

PARTITION PLAT NUMBER 2016 0006 T

A partition of Parcel 3 of Partition Plat Number 1996-10, being situate in Lot 3, Block 2 of Honan's Addition to the City of La Grande, Union County, Oregon

Microfilm No. 20160810 T
Plat Cabinet No. D327-D328

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 brass screw in lead plug references, set by Survey Numbers 040-2000 and 001-2002, unless otherwise noted
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 067-2015
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1996-10
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by plat of Walters Subdivision
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 1997-07
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record measurement as per plat of Honan's Addition
- { } Record measurement as per Survey Number 18-89
- () Record measurement as per Partition Plat 1996-10

REFERENCE MATERIAL

Partition Plat Number 1996-10
Partition Plat Number 1997-07
Survey Number 18-89
Survey Number 040-2000
Survey Number 001-2002
Survey Number 067-2015
Plat of Honan's Addition
Plat of Walter's Subdivision

DEED REFERENCES
Microfilm Document Number 156248

Partition Plat Report No. 16-27104 dated February 2, 2016, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Joaquin Grant, potential purchaser of the land within and agent of the landowner. I place the dividing line at the direction of Mr. Grant and the landowner. Exteriors of the block were placed by Survey Number 067-2015 and differs slightly from the block dimensions used in Partition Plat 1996-10. I find original monuments marking partition corner relatively harmonious with the plat with the exception of the Northwest corner of Parcel 2 which appears disturbed by fence construction. I use the platted position for this corner. Fencelines have been reconstructed since Partition 1996-10 to coincide with title lines. This may account for minor positional discrepancies in pin locations. I find no other unusual conditions with this partition.

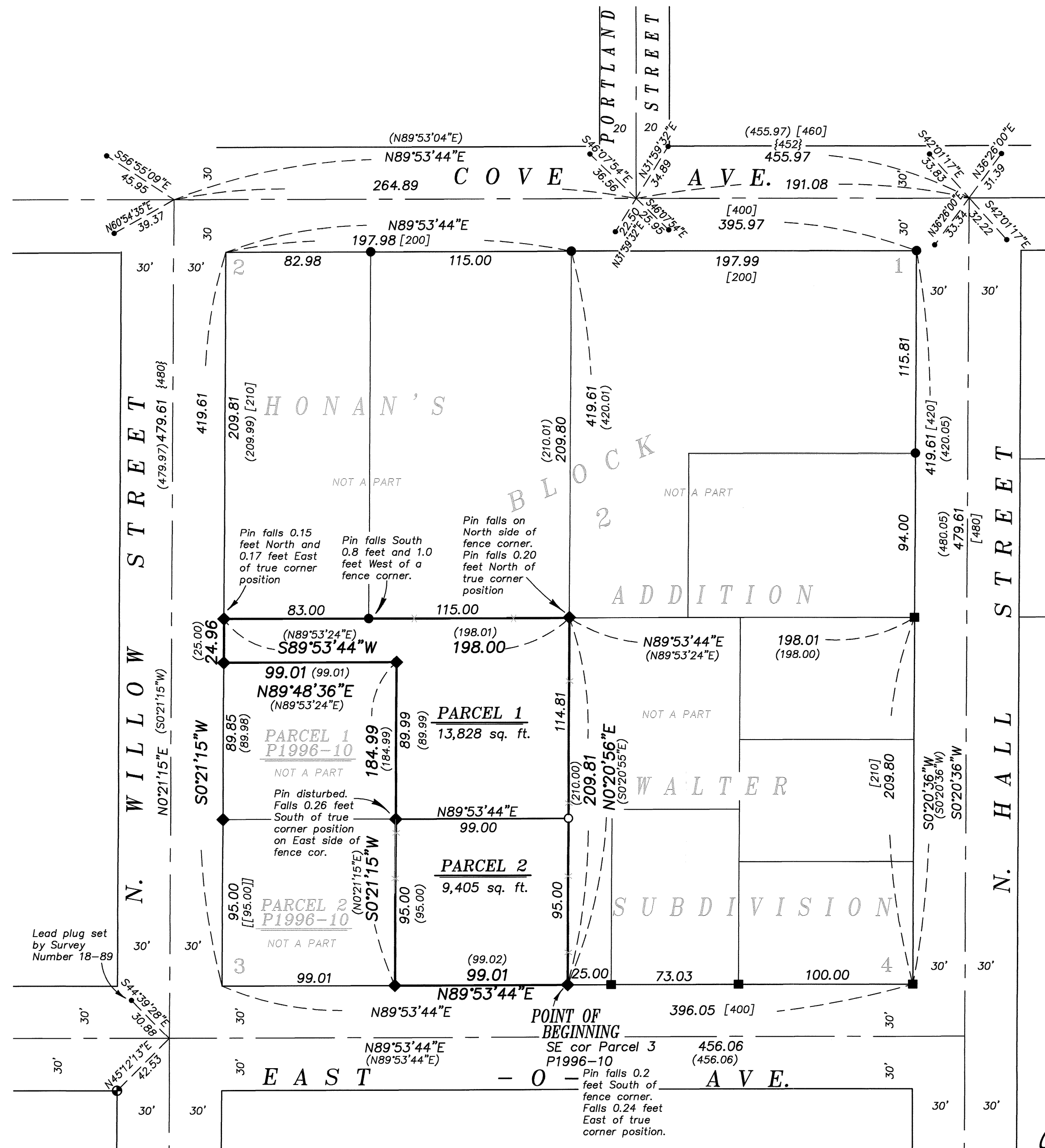
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2016 0006 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 D327-D328 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2017

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571



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SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, being a partition of Parcel 3 of Partition Plat 1996-10, as filed in the plat records of Union County, situate in Lot 3, Block 2 of Honan's Addition to the City of La Grande, Oregon, more particularly described as follows;

Beginning at the Southeast corner of said Parcel 3, said point also being the Southeast corner of said Lot 3,

Thence: North 0°20'56" East, along the East line of said Parcel 3, a distance of 209.81 feet, to the Northeast corner thereof,

Thence: South 89°53'44" West, along the North line of said Parcel 3, a distance of 198.00 feet, to the Northwest corner thereof, said point being on the East right of way line of Willow St.,

Thence: South 0°21'15" West, along said East right of way line, said line also being the West line of the North portion of said Parcel 3, a distance of 24.96 feet, to an angle point in the exterior of said Parcel 3,

Thence: North 89°48'36" East, along the exterior of said Parcel 3, a distance of 99.01 feet, to an angle point in said exterior,

Thence: South 0°21'15" West, along the West line of said Parcel 3, a distance of 184.99 feet, to the Southwest corner thereof, said point being on the North right of way line of East -O- Ave.,

Thence: North 89°53'44" East, along said North right of way line, said line also being the South line of said Parcel 3, a distance of 99.01 feet to the Point of Beginning.

Containing 23,233 sq. ft.

I further certify that I made this survey and plat by order of and under the direction of the owners 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
Baggett, 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 RICHARD L. CLARK and MARY LOUISE CLARK 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 map, all in accordance with the provisions of O.R.S. Chapter 92.

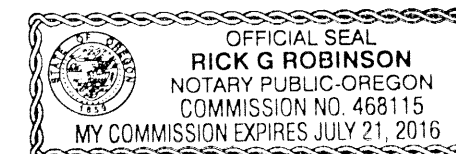
Richard L. Clark, Mary Louise Clark
RICHARD L. CLARK MARY LOUISE CLARK

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of March, 2016, before me a Notary Public in and for said State and County, personally appeared RICHARD L. CLARK and MARY LOUISE CLARK 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 Surveyor

Approved this 3rd day of March, 2016.

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

City of La Grande Planning

Approved this 25th day of FEBRUARY, 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: 3/9/16

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 9th day of March, 2016, at 1:30 o'clock P.M., and recorded in Plat Cabinet No. D327-D328 Union County records. Microfilm Number 20160810T

Robin A. Church
Union County Clerk by Helen Tucker