

PARTITION PLAT NUMBER 2016-0003T

Situate in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon

Microfilm No. 20160238T
Plat Cabinet No. D321-D322

NOTES AND EASEMENTS

- ① Easement for an irrigation ditch, granted to Clarrisa Herron by deed recorded in Book 90, Page 11. No irrigation ditch currently exists on property.
- ② Relinquishment of rights of access to Highway 84 by Book 155, Page 549 and Book 156, Page 470.
- ③ Conditions specifying the land shall not be used for advertising signs and/or storage and dismantling of junk by Book 156, Page 470. Legal description specifies the engineer's stations and the offsets from centerline, but does not contain a width to the affected property. It is shown hereon at the specified acreage (0.25 ac).
- ④ Easement for all utilities over vacated portion of Watson Street. Does not fall on property but pertains to access easement appurtenant to property that runs along the East side.
- ⑤ 10' wide easement for overhead utilities, created by this plat

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'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Joy Meadows Subdivision
- Found 5/8" iron pin, bent, set by Survey Number 2-82
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 052-1993
- ⊗ Found iron pin set by ODOT Strip Map 8B-36-3
- ▲ Found 5/8" iron pin set by Survey Number 005-2016
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 14-65
 Survey Number 33-75
 Survey Number 052-1993
 Survey Number 017-2006
 Survey Number 005-2016
 Partition Plat Number 20060003T
 Plat of Joy Meadows Subdivision
 ODOT Strip Map 8B-36-3

DEED REFERENCES
 Book 89, Page 599
 Book 90, Page 11
 Book 155, Page 549
 Book 156, Page 470
 Microfilm Document Number 20065935
 Microfilm Document Number 20075405
 Microfilm Document Number 20076656
 Microfilm Document Number 20076657

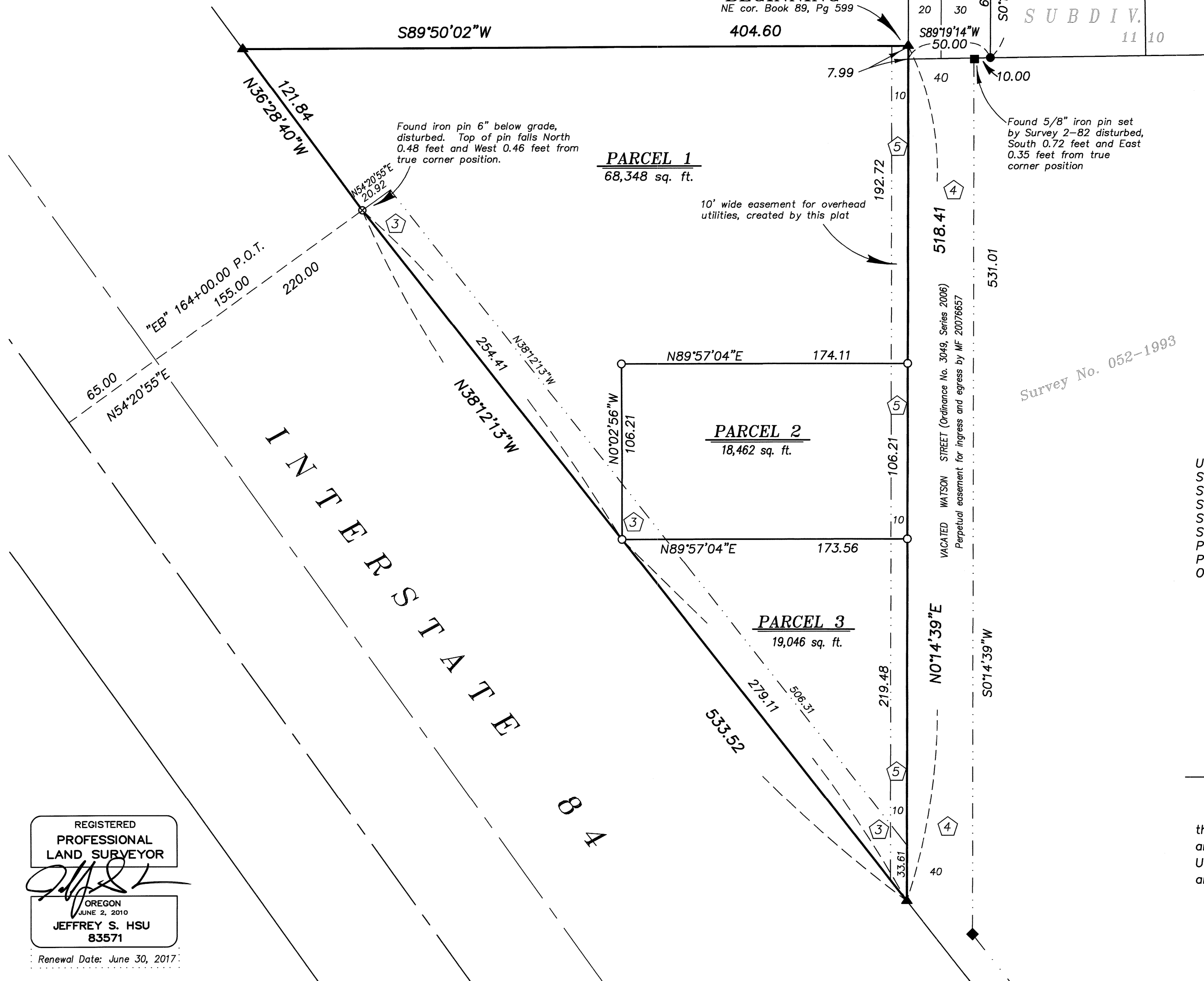
NARRATIVE

This partition was done at the request of Ernest Josi, owner of the land within. Mr. Josi wanted to divide the land as shown hereon. Exterior boundary was resolved and placed by Survey Number 005-2016. I place the monuments at the direction of Mr. Josi.
 I find no unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2016-0003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D321-D322 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, 2017

PARTITION PLAT NUMBER 2016-0003T

Microfilm No. 20160238T
Plat Cabinet No. D321-D322

Situate in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, said partition being situate in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon, more particularly described as follows;

Commencing at the Southwest corner of Lot 11, Joy Meadows Subdivision; thence: South 89°19'14" West, along the extension of the boundary agreement line recorded in Microfilm Document Number 104204, a distance of 50.00 feet, to the West right of way line of Watson Street; thence: North 0°14'39" East, along said West right of way line, a distance of 7.99 feet to the Northeast corner of that tract conveyed to Earl Courtney by deed recorded in Book 89, Page 599, said point being the TRUE POINT OF BEGINNING of this description,

Thence: South 89°50'02" West, along the North line of said Courtney tract, a distance of 404.60 to the Northeast right of way line of Interstate 84,

Thence: South 36°28'40" East, along said Northeast right of way line, a distance of 121.84 feet, to Station 164+00.00 on said Northeast right of way line,

Thence: South 38°12'13" East, continuing along said Northeast right of way line, a distance of 533.52 feet, to the West line of vacated Watson Street,

Thence: North 0°14'39" East, along said West line, a distance of 518.41 feet, to the True Point of Beginning of this description.

TOGETHER WITH, a perpetual easement for ingress and egress across vacated Watson Street, granted by Bargain and Sale Deed recorded as Microfilm Document Number 20076657.

Land within partition containing 105,856 sq. ft. (2.43 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 parcels are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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 ERNEST R. JOSI and KAREN R. JOSI are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 10 foot wide overhead utility easement over Parcels 1, 2 and 3 and have caused the same to be surveyed and platted as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Ernest R. Josi
ERNEST R. JOSI

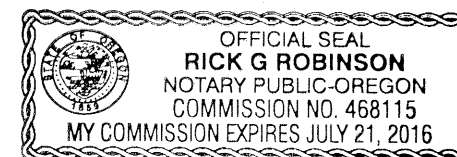
Karen R. Josi
KAREN R. JOSI

ACKNOWLEDGMENT

State of Oregon
County of Union SS

Know all people by these presents, on this 26th day of January, 2016, before me a Notary Public in and for said State and County, personally appeared ERNEST R. JOSI 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.

Notary Public for the State of Oregon



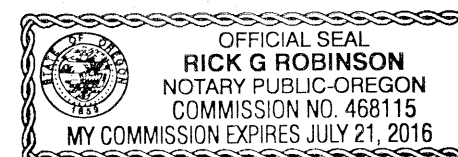
Notarial seal

ACKNOWLEDGMENT

State of Oregon
County of Union SS

Know all people by these presents, on this 26th day of January, 2016, before me a Notary Public in and for said State and County, personally appeared KAREN R. JOSI 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.

Notary Public for the State of Oregon



Notarial seal

APPROVALS

City of La Grande Surveyor

Approved this 25th day of January, 2016.

Norman J. Paulus, Jr.
City of La Grande Surveyor

City of La Grande Planning

Approved this 26th day of JANUARY, 2016.

Michael J. Boquist
City of La Grande 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.

Linda L. Hill, Union County Assessor/Tax Collector
Date: 1/27/16

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 27th day of January, 2016, at 2:12 o'clock P.M., and recorded in Plat Cabinet No. D321-D322 Union County records. Microfilm Number 20160238T

Robin A. Church
Union County Clerk
by Patricia Lee