

PARTITION PLAT NUMBER 20140011T

Situate in a portion of Lot 4 and Lot 5, Block 2, East Addition to the City of La Grande, Union County, Oregon

Microfilm Number 20142040T

Plat Cabinet Number D259, D260

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" = 30'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 030-2003
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Frontier Second Addition
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by plat of Rogers Subdivision
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- x- Fenceline
- .-.- Easement
- () Record measurement as per plat of Frontier Second Addition
- [] Record measurement as per plat of East Addition

REFERENCE MATERIAL

Plat of East Addition	DEED REFERENCES
Plat of Frontier Subdivision	Microfilm Document Number 64002
Plat of Frontier Second Addition	Microfilm Document Number 64003
Partition Number 20090012T	Microfilm Document Number 85866
Survey Number 030-2003	Microfilm Document Number 20093552
	Microfilm Document Number 20141420

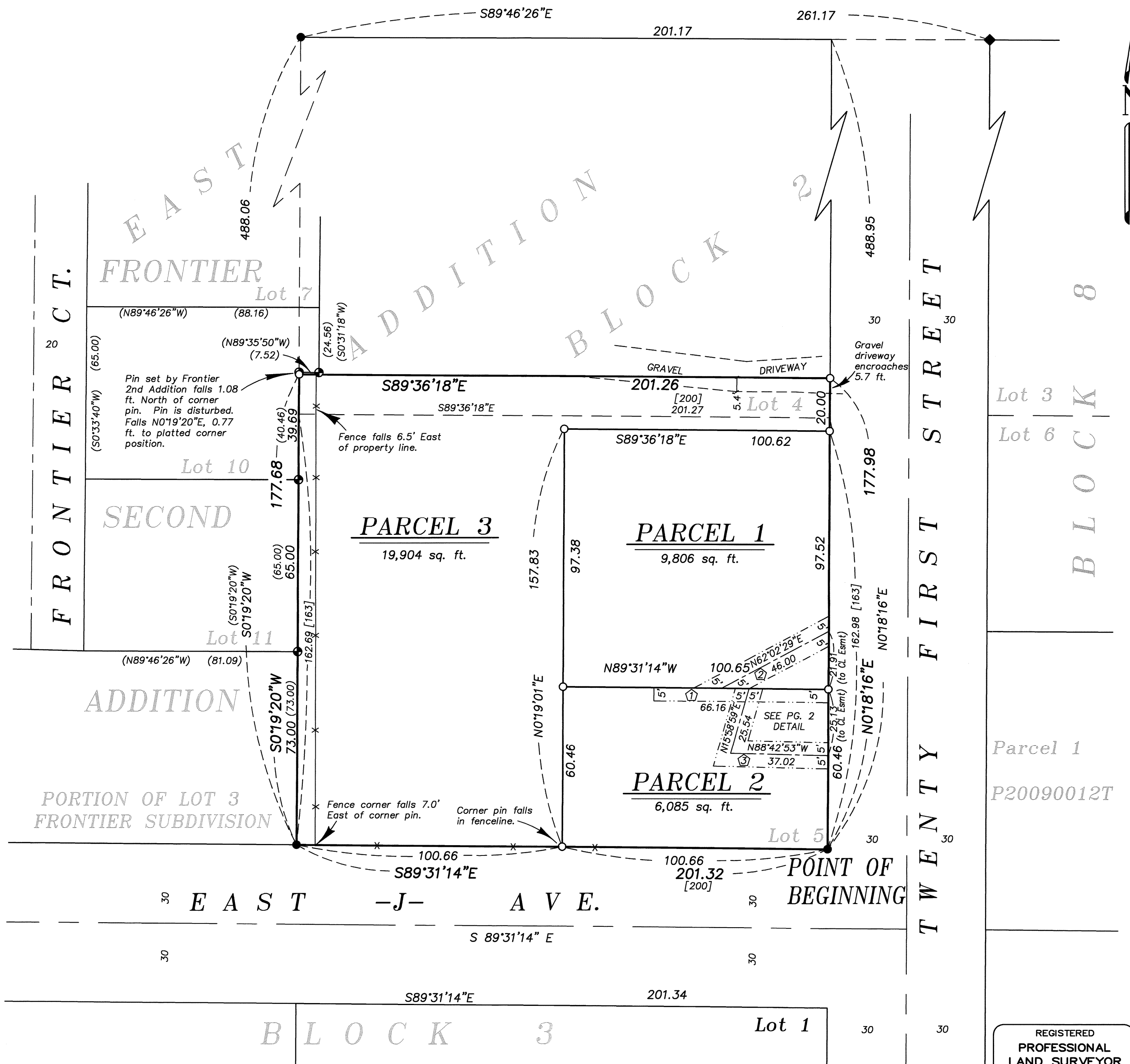
Amended Preliminary Title Report 14-24950, dated May 20, 2014, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Wavel Hunt, owner of the land within. Mr. Hunt wanted to divide the tract as shown hereon. I place the exteriors of the block as per Survey Number 030-2003. The pin set by this partition at the Northwest corner appears to have a 0.8 ft. discrepancy between the record position of the pins set by Frontier Second Addition along the angle point in Lot 10 that monumented the boundary line agreement recorded in Microfilm Document Number 20051857. A fenceline along the West side of Parcel 3 encroaches onto this property as shown hereon, as does a gravel driveway along the North side that appears to access the property to the North. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

- ① 5 ft. wide easement for underground sanitary sewer line over Parcel 2 for benefit of Parcel 1, created by this plat. Over the North 5 feet of the East 66.16 feet of Parcel 2.
- ② 10 ft. wide easement for overhead power, over Parcel 1 for benefit of Parcel 2, created by this plat
- ③ 10 ft. wide easement for underground gas line, over Parcel 2 for benefit of Parcel 1, created by this plat. Easement to be vacated upon future development and relocation of gas line, contingent on granting of easement over location of relocated line, if needed.
- ④ 10 ft. wide easement for overhead telephone line over Parcel 2 for benefit of Parcel 1, created by this plat. Easement to be vacated upon future development and relocation of utility pole, contingent on granting of easement over location of relocated telephone line, if needed. SEE PAGE 2 FOR DETAIL.
- ⑤ 5 ft. wide easement for underground water from existing well for the benefit of Parcel 2 over Parcel 1, created by this plat. Use of well to be shared between Parcel 1 and Parcel 2. SEE PAGE 2 FOR DETAIL.



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D259, D260 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2015

PARTITION PLAT NUMBER 20140011T
Situates in a portion of Lot 4 and Lot 5, Block 2, East Addition to 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 the land within this partition, situate in Lot 5 and the South 15 feet of Lot 4 of Block 2, East Addition to the City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at the Southeast corner of said Lot 5:

Thence: North 0°18'16" East, along the East line of said Lots 4 and 5, Block 2, of East Addition, said line also being the West right of way line of 21st Street, a distance of 177.98 feet, to a point 15.00 feet North of the Northeast corner of said Lot 5,


Thence: North 89°36'18" West, along a line parallel with and 15.00 feet North of the North line of said Lot 5, a distance of 201.26 feet, to the West line of said Lot 4,

Thence: South 0°19'20" West, along the West line of said Lots 4 and 5, a distance of 177.68 feet, to the Southwest corner of said Lot 5, said point being on the North right of way line of -J- Avenue,

Thence: South 89°31'14" East, along said North right of way line, said line also being the South line of said Lot 5, a distance of 201.32 feet, to the Point of Beginning of this description.

Containing 35,795 sq. ft. (0.82 acres)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

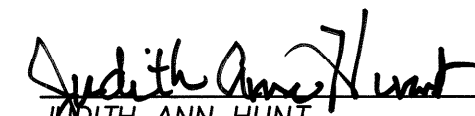
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140011T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D259, D260 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that L. WAVEL HUNT and JUDITH ANN HUNT are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the 10 foot easement for overhead power over Parcel 1 for benefit of Parcel 2, the 10 foot easement for underground gas line over Parcel 2 for benefit of Parcel 1, the 5 foot wide easement for underground sewer line over Parcel 2 for benefit of Parcel 1, the 10 foot wide easement for overhead telephone over Parcel 2 for benefit of Parcel 1 and the 5 foot wide easement for a water line and well over Parcel 1 for benefit Parcel 2, use of well of which is to be shared between Parcel 1 and 2, all in accordance with the provisions of O.R.S. Chapter 92.


L. WAVEL HUNT

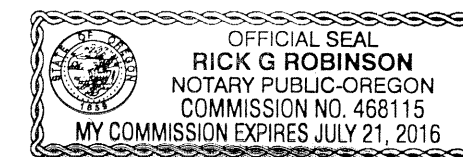

JUDITH ANN HUNT

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 16th day of JULY, 2014, before me, a Notary Public in and for said State and County, personally appeared L. WAVEL HUNT and JUDITH ANN HUNT, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon

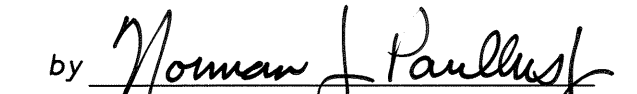


Notarial seal

APPROVALS

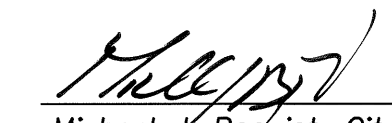
City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 16th day of July, 2014.

by 
Norman J. Paullus Jr. City Surveyor

City of La Grande Planner

Approved this 16th day of July, 2014.


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 2014-2015 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.

 Date: 7-24-14
for Linda L. Hill, Union County Assessor/Tax Collector

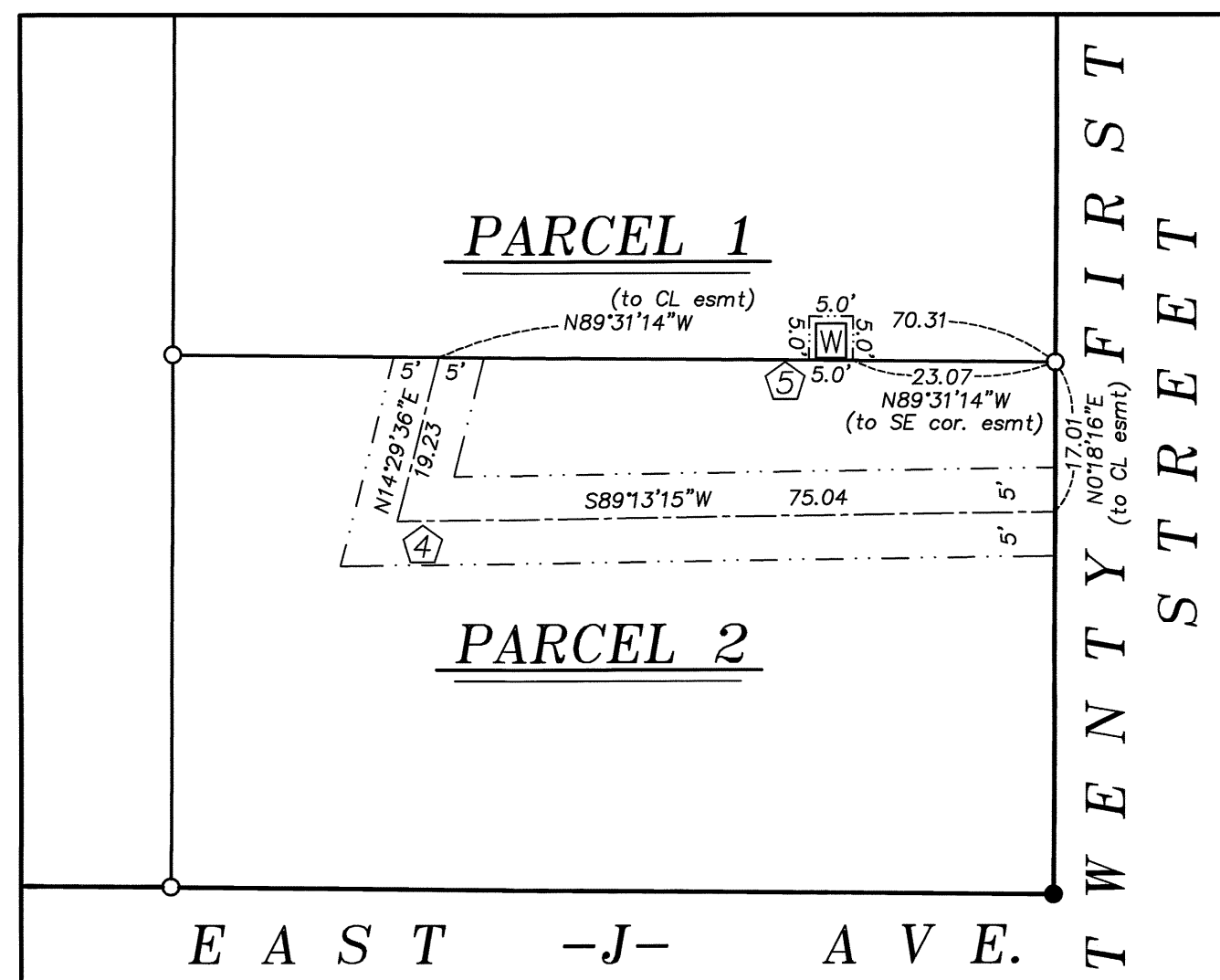
FILING STATEMENT

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 24th day of July, 2014, at 4:30 o'clock P.M., and recorded in Plat Cabinet No. D259, D260 Union County records. Microfilm Number 20142040T

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



EASEMENT DETAIL SCALE 1"=20'