

# Partition Plat Number 2016 0017T

A partition of a tract situate in the Southeast quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 2016 3439 T  
Plat Cabinet Number 349-D350

## 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

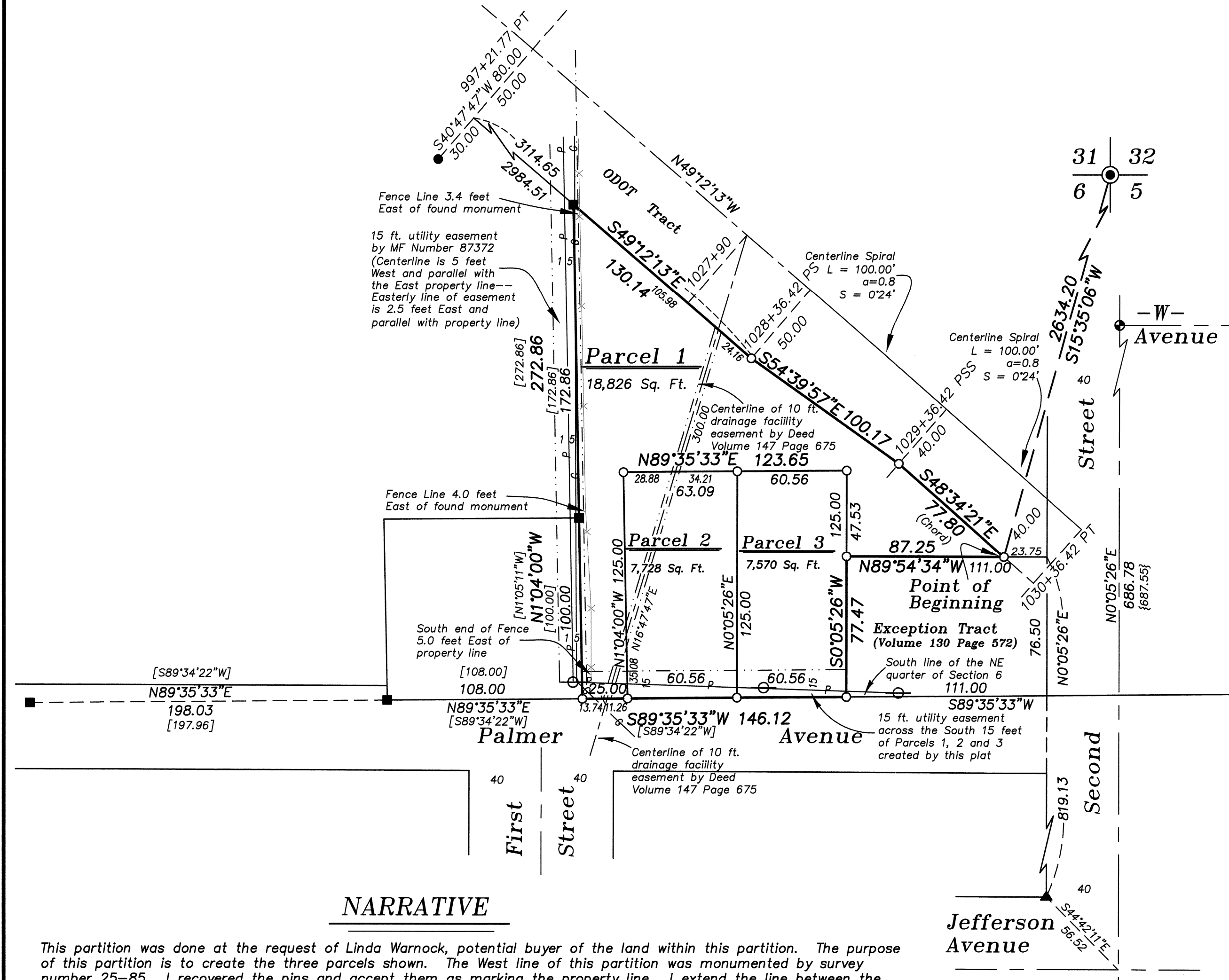
Union County Monumentation Records  
ODOT Drawing Number 88-23-18  
Survey Number 25-85  
Survey Number 046-1993  
Survey Number 020-2001  
Survey Number 015-2013  
Survey Number 023-2013  
Partition Plat Number 1999-17

### DEED REFERENCES

Volume 36 Page 487  
Volume 125 Page 372  
Volume 130 Page 572  
Volume 136 Page 386  
Volume 142 Page 121  
Volume 147 Page 160  
Volume 147 Page 161  
Volume 147 Page 674  
Volume 147 Page 675  
Volume 158 Page 291  
Volume 160 Page 49  
Microfilm Number 87372  
Microfilm Number 101872  
Microfilm Number 117831  
Microfilm Number 121767  
Microfilm Number 144771  
Microfilm Number 153396  
Microfilm Number 990094  
Microfilm Number 20037022  
Microfilm Number 20061144  
Microfilm Number 20061451  
Microfilm Number 20061278  
Microfilm Number 20080398  
Microfilm Number 20092070  
Microfilm Number 20141623  
Partition Plat Report Number 16-27897 by  
Eastern Oregon Title, Inc. dated August 26, 2016

## LEGEND

- Found brass cap monument as per monumentation records of Union County
- Found 5/8" iron pin with plastic cap marked "LS 1952" set by survey number 25-85
- ⊙ Found 3/4" iron pipe set by survey number 18-89 (1922 monumentation of La Grande)
- ▲ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 046-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 020-2001
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- X- Existing Fenceline
- - - Centerline
- · - Easement line
- P - Overhead Power Line
- G - Natural Gas line
- ⊕ Existing Utility Pole
- [ ] Record Information of Survey Number 25-85
- { } Record Information of Survey Number 18-89



## NARRATIVE

This partition was done at the request of Linda Warnock, potential buyer of the land within this partition. The purpose of this partition is to create the three parcels shown. The West line of this partition was monumented by survey number 25-85. I recovered the pins and accept them as marking the property line. I extend the line between the found pins along the West property line South to the South line of the property, determined by extending the line between the found monuments along the South line of the Northeast quarter of Section 6 set by the 1985 survey. The North line of this survey was determined by retracing the right of way shown on ODOT drawing number 88-23-18 and described in deed volume 147 Page 160, which was corrected by deed volume 147 page 675. I use the found monument to the Northwest set by survey number 020-2001 and offset its' position 30 feet to the 50 ft. offset from centerline and then drive a line through the Northerly monument set by survey number 25-85. The exception tract out of the Southeast corner of this tract was placed by driving a line North from the found monument of survey number 046-1993, Northerly to a point 40 feet West of the found monument at the intersection of 2nd Street and W Avenue. I then place the Northeast corner of the exception at record distance of deed volume 130 page 572 (76.5 feet). The North line of the exception is placed at right angles to this right of way line as per deed call. There are two existing easements on this tract. The 15 ft. utility easement along the West line of this tract (MF no. 87372) was placed by centering the easement along the existing overhead power line, which is parallel with the property line. There is also an existing gas line within this easement. There is also a 10 ft. easement for drainage facilities by deed volume 147 page 161 and shown on ODOT drawing 88-23-18. I place the easement at the record position. I could find no physical evidence of use for this easement. The stated title report makes no mention of an easement for the existing power line along the Southerly portion of this tract, so this tract creates a 15 ft. easement along the South line of the tract to accommodate the existing utility line. The fence along the West line of this tract encroaches onto this tract as shown, and as documented by survey number 25-85. I find no other 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. 2016 0017T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 349-D350 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, 1988  
RICK G. ROBINSON  
2219

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

Renewal Date: Dec. 31, 2016

Partition Plat Number 201600177

Microfilm Number 201634397  
Plat Cabinet Number D-349-D350

A partition of a tract situate in the Southeast quarter of the Northeast quarter of Section 6, 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 land within this partition, being situate in the Southeast quarter of the Northeast quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, the exterior boundary of which being more particularly described as follows;

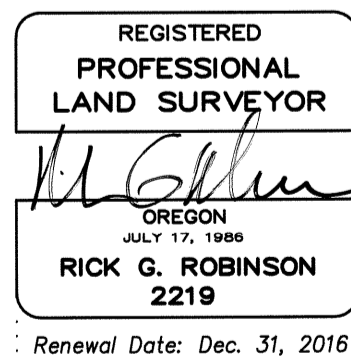
Beginning at the intersection of the South line of that tract conveyed to the State of Oregon by and through its' State Highway Commission by deed volume 147 Page 674 of the deed records of Union County, and the North line of that tract conveyed to Maurice O. and Jessie H Atkinson by deed volume 130 page 572 of the deed records of Union County, said point bears South 15°35'06" West, a distance of 2634.20 feet from the Northeast corner of said Section 6,

- Thence; North 89°54'34" West, along the North line of said Atkinson tract, a distance of 87.25 feet, to the Northwest corner of said Atkinson tract,
- Thence; South 0°05'26" West, along the West line of said Atkinson tract, a distance of 77.47 feet, to the South line of the Northeast quarter of said Section 6,
- Thence; South 89°35'33" West, along said South line, a distance of 146.12 feet,
- Thence; North 1°04'00" West, a distance of 272.86 feet, to the Southerly line of said State of Oregon tract,
- Thence; South 49°12'13" East, along said South line, said line being 50.00 feet Southerly and parallel with the centerline described in volume 147 page 674, a distance of 130.14 feet, to a point opposite of and 50.00 feet distant from centerline Station 1028+36.42, P.S.,
- Thence; South 54°39'57" East, a distance of 100.17 feet, to a point Southerly of and 40.00 feet distant from centerline Station 1029+36.42, P.S.S.,
- Thence; Southeasterly, parallel with and 40.00 feet Southerly from said centerline, said centerline being a spiral curve with an "a" value of 0.8 and an "S" angle of 0°24" (chord bearing along said property line being South 48°34'21" East, a distance of 77.80 feet), to the Point of Beginning of this description.

Said Tract containing 34,124 Square Feet (0.78 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 parcel 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  
2006 Adams Avenue  
LaGrande, OR 97850



DECLARATION

Know all people by these presents that ANN ROBBEN DOTT is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the partition to be surveyed and platted as shown on the annexed plat, and does hereby create the 15 ft. utility easement along the South line of Parcels 1, 2 and 3 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

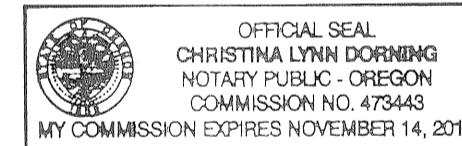
Ann Robben Dott  
ANN ROBBEN DOTT

ACKNOWLEDGMENT

State of Oregon SS  
County of Clatsop

Know all people by these presents, on this 24<sup>th</sup> day of September, 2016, before me a Notary Public in and for said State and County, personally appeared ANN ROBBEN DOTT, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Christina Lynn Dornring  
Notary Public for  
the State of Oregon



Notarial seal

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. 201600177 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-349-D350 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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 26<sup>th</sup> day of September, 2016.

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

City of La Grande Planner

Approved this 3<sup>rd</sup> day of October, 2016.

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 2016-2017 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 Ellen Wilhelm, Chief Deputy Date: 10-10-16  
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 this 10<sup>th</sup> day of October, 2016, at o'clock    M., and recorded in Plat Cabinet No. D-349-D50 Union County records. Microfilm Number 201634397

Robin A. Church  
Union County Clerk by Robin A. Church