

PARTITION PLAT NUMBER 2017-0005T

Microfilm No. 20170688T
Plat Cabinet No. D378 - D379

A partition of Parcel 3 of Partition Plat Number 20160002T
Situate in the West half of the Northwest quarter of Section 16, Township 3 South, Range 38 East of
the Willamette Meridian, City of La Grande, Union County, Oregon

$\Delta=11^{\circ}24'52''$
 $R=360.00'$
 $L=71.72'$
 $T=35.98'$
 $L.C.=71.60'$
 $N29^{\circ}27'13''W$

EAST ROW
 $\Delta=44^{\circ}51'14''$
 $R=300.00'$
 $L=234.85'$
 $T=123.82'$
 $L.C.=228.90'$
 $S22^{\circ}37'01''E$

CENTERLINE
 $\Delta=44^{\circ}51'14''$
 $R=330.00'$
 $L=258.34'$
 $T=136.20'$
 $L.C.=251.79'$
 $S22^{\circ}37'01''E$

WEST ROW
 $\Delta=9^{\circ}52'59''$
 $R=360.00'$
 $L=62.10'$
 $T=31.13'$
 $L.C.=62.02'$
 $N40^{\circ}06'08''W$

REFERENCE MATERIAL

Survey Number 016-1997
Partition Plat Number 20120005T
Partition Plat Number 20160002T

DEED REFERENCES
Book 145, Page 351
Microfilm Document Number 20151409

Partition Plat Report 17-28425, dated
February 6, 2017, prepared by Eastern
Oregon Title, Inc.

NOTES AND EASEMENTS

8 ft. wide easement to California-Pacific
Utilities Company by Book 145, Page 351,
has verbiage "as staked or located on
the ground". This easement was shown
as per legal description on Partition Plat
20151409. It is placed hereon as
located on the ground. Due to the fact
that much of the centerline falls off the
property, dimensions are given along the
East line of the easement.

CENTERLINE
 $\Delta=12^{\circ}26'32''$
 $R=730.00'$
 $L=158.53'$
 $T=79.58'$
 $L.C.=158.22'$
 $S38^{\circ}49'21''E$

EAST ROW
 $\Delta=12^{\circ}26'32''$
 $R=760.00'$
 $L=165.04'$
 $T=82.85'$
 $L.C.=164.72'$
 $S38^{\circ}49'21''E$

WEST ROW
 $\Delta=12^{\circ}26'32''$
 $R=700.00'$
 $L=152.01'$
 $T=76.31'$
 $L.C.=151.71'$
 $S38^{\circ}49'21''E$

PARCEL 3
12.08 acres (excluding ROW)
13.21 acres (including ROW)

PARCEL 2
21,805 sq. ft.

PARCEL 1
21,805 sq. ft.

PARCEL 2
P20160002T

PARCEL 1
P20160002T

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"=100'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 016-1997
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat Number 20120005T
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 20160002T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - Easement Line
- Fenceline

NARRATIVE

This partition was done at the request of Joe Cox, agent for the landowner. Mr. Cox wanted the land divided as shown hereon. Extérieurs of the property were placed as per Partition Plat Number 20160002T. I recover the monuments in place as shown. I place the division lines at the direction of Mr. Cox. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2017

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. ~~2017-0005T~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number ~~D378 - D379~~ 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

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the Willamette Meridian, City of La Grande, Union County, 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 situated
in the West half of the Northwest quarter of Section 16, Township 3 South, Range
38 East of the Willamette Meridian, Union County, Oregon, more particularly
described as follows;

Parcel 3 of Partition Plat Number 20160002T, filed as Microfilm Document Number
20160169T in Slides 319 and 320, Plat Cabinet D, plat records of Union County,
Oregon, the exterior being more particularly described as follows:

Beginning at the Northwest corner of Parcel 2 of said Partition Plat 20160002T,

Thence: North 0°11'24" West, along the East right of way line of 20th Street, a
distance of 959.76 feet, to the West right of way line of Foothill Road, said
point being on a 360.00-foot radius curve to the right,

Thence: Along said curve, a distance of 71.72 feet, through a central angle of
11°24'52" (the long chord which bears North 29°27'13" West, a distance of
71.60 feet), to the East line of said Section 16,

Thence: North 0°11'24" West, along said East line, a distance of 143.87 feet, to
the centerline of Foothill Road, said point being on a 330.00-foot radius
curve to the left,

Thence: Along said curve, also along said centerline, a distance of 258.34 feet,
through a central angle of 44°51'14" (the long chord which bears South
22°37'01" East, a distance of 251.79 feet),

Thence: South 45°02'37" East, continuing along said centerline, a distance of
663.08 feet, to the PC of a 730.00-foot radius curve to the right,

Thence: Along said curve, a distance of 158.53 feet, through a central angle of
12°26'32" (the long chord which bears South 38°49'21" East, a distance of
158.22 feet),

Thence: South 32°36'05" East, continuing along said centerline, a distance of
661.63 feet,

Thence: North 89°53'31" West, a distance of 778.15 feet, to the Southeast
corner of Parcel 1 of said Partition Plat 20160002T,

Thence: North 0°11'24" West, along the East line of Parcels 1 and 2 of said
Partition Plat 20160002T, a distance of 213.76 feet, to the Northeast corner
of said Parcel 2,

Thence: North 89°53'31" West, along the North line of said Parcel 2, a distance of
204.00 feet to the Point of Beginning of this description.

Subject to the rights of the public in Foothill Road.

Containing 13.21 acres (12.08 acres excluding right of way)

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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that RICK J. DANFORTH 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 same to be surveyed
and platted as shown on the annexed map, all in accordance with the
provisions of O.R.S. Chapter 92.

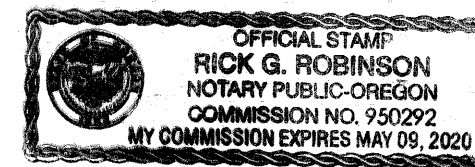
Rick J. Danforth signature
RICK J. DANFORTH

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of MARCH, 2017, before me
a Notary Public in and for said State and County, personally appeared RICK J.
DANFORTH 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

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. 2017-0005T and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number D378-D379 of the Plat Records of UNION
COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu signature
Jeffrey S. Hsu, OPLS 83571

APPROVALS

City of La Grande Surveyor

Approved this 1st day of March, 2017.

Norman J. Paullus signature
Norman J. Paullus, Jr.
City of La Grande Surveyor

City of La Grande Planning

Approved this 1st day of MARCH, 2017.

Michael J. Boquist signature
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 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.

Cody Vavra signature
Cody Vavra, Union County Assessor/Tax Collector
Date: 3/1/2017

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 1st day of MARCH, 2017, at 2:45
o'clock P.M., and recorded in Plat Cabinet No. D378-D379
Union County records. Microfilm Number 20170688T

Robin A. Church signature
Robin A. Church
Union County Clerk by Pamela Campbell, Deputy Clerk