- 3). Microfilm Number 149732--30 ft. Easement for power line and appurtenances. Easement depicted is based on physical pole locations.

**NARRATIVE**

This partition was done at the request of Richard Muller on behalf of THE ESTATE OF DARRELL MULLER. I locate the exterior of Parcels One and Two by record calls from deed Microfilm Number 134125. I dimension UNSURVEYED Parcel 3 on the same basis, showing the record deed calls where no survey was performed. The City of La Grande required the dedication of Lakeside Drive at the location shown. This created the two surveyed parcels. This partition was monumented by survey number 016-2010. The partition was in mid-process in 2010 when it was decided not to finish the partition at that time. I filed survey number 016-2010 to comply with ORS 209.250 to document the monuments that were set for this partition. I find no unusual conditions with this plat.

**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. 20130013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D236-D238 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 17, 1986  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 2014

Rick G. Robinson, OPLS 2219

Major Partition Plat No. 20130013T

Microfilm Number 20134325T  
Plat Cabinet Number D236-D238

Situated in the West half of the West half of Section 17 and in the Northwest quarter of the Northwest quarter of Section 20, Township 3 South, Range 38 East of the Willamette Meridian Union County, Oregon

**BASIS OF BEARING**

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

**SCALE: 1"=60'**

**LEGEND**

- Found 2 1/2" Aluminum monument as per Union County Monumentation records.
- Found 5/8" rebar with yellow plastic cap marked "BGA SURVEY MARKER", set by Survey No. 21-82.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 016-2010.
- Centerline
- X- Fenceline
- - - Easement Line
- P- Overhead Power Line
- ⊕ Existing Power Pole
- ( ) Record information of Survey Number 21-82
- [ ] Record information of Survey Number 022-1993

**REFERENCE MATERIAL**

Union County Monumentation Records  
Survey Number 6-73  
Survey Number 21-82  
Survey Number 030-1990  
Survey Number 022-1993  
Survey Number 016-2010  
GPS Observation Sheet 9317  
GPS Observation Sheet 9634

**DEEDS/EASEMENTS**

Volume 102 Page 405  
Volume 106 Page 346  
Volume 110 Page 69  
Microfilm Number 48287  
Microfilm Number 134125  
Microfilm Number 149732  
Microfilm Number 983366  
Microfilm Number 983444  
Microfilm Number 20046453  
Survey Report Number 47582 prepared by Abstract and Title Company, dated April 1, 2010  
Survey Report Number 13-24282 prepared by Eastern Oregon Title, Inc., dated September 11, 2013

**EASEMENT NOTES**

The following easements fall within the unsurveyed portion of this partition and cannot be accurately located without benefit of survey:

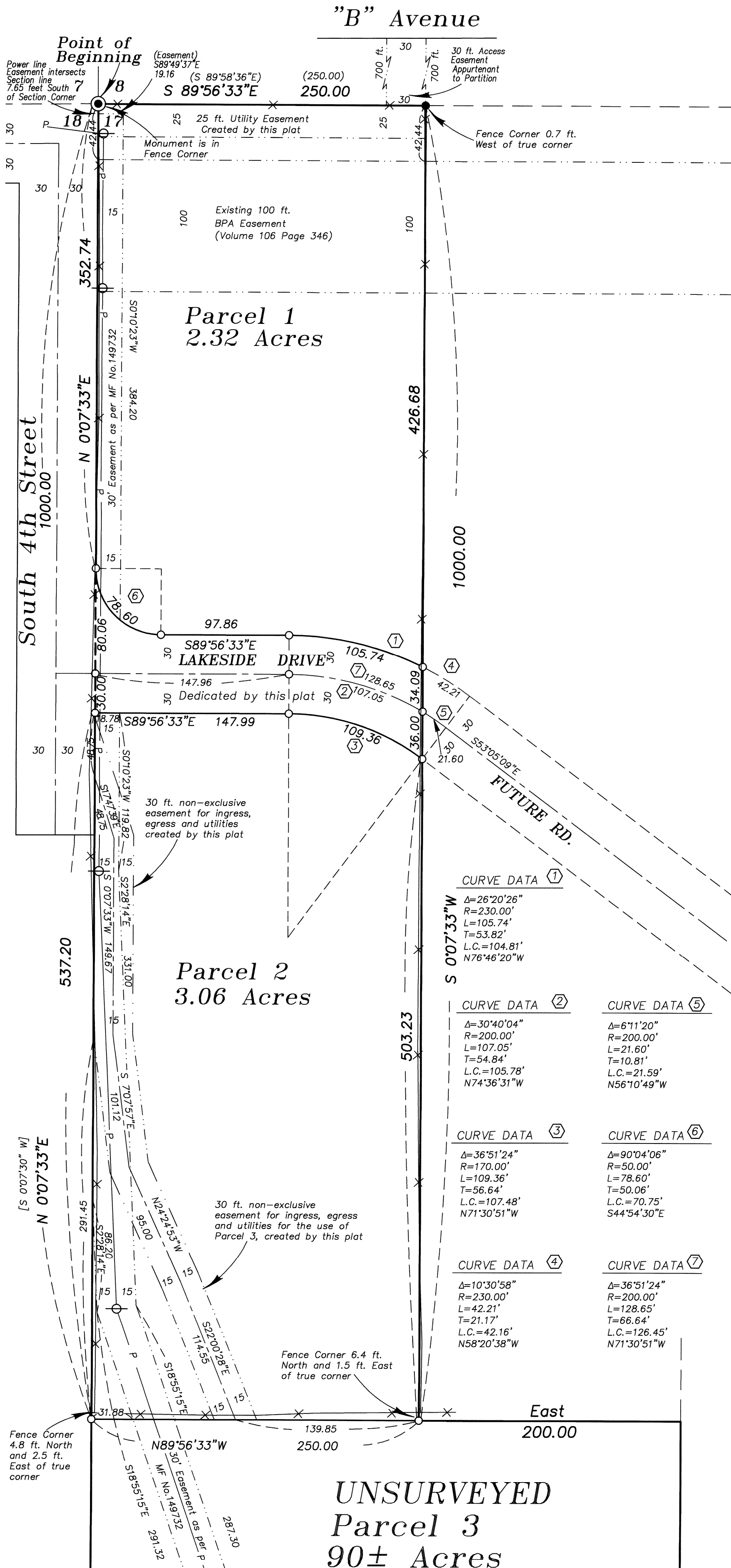
- 1). Volume 102 Page 405--an easement to Pacific Telephone and Telegraph Company across the Northwest quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 17. No specific width or location given, although it specifies no flammable structures within 50 feet of the pole line.
- 2). Volume 110 Page 69 (Parcel 3 of this partition)--allows for deviation in North-South line to capture access to West Half of "Cougar Pond" and reserves 1/2 of all spring waters from said tract to grantors (W.F. Brown-ton)
- 3). Microfilm Number 149732--30 ft. Easement for power line and appurtenances. Easement depicted is based on physical pole locations.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*R.G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2014

**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. 20130013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D236-D238 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 Sheet 2 of 3



Major Partition Plat No. 20130013T
Situating in the West half of the West half of Section 17 and in the Northwest quarter of the Northwest quarter of Section 20, Township 3 South, Range 38 East of the Willamette Meridian Union County, Oregon

Microfilm Number 20134325T
Plat Cabinet Number D236-D238

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 1 and 2, and platted the land within this partition, situated in the West Half of the West half of Section 17 and the Northwest quarter of the Northwest quarter of Section 20, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior boundary of which being more particularly described as follows:

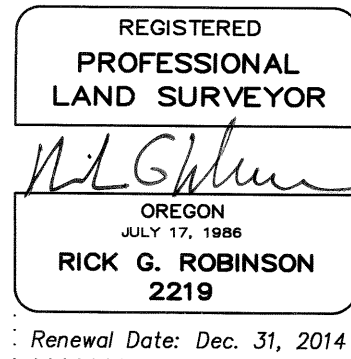
Beginning at the Northwest corner of Section 17, Township 3 South, Range 38 East of the Willamette Meridian;

- Thence; South 89°56'33" East, along the North line of said Section 17, a distance of 250.00 feet,
Thence; South 0°07'33" West, parallel with the West line of said Section 17, a distance of 1000.00 feet,
Thence; East, a distance of 200 feet,
Thence; South, a distance of 2989 feet, more or less, to the South line of the Northwest quarter of the Southwest quarter of said Section 17,
Thence; East, along the South line of the Northwest quarter of the Southwest quarter of said Section 17, a distance of 870 feet, to the Southeast corner thereof,
Thence; South, along the East line of the Southwest quarter of the Southwest quarter of said Section 17 and along the East line of the Northwest quarter of the Northwest quarter of said Section 20, a distance of 1951 feet, more or less, to a point 666 feet South of the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 20,
Thence; West, a distance of 1320 feet, more or less, to the West line of Section 20,
Thence; North, along said West line, a distance of 666 feet, more or less, to the Southwest corner of Section 17,
Thence; North 0°07'33" East, along the West line of said Section 17, a distance of 5274.19 feet, to the Point of Beginning of this description.

Said tract containing approximately 95.7 Acres.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the corners to Parcels 1 and 2 are marked with monuments as indicated on the annexed plat, with Parcel 3 being UNSURVEYED, 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



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. 20130013T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D236-D238 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 RICHARD MULLER, Personal Representative of THE ESTATE OF DARRELL MULLER, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused Parcels 1 and 2 to be surveyed and platted as shown on the annexed plat, and do for myself, my heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of LAKESIDE DRIVE as shown on the annexed map, and also create the 25 ft. utility easement along the North line of Parcel 1 and the 30 ft. non-exclusive easement for ingress, egress and utilities across Parcel 2 for the use of Parcel 3 as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

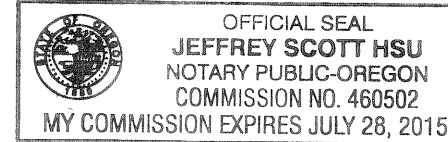
Richard L. Muller
Richard Muller, Personal Representative of
THE ESTATE OF DARRELL MULLER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 18 day of NOVEMBER, 2013, before me a Notary Public in and for said State and County, personally appeared RICHARD MULLER, personal representative of the ESTATE OF DARRELL MULLER who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Notary Public for
the State of Oregon



Notarial seal

APPROVALS

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 2013-2014 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, Union County Assessor/Tax Collector
Date: 11/20/13

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 15th day of November, 2013.

Norman J. Paulus, Jr.
City Surveyor

Union County Surveyor

Approved this 15th day of November, 2013.

by Deputy Wallowa County Surveyor Gregory T. Blackman

APPROVALS

City of La Grande Planner

Approved this 11th day of DECEMBER, 2013.

Michael J. Baquist
City Planner

La Grande City Council

Approved this 11th day of December, 2013.

City Council members: Dal S. Polz (Mayor), Mary Ann Musina (Mayor Pro-Tem), Kellyt Wade (Councilor), John P. Burch (Councilor), Gary Hillard (Councilor), Jerry Schestgen (Councilor).

Union County Planning Commission

Approved this 21st day of November, 2013.

Scott Hartell For
Hanley Jenkins II
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 16th day of DECEMBER, 2013.

Mark D. Davidson, Steve McClure, William D. Rosholt

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 this 16th day of December, 2013, at 10:00 o'clock A.M., and recorded in Plat Cabinet No. D236-D238 Union County records. Microfilm Number 20134325T

Robin A. Church
Union County Clerk
by Shilatta Kenway, Deputy Clerk