

MINOR PARTITION PLAT NO. 201700117

A PARTITION OF UNSURVEYED PARCEL 2 OF PARTITION PLAT NUMBER 20100002T IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 33, T.2S., R.38E., W.M., UNION COUNTY, OREGON.

LEGEND

- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1 1/2" ALUM. CAP MARKER "APA WA. 41295 OR 2849", SET THIS SURVEY
- ⊙ INDICATES FOUND MONUMENT AS NOTED
- (RXX) INDICATES A RECORD DIMENSION PER CALL OUT, SEE REFERENCES
- X—X—X—X—X— INDICATES EXISTING FENCE LINES
- — — — — INDICATES SECTION LINE
- — — — — INDICATES PARCEL BOUNDARY LINES
- — — — — INDICATES ADJACENT BOUNDARY LINE
- — — — — INDICATES EXISTING PUBLIC USAGE ROAD
- — — — — INDICATES EASEMENT LINE
- OHP— INDICATES EXISTING OVERHEAD POWER

REFERENCES

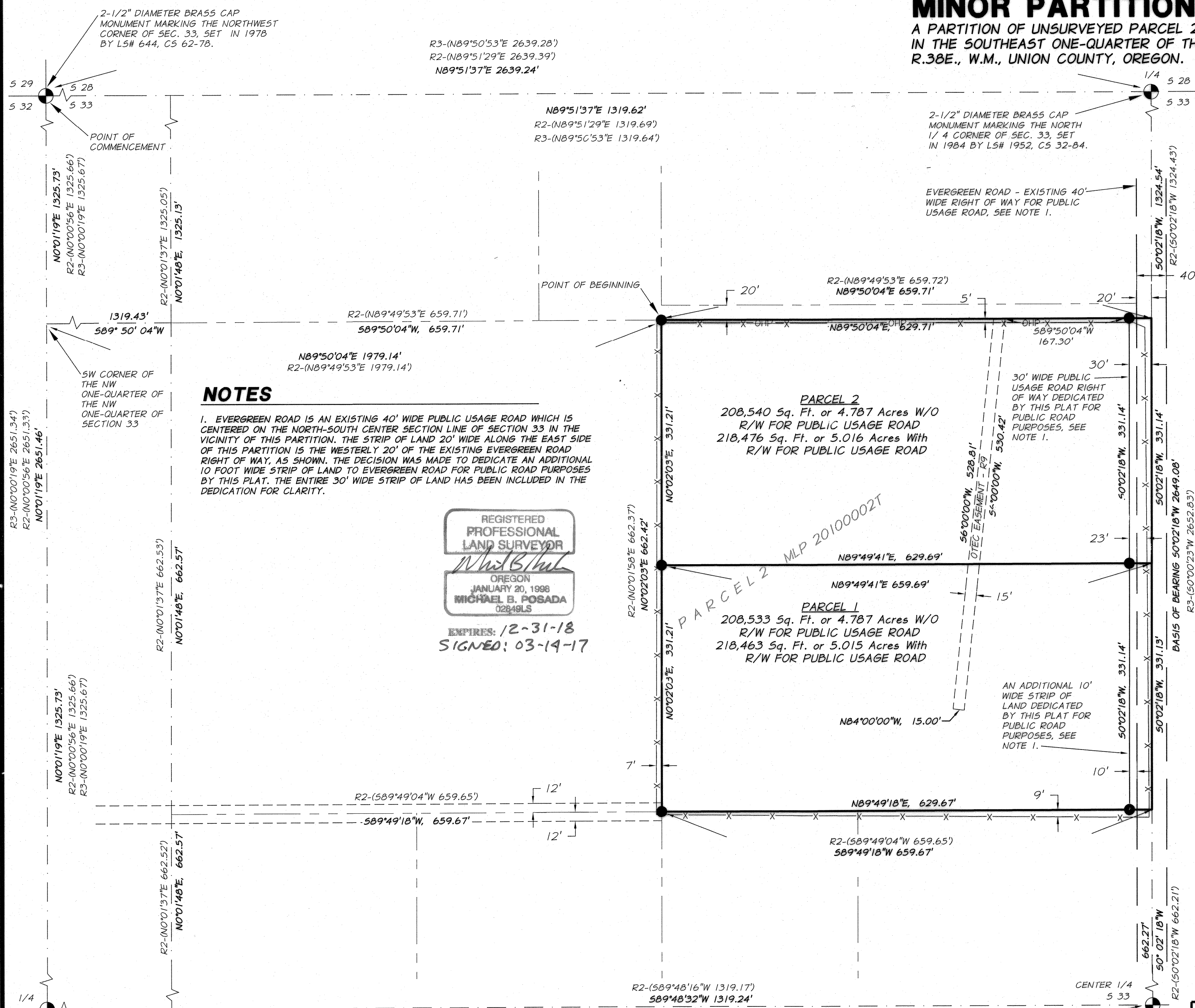
- R1. UNION COUNTY DOCUMENT NO. 20101443, QUIT CLAIM DEED TO JOAQUIN & JADE GRANT
- R2. UNION COUNTY MINOR PARTITION PLAT NO. 201000021, PLAT CABINET D094-D095, MICROFILM 20100942T
- R3. UNION COUNTY SURVEY NUMBER 32-84
- R4. UNION COUNTY SURVEY NUMBER 62-7B
- R5. UNION COUNTY SURVEY NUMBER 56-73
- R6. UNION COUNTY SURVEY NUMBER 041-2001
- R7. UNION COUNTY SURVEY NUMBER 022-2011
- R8. UNION COUNTY SURVEY NUMBER 006-2001
- R9. 15' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE INC (OTEC), MICROFILM DOC. NO. 20104115 DATED OCT. 22, 2010, RECORDED NOV. 29 2010
- R10. PRELIMINARY TITLE REPORT NO. 16-28093, DATED DECEMBER 1, 2106 BY EASTERN OREGON TITLE, INC.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 33, AS SHOWN ON MLP 20100002T (R2).

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOAQUIN AND JADE GRANT FOR THE PURPOSE OF PARTITIONING THEIR PROPERTY TO CREATE TWO PARCELS, AS SHOWN. THE GRANTS PROPERTY IS UNSURVEYED PARCEL 2 OF MINOR PARTITION PLAT (MLP) NUMBER 20100002T. IN ORDER TO ESTABLISH THE LOCATION OF SAID PARCEL 2, THE EXTERIOR BOUNDARY OF THE NORTH WEST ONE-QUARTER OF SECTION 33 WAS RE-TRACED AND THE FOUND MONUMENTS MARKING THE CORNERS OF SAID NORTHWEST ONE-QUARTER WERE HELD, AS SHOWN. THE FOUND MONUMENTS FIT WELL WITH RECORD CALLS; THEREFORE THE SUBSEQUENT ALIQUOT PART BREAK DOWN OF SAID NORTHWEST ONE-QUARTER TO LOCATE SAID PARCEL 2 ALSO FIT WELL. THE LOCATION OF THE INTERIOR LINE DIVIDING PARCELS ONE AND TWO OF THIS PARTITION WAS PLACED AT THE DIRECTION OF THE GRANTS. THE EXISTING FENCES AROUND SAID PARCEL 2 WERE FOUND TO BE AWAY FROM THE SURVEYED BOUNDARY LINES, AS SHOWN. AN ADDITIONAL 10 FOOT WIDE STRIP OF LAND ALONG THE EAST SIDE OF THIS PARTITION WAS INCLUDED IN THE DEDICATION OF THE 30' WIDE STRIP OF LAND DEDICATED BY THIS PLAT AS A PUBLIC USAGE ROAD FOR PUBLIC ROAD PURPOSES. THERE IS AN OVERHEAD POWER LINE WITH POWER POLES ALONG THE FENCE LINE ADJACENT TO THE NORTH LINE OF THIS PARTITION THAT APPEARS TO BE AN ENCROACHMENT, AS SHOWN.

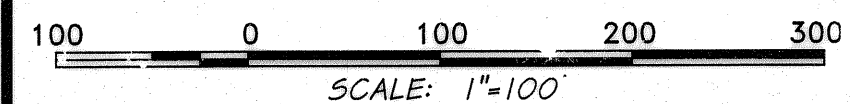


NOTES

1. EVERGREEN ROAD IS AN EXISTING 40' WIDE PUBLIC USAGE ROAD WHICH IS CENTERED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 33 IN THE VICINITY OF THIS PARTITION. THE STRIP OF LAND 20' WIDE ALONG THE EAST SIDE OF THIS PARTITION IS THE WESTERLY 20' OF THE EXISTING EVERGREEN ROAD RIGHT OF WAY, AS SHOWN. THE DECISION WAS MADE TO DEDICATE AN ADDITIONAL 10 FOOT WIDE STRIP OF LAND TO EVERGREEN ROAD FOR PUBLIC ROAD PURPOSES BY THIS PLAT. THE ENTIRE 30' WIDE STRIP OF LAND HAS BEEN INCLUDED IN THE DEDICATION FOR CLARITY.

REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL B. POSADA
 OREGON
 JANUARY 20, 1998
 02849LS
 EXPIRES: 12-31-18
 SIGNED: 03-14-17



ANDERSON PERRY & ASSOC.
 1901 N. 2ND STREET
 LA GRANDE, OREGON 97850
 (541) 33-8309

MINOR PARTITION PLAT		SE 1/4 OF THE NW 1/4 SEC. 33	
T.2S., R.38E., W.M., UNION CO., OR.		JOAQUIN & JADE GRANT	
SCALE: 1"=100'		SHEET 1/2	
DATE: MARCH, 2017		JOB NO. 1199-645	
 anderson perry & associates, inc. <small>engineering surveying natural resources</small>		<small>62272 EVERGREEN ROAD LA GRANDE, OREGON 97850 541-963-8514</small>	

MINOR PARTITION PLAT NO. 201700117

A PARTITION OF UNSURVEYED PARCEL 2 OF PARTITION PLAT NUMBER 20100002T IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 33, T.2S, R.38E., W.M., UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN AND IS UNSURVEYED PARCEL 2 OF MINOR PARTITION PLAT NO. 20100002T, FILED MARCH 11, 2010, IN PLAT CABINET "D", SLIDES 94 AND 95, RECORDED AS MICROFILM DOCUMENT NO. 20100942T, PLAT RECORDS OF UNION COUNTY, OREGON. SAID PARCEL 2 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, MARKED BY A 2-1/2" DIAMETER BRASS CAP MONUMENT; THENCE 500'01'19"W, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 1325.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE N89°50'04"E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID NORTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 1979.14 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER OF SECTION 33, THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE N89°50'04"E, A DISTANCE OF 659.71 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 33; THENCE 500'02'18"W, ALONG SAID EAST LINE, A DISTANCE OF 662.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE S89°49'18"W, A DISTANCE OF 659.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE N00°02'03"E, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 662.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO : AN EXISTING 20 FOOT WIDE PUBLIC USAGE ROAD RIGHT OF WAY ALONG THE EAST SIDE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33.

CONTAINING 436,939 SQUARE FEET OR 10.031 ACRES.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOAQUIN RUSSELL GRANT AND JADE BRIANNA GRANT, OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND A 30 FOOT WIDE PUBLIC USAGE ROAD RIGHT OF WAY TO BE DEDICATED FOR PUBLIC ROAD PURPOSES, AS SHOWN ON THE ANNEXED MAP, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Joaquin Russell Grant
JOAQUIN RUSSELL GRANT

Jade Brianna Grant
JADE BRIANNA GRANT

KNOW ALL PERSONS BY THESE PRESENTS THAT BANK OF AMERICA, N.A. IS A MORTGAGE HOLDER ON THE LANDS REPRESENTED ON THIS LAND PARTITION, BY VIRTUE OF THAT LINE OF CREDIT TRUST DEED FILED AS MICROFILM DOCUMENT NUMBER 20132655 OF THE DEED RECORDS OF UNION COUNTY AND DOES HEREBY CONSENT TO THE PARTITION AND ROAD DEDICATION, AS SHOWN ON THE ANNEXED MAP, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Lisa M. Hill Lisa M. Hill, Assistant Vice President 5/11/17
AUTHORIZED REPRESENTATIVE OF BANK OF AMERICA, N.A.

Mortgage Electronic Registration Systems, Inc.

KNOW ALL PERSONS BY THESE PRESENTS THAT WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A. IS A MORTGAGE HOLDER ON THE LANDS REPRESENTED ON THIS LAND PARTITION, BY VIRTUE OF THAT DEED OF TRUST FILED AS MICROFILM DOCUMENT NUMBER 20113250 OF THE DEED RECORDS OF UNION COUNTY AND DOES HEREBY CONSENT TO THE PARTITION AND ROAD DEDICATION, AS SHOWN ON THE ANNEXED MAP, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Anna R. Malley Vice President
AUTHORIZED REPRESENTATIVE OF WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.
Mortgage Electronic Registration Systems, Inc.

ACKNOWLEDGMENTS

STATE OF OREGON

COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF March, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOAQUIN RUSSELL GRANT AND JADE BRIANNA GRANT AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Debra Cornford
NOTARY PUBLIC OF THE STATE OF OREGON

STATE OF Texas

COUNTY OF Collin

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9 DAY OF May, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Lisa M. Hill WHO IS KNOWN TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BANK OF AMERICA, N.A. AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Maria Lugo 5-9-17
NOTARY PUBLIC OF THE STATE OF Texas

STATE OF Maryland

COUNTY OF Frederick

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF April, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Gwen R. Smalley WHO IS KNOWN TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A. AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Humal Mbu My commission expires: 08/09/2020
NOTARY PUBLIC OF THE STATE OF Texas MIN: 100240504110700454 Fint, MI 48501
SIS: 888-679-NERS

APPROVALS

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 16 DAY OF May, 2017

Rick G. Robinson DEPUTY
RICK G. ROBINSON, UNION COUNTY SURVEYOR

UNION COUNTY PLANNING

EXAMINED AND APPROVED

THIS 17 DAY OF May, 2017

Scott Hartell
SCOTT HARTELL, UNION COUNTY PLANNING DIRECTOR

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.

APPROVED THIS 16 DAY OF May, 2017

Linda L. Hill
LINDA L. HILL, UNION COUNTY ASSESSOR/TAX COLLECTOR

UNION COUNTY COMMISSION

APPROVED

THIS 7th DAY OF June, 2017

Jack Howard
JACK HOWARD

Steve McClure

STEVE McCLURE

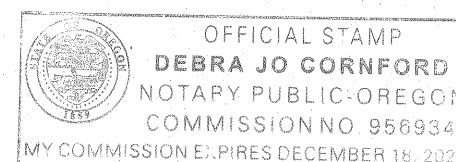
Donna Beverage
DONNA BEVERAGE

FILING STATEMENT

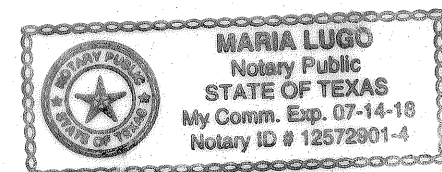
STATE OF OREGON (55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 7th DAY OF June, 2017, AT 9:20 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 201700117 IN PLAT CABINET NO. D390-D391, UNION COUNTY RECORDS. MICROFILM NUMBER 20171772T

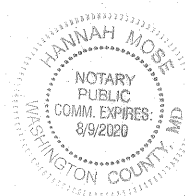
Helen Tucker Deputy Clerk
UNION COUNTY CLERK



NOTARIAL SEAL



NOTARIAL SEAL



NOTARIAL SEAL



EXPIRES: 12-31-18
SIGNED: 03-19-17

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
(541) 963-8309

MINOR PARTITION PLAT	
SE 1/4 OF THE NW 1/4 SEC. 33	
T.2S., R.38E., W.M., UNION CO., OR.	
JOAQUIN & JADE GRANT	
SCALE:	N/A
DATE:	MARCH, 2017
JOB NO.:	1199-645
62272 EVERGREEN ROAD LA GRANDE, OREGON 97850 541-963-8514	
SHEET	
2/2	