

Minor Partition Plat Number 20150014T

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 20152852T
Plat Cabinet Number D309-D310

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'

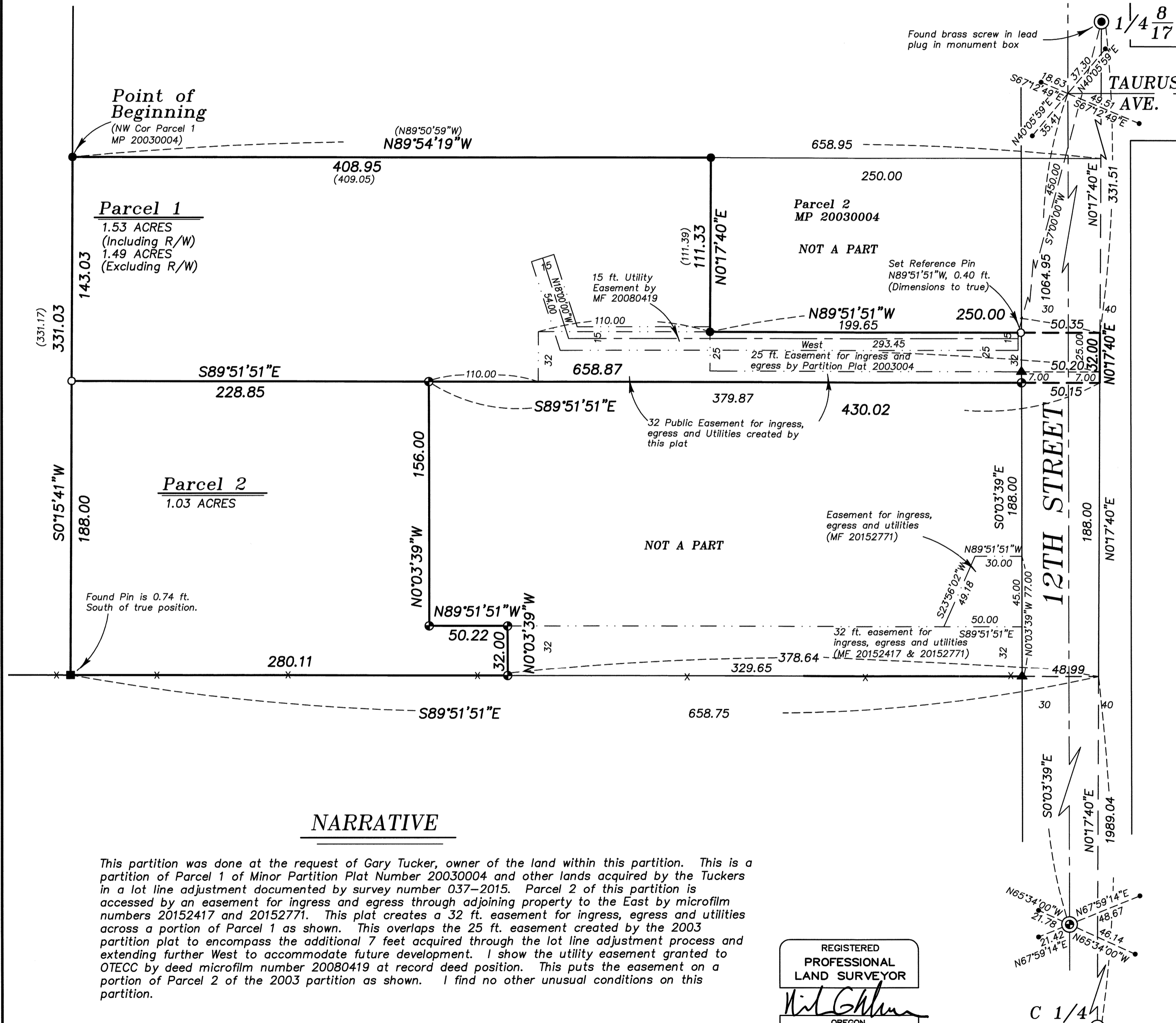
REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 028-1993
Survey Number 020-2000
Survey Number 005-2013
Survey Number 037-2015
Minor Partition Plat Number 20030004

DEED REFERENCES
Microfilm Number 20080419
Microfilm Number 20133031
Microfilm Number 20152416
Microfilm Number 20152417
Microfilm Number 20152771
Union County Court Order 2012-07 (Legalization of 12th Street)
Preliminary Title Report Number 15-26302 prepared by Eastern Oregon Title, Inc. dated June 18, 2015

LEGEND

- Found monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 028-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 020-2000
- ⊙ Found 2 1/2" Aluminum cap in water valve box, set by Survey Number 029-2010
- ⊗ Centerline position established by brass screw in lead plugs, set by Survey Number 029-2010
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 005-2013
- ⊙ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 037-2015
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement as per Survey Number 020-2000
- X— Existing Fence Line
- Centerline
- - - Aliquot Line



NARRATIVE

This partition was done at the request of Gary Tucker, owner of the land within this partition. This is a partition of Parcel 1 of Minor Partition Plat Number 20030004 and other lands acquired by the Tuckers in a lot line adjustment documented by survey number 037-2015. Parcel 2 of this partition is accessed by an easement for ingress and egress through adjoining property to the East by microfilm numbers 20152417 and 20152771. This plat creates a 32 ft. easement for ingress, egress and utilities across a portion of Parcel 1 as shown. This overlaps the 25 ft. easement created by the 2003 partition plat to encompass the additional 7 feet acquired through the lot line adjustment process and extending further West to accommodate future development. I show the utility easement granted to OTECC by deed microfilm number 20080419 at record deed position. This puts the easement on a portion of Parcel 2 of the 2003 partition as shown. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2016

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. 20150014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D309-D310 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Minor Partition Plat Number 20150014T

Microfilm Number 20152852T
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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 Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being Parcel 1 of Minor Partition Plat Number 20030004 recorded as microfilm number 20032342T and stored in Plat Cabinet C in slides 689 and 690 of the plat records of Union County, Oregon together with other lands within said Northwest quarter, said total tract being more particularly described as follows, with reference to map of survey number 037-2015 as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of said Parcel 1,

Thence; South 0°15'41" West, along the exterior of said Parcel 1, a distance of 331.03 feet, to the Southwest corner of said Parcel 1,

Thence; South 89°51'51" East, along the South line of said Parcel 1 and its' Easterly prolongation, a distance of 280.11 feet,

Thence; North 0°03'39" West, a distance of 32.00 feet,

Thence; North 89°51'51" West, a distance of 50.22 feet,

Thence; North 0°03'39" West, a distance of 156.00 feet,

Thence; South 89°51'51" East, a distance of 430.02 feet, to the East line of said Northwest quarter,

Thence; North 0°17'40" East, along said East line, a distance of 32.00 feet, to a corner on the exterior of said Parcel 1,

Thence; North 89°51'51" West, along the exterior of said Parcel 1, a distance of 250.00 feet, to a corner on the exterior of said Parcel 1,

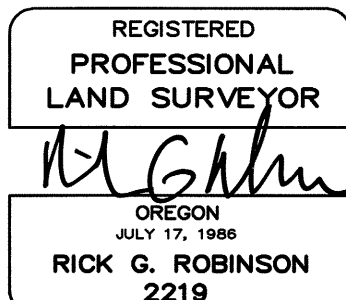
Thence; North 0°17'40" East, along the exterior of said Parcel 1, a distance of 111.33 feet, to a corner on the exterior of said Parcel 1,

Thence; North 89°54'19" West, along the exterior of said Parcel 1, a distance of 408.95 feet, to the Point of Beginning of this description.

Subject to the rights of the public in 12th Street.

Said tract containing 2.56 Acres including road right of way and 2.52 Acres not including road right of way.

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 O.R.S. 92.050 and 92.060.



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

Renewal Date: Dec. 31, 2016

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. 20150014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 309-310 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that GARY A. TUCKER and TARA J. TUCKER are the owners 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 32 ft. Public easement for ingress, egress and utilities across Parcel 1, as shown on the annexed map, in accordance with the provisions of ORS Chapter 92.

Gary A. Tucker
GARY A. TUCKER

Tara J. Tucker
TARA J. TUCKER

Know all people by these presents that U.S. Bank National Association, is a mortgage holder on the land within this partition by virtue of those deeds of trust recorded as microfilm numbers 20133031 and 20133222 of the deed records of Union County, and does hereby consent to the partition and Public easement shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

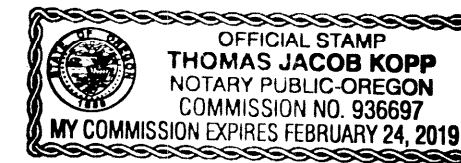
Michael J. Boquist
Authorized Representative of
U.S. Bank National Association

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 26 day of August, 2015 before me a Notary Public in and for said State and County, personally appeared GARY A. TUCKER and TARA J. TUCKER 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.

Thomas Jacob Kopp
Notary Public for
the State of Oregon

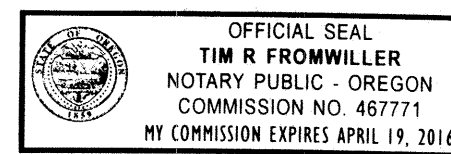


Notarial seal

State of OREGON SS
County of UNION

Know all people by these presents, on this 26 day of AUGUST, 2015, before me a Notary Public in and for said State and County, personally appeared STACEY CANDLISH, who is known to me to be the authorized representative of U.S. Bank National Association, and who being duly sworn, did say that they executed the same freely and voluntarily.

Tim R. Frommiller
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 26th day of August, 2015.

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

City of La Grande Planner

Approved this 26th day of August, 2015.

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 2015-2016 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: 8/27/15
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 27th day of August, 2015, at 1:51 o'clock P.M., and recorded in Plat Cabinet No. D 309- D310 Union County records. Microfilm Number 20152852T

Union County Clerk by Patricia Lee, Deputy Clerk