

Partition Plat Number 20140016T

A partition of a tract situate in the Northeast 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 20142804T
Plat Cabinet Number D271-D272

BASIS OF BEARING

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

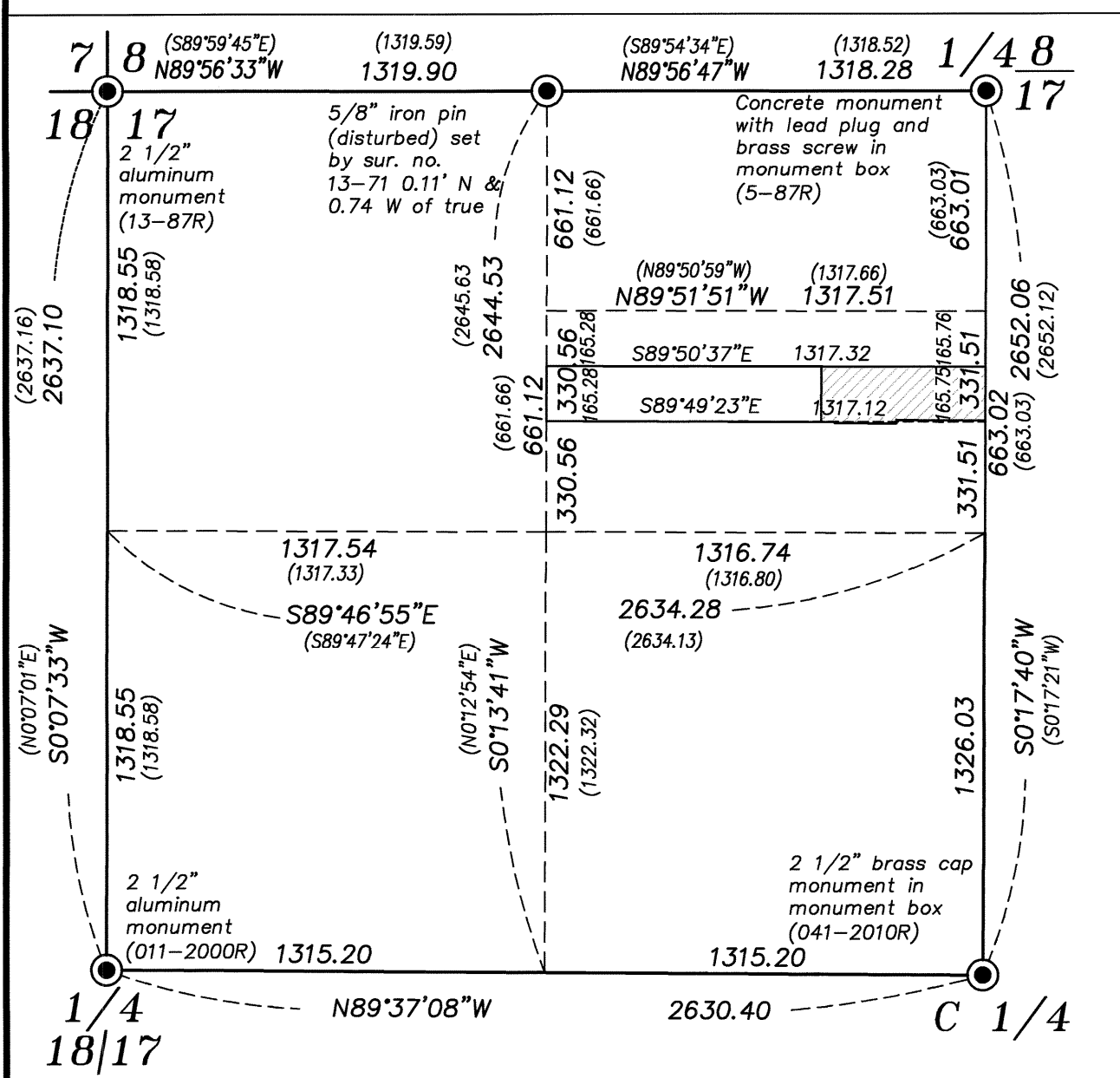
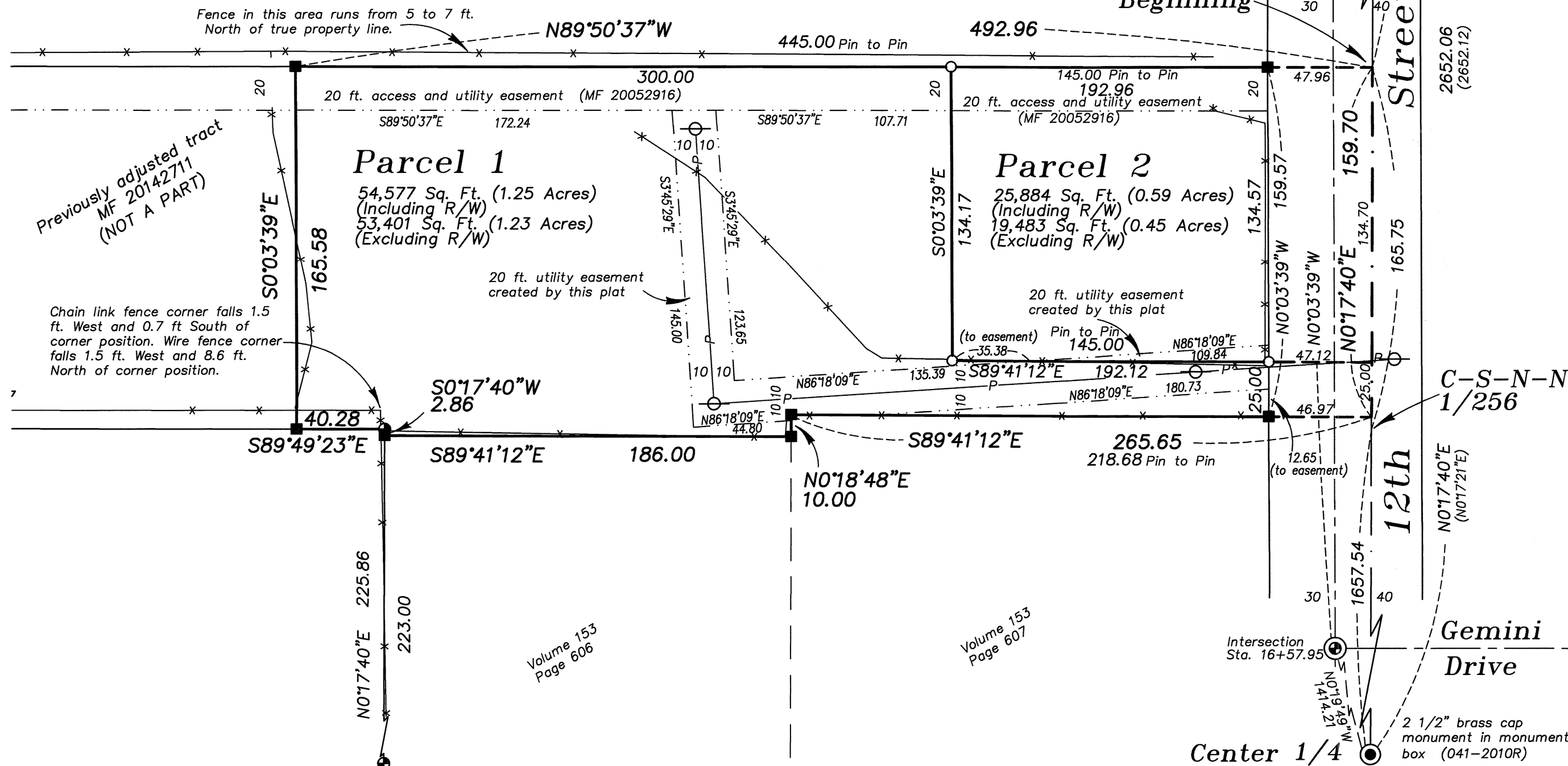
SCALE: 1"=50'

REFERENCE MATERIAL

SURVEY RECORDS	DEED RECORDS
Union County Monumentation Records	Volume 104 Page 439
Survey Number 15-82	Volume 109 Page 111
Survey Number 52-82	Volume 122 Page 322
Survey Number 028-1993	Volume 153 Page 606
Survey Number 020-2000	Volume 153 Page 607
Survey Number 006-2009	Volume 153 Page 643
Survey Number 026-2009	Volume 158 Page 209
Survey Number 029-2010	Volume 158 Page 282
Survey Number 005-2013	Volume 159 Page 308
Survey Number 020-2014	Microfilm Number 41620
Partition Plat 1995-16	Microfilm Number 41621
Partition Plat 1997-05	Microfilm Number 41622
	Microfilm Number 119320
	Microfilm Number 152602
	Microfilm Number 158741
	Microfilm Number 20004395
	Microfilm Number 20004396
	Microfilm Number 20004397
	Microfilm Number 20052916
	Microfilm Number 20053952
	Microfilm Number 20053953
	Microfilm Number 20054672
	Microfilm Number 20084690
	Microfilm Number 20142711
	Union County Court Order 2012-07
	Partition Plat Report Number 14-25315 prepared by Eastern Oregon Title, Inc., dated August 14, 2014

LEGEND

- Found monument as described as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2014
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 006-2009
- ⊕ Found 2 1/2" Aluminum cap in water valve box set by Survey Number 029-2010
- ⊗ Found brass screw in lead plug set by Survey Number 029-2010
- ▲ Found 5/8" iron pin marked BGB SURVEY MARKER set by Survey Number 005-2013
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- () Record measurement as per Survey Number 020-2000
- ⊖ Utility Pole
- P — Overhead Power Line
- x — Existing Fenceline
- Centerline
- - - Aliquot Line
- ⋯ Easement Line



NARRATIVE

This partition was done at the request of Lucille Gorham, owner of the land within this partition. The exterior of this ownership was monumented through a lot line adjustment recorded as Microfilm Document number 20142711 (Survey Number 020-2014). See that survey for a discussion of the location of the exterior of this tract. I place the dividing line between Parcel 1 and 2 of this partition at the direction of the owner. I find the fences to be away from the true property lines as shown. The stated title report calls for two utility easements on this property. Both easements are described by bearing and distance from the North 1/4 corner of Section 17. The easement cited in Microfilm Number 20053852 falls West of this tract. The easement cited in Microfilm Number 20053953 as described falls South of this property. Some of the previous easement descriptions call "or as constructed on the ground". Neither of these do. This plat creates an easement to cover the existing overhead power lines as shown. I find no other unusual conditions on this partition.

REGISTERED PROFESSIONAL LAND SURVEYOR
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. 20140016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D271-D272 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

Partition Plat Number 20140016T

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A partition of a tract situate in the Northeast 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 parcels in this partition, being a partition of a tract situate in the Northeast 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, the exterior of which being more particularly described as follows, with reference to map of survey number 020-2014 as filed in the office of the Union County Surveyor;

Beginning at the Northeast corner of the South half of the North half of the South half of the Northeast quarter of the Northwest quarter (S1/2N1/2S1/2NE1/4NW1/4) of said Section 17, said point being South 0°17'40" West, a distance of 828.77 feet from the North 1/4 corner of said Section 17,

Thence; North 89°50'37" West, along the North line of said sectional subdivision, a distance of 492.96 feet,

Thence; South 0°03'39" East, a distance of 165.58 feet, to the South line of said sectional subdivision,

Thence; South 89°49'23" East, along said South line, a distance of 40.28 feet,

Thence; South 0°17'40" West, a distance of 2.86 feet, to the Northwest corner of that tract conveyed to Arthur R. and June M. Steffen by deed volume 153 page 606 of the deed records of Union County,

Thence; South 89°41'12" East, along the North line of said Steffen Tract, a distance of 186.00 feet, to the Northeast corner thereof, said point being on the West line of that tract conveyed to Arthur R. and June M. Steffen by deed volume 153 page 607 of the deed records of Union County,

Thence; North 0°18'48" East, along said West line, a distance of 10.00 feet, to the Northwest corner of that Steffen tract recorded in volume 153 page 607,

Thence; South 89°41'12" East, along the North line of said Steffen tract, a distance of 265.65 feet, to the East line of the Northwest quarter of said Section 17,

Thence; North 0°17'40" East, along said East line, a distance of 159.70 feet, to the Point of Beginning of this description.

Subject to the right of way of 12th Street by Union County Court Order Number 2012-07

Said tract containing 80,461 Sq. Ft. (1.85 Acres) (Including road right of way)
Said tract containing 72,884 Sq. Ft. (1.68 Acres) (Excluding road right of way)

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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
La Grande OR 97850

DECLARATION

Know all People by these presents that Lucille N. Gorham, Trustee of the LUCILLE N. GORHAM TRUST, dated October 12, 2000, 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 do hereby create the 20 ft. utility easement as shown on the annexed plat in accordance with the provisions of ORS Chapter 92.

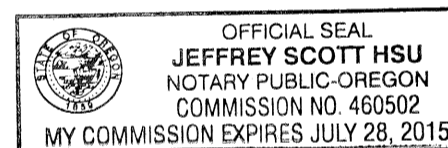
Lucille N. Gorham
Lucille N. Gorham, Trustee
LUCILLE N. GORHAM TRUST

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1 day of OCTOBER, 2014 before me a Notary Public in and for said State and County, personally appeared Lucille N. Gorham, Trustee of the LUCILLE N. GORHAM TRUST who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Jeffrey Scott Hsu
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 29th day of September, 2014.

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

City of La Grande Planner

Approved this 1st day of OCTOBER, 2014.

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 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.

by *Linda L. Hill* Date: 10/6/14
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 6th day of October, 2014, at 2:30 o'clock P.M., and recorded in Plat Cabinet No. D271-D272 Union County records. Microfilm Number 20142804T

Union County Clerk by *R. Church, Clerk*

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219