

Partition Plat Number 20140019 T

A Partition of a tract situate in the Northeast quarter of the Southwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20143117 T
Plat Cabinet Number D277, D278

BASIS OF BEARING

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

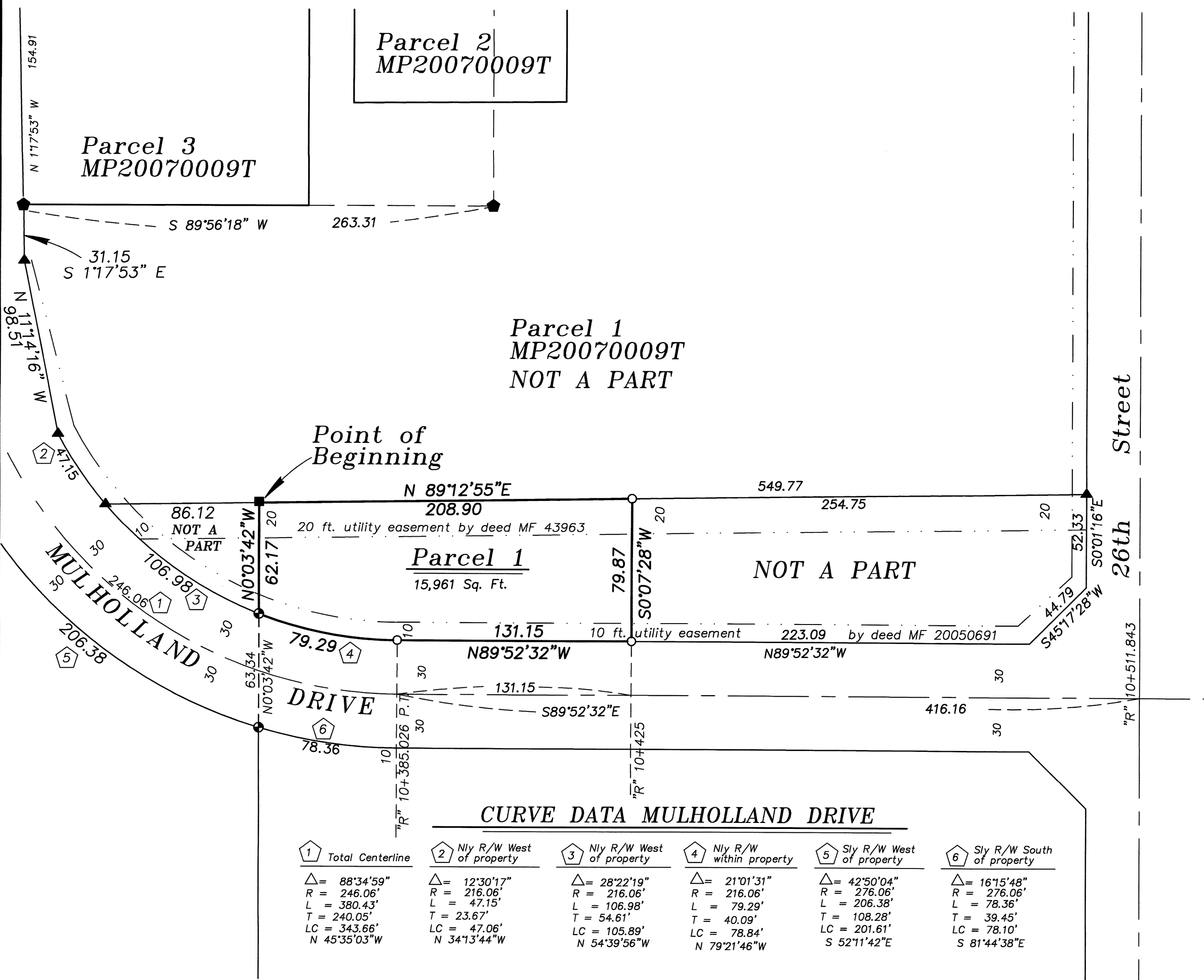
SCALE: 1" = 50'

REFERENCE MATERIAL

SURVEY RECORDS
Survey Number 23-86
Survey Number 031-2005
Survey Number 006-2006
Survey Number 007-2008
Partition Plat 20070009T
ODOT Drawing Number 10B-18-32

DEED RECORDS
Microfilm Number 43963
Microfilm Number 143499
Microfilm Number 20050691

Partition Plat Report Number 14-25492 prepared by Eastern Oregon Title, Inc., dated October 22, 2014



CURVE DATA MULHOLLAND DRIVE

1 Total Centerline	2 Nly R/W West of property	3 Nly R/W West of property	4 Nly R/W within property	5 Sly R/W West of property	6 Sly R/W South of property
$\Delta = 88^{\circ}34'59''$	$\Delta = 12^{\circ}30'17''$	$\Delta = 28^{\circ}22'19''$	$\Delta = 21^{\circ}01'31''$	$\Delta = 42^{\circ}50'04''$	$\Delta = 16^{\circ}15'48''$
R = 246.06'	R = 216.06'	R = 216.06'	R = 216.06'	R = 276.06'	R = 276.06'
L = 380.43'	L = 47.15'	L = 106.98'	L = 79.29'	L = 206.38'	L = 78.36'
T = 240.05'	T = 23.67'	T = 54.61'	T = 40.09'	T = 108.28'	T = 39.45'
LC = 343.66'	LC = 47.06'	LC = 105.89'	LC = 78.84'	LC = 201.61'	LC = 78.10'
N 45°35'03"W	N 34°13'44"W	N 54°39'56"W	N 79°21'46"W	S 52°11'42"E	S 81°44'38"E

NARRATIVE

This partition was done at the request of Eastern Oregon Development, LLC, potential buyer of the land within this partition. The exterior of this ownership was placed and partially monumented by previous surveys and partitions as shown. This is a one parcel partition being required by the City of La Grande Planning Department to legitimize the parcel for future development. The stated title report calls for two utility easements on this property as shown. I find no 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. 20140019 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D277, D278 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Partition Plat Number 20140019T

Microfilm Number 20143117T
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A Partition of a tract situate in the Northeast quarter of the Southwest quarter of Section 4, 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 this partition, being a partition of a tract situate in the Northeast quarter of the Southwest quarter of Section 4, 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 a point on the South line of Parcel 1 of Minor Partition Plat Number 20070009T, filed as Microfilm Number 20071675T and stored in Plat Cabinet C in slides 879 and 880 in the plat records of Union County, said point being North 89°12'55" East a distance of 86.12 feet from the Southwest corner of said Parcel 1,

Thence; North 89°12'55" East, along the South line of said Parcel 1, a distance of 208.90 feet, to a point at right angles to highway station "R" 10+425 as depicted on Department of Transportation Drawing Number 10B-18-32,

Thence; South 0°07'28" West, a distance of 79.87 feet, to the North right of way line of Mulholland Drive,

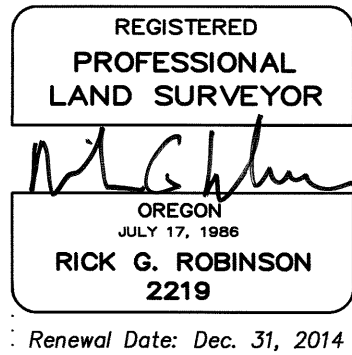
Thence; North 89°52'32" West, along said right of way line, a distance of 131.15 feet, to the Point of Curvature of a 216.06 ft. radius curve to the right, with a delta angle of 21°01'31",

Thence; Northwesterly, around said curve and along said North right of way line, a distance of 79.29 feet, (Long Chord bears North 79°21'46" West, a distance of 78.84 feet), to the West line of that tract conveyed to Marvin E. Twidwell and Dora Lorraine Twidwell, Trustees of the Twidwell Living Trust, by Microfilm Number 143499 of the deed records of Union County,

Thence; North 0°03'42" West, along the West line of said Twidwell tract, a distance of 62.17 feet, to the Point of Beginning of this description.

Said tract containing 15,961 Sq. Ft. (0.37 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
Baggett, Griffith and Blackman
La Grande, OR 97850

DECLARATION

Know all People by these presents that the STATE OF OREGON, by and through its Department of Transportation 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, in accordance with the provisions of ORS Chapter 92.

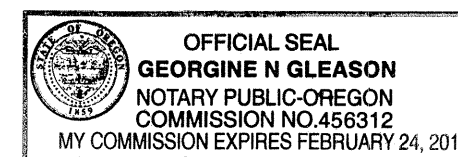
Joseph A. Gray
Joseph A. Gray
Authorized Representative of the State of Oregon,
by and through its Department of Transportation

ACKNOWLEDGMENT

State of Oregon SS
County of Marion

Know all people by these presents, on this 4th day of November, 2014, before me a Notary Public in and for said State and County, personally appeared Joseph A. Gray, Authorized Representative of the State of Oregon, by and through its Department of Transportation, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily

Georgine N Gleason
Notary Public for
the State of Oregon



Notarial seal

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 28th day of October, 2014.

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

City of La Grande Planner

Approved this 12th day of November, 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: 11/10/14
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 12th day of November, 2014, at 9:00 o'clock A.M., and recorded in Plat Cabinet No. D277, D278 Union County records. Microfilm Number 20143117T

Union County Clerk by Lisa Lutz, Chief Deputy Clerk