

PARTITION PLAT NUMBER 20180007T

A partition of a portion of Parcel 1 of Partition Plat Number 20150014T
 Situate in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian,
 City of La Grande, Union County, Oregon

Microfilm Number 20181555T
 Plat Cabinet Number E426-E427

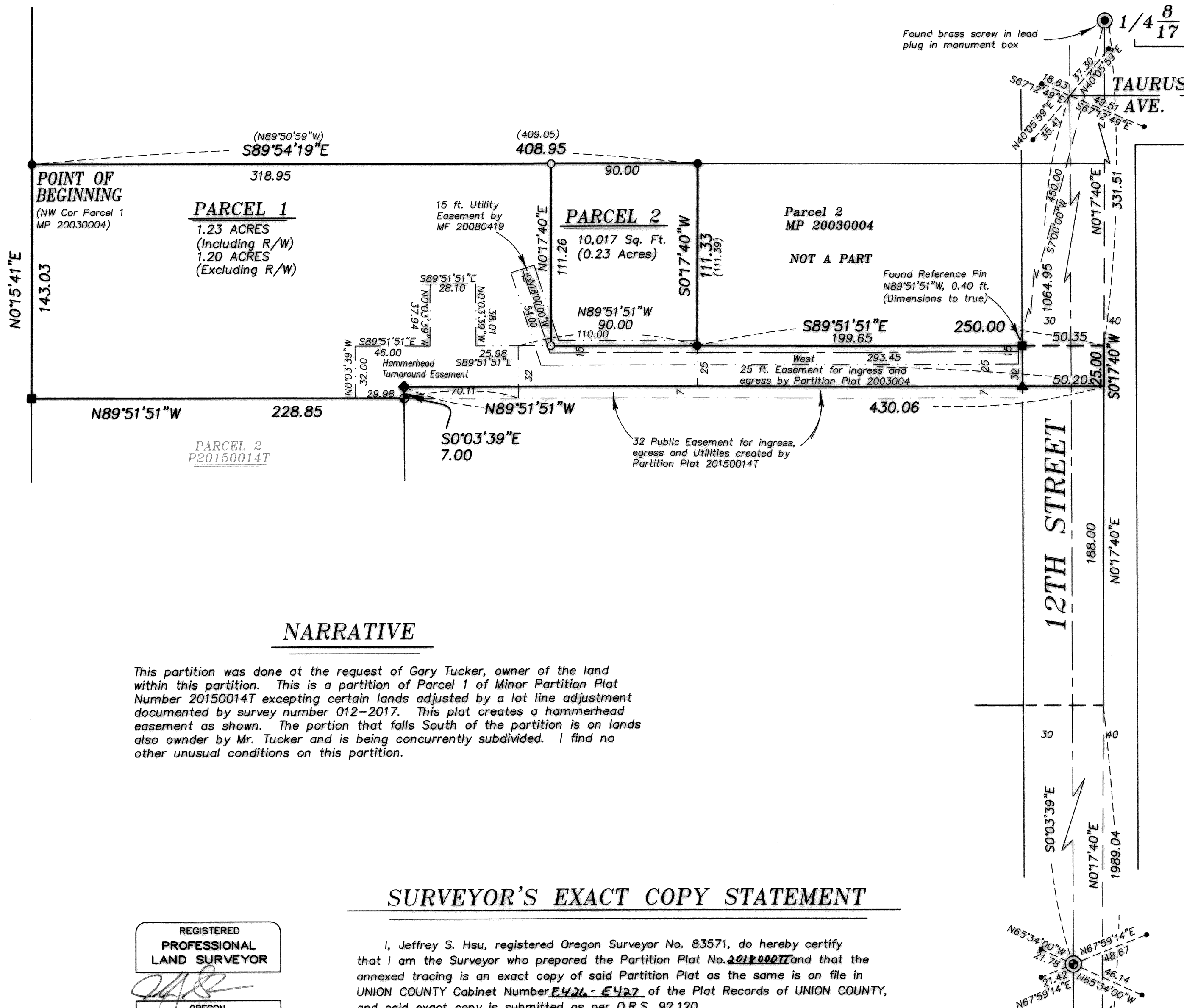
BASIS OF BEARING

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 monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Partition Plat 20150014T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2000
- ⊙ Found 2 1/2" Aluminum cap in water valve box, set by Survey Number 029-2010
- ⊗ Centerline position established by brass screw in lead plugs, set by Survey Number 029-2010
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 005-2013
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 037-2015
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 012-2017
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement as per Survey Number 020-2000
- Centerline
- - - Aliquot Line



NARRATIVE

This partition was done at the request of Gary Tucker, owner of the land within this partition. This is a partition of Parcel 1 of Minor Partition Plat Number 20150014T excepting certain lands adjusted by a lot line adjustment documented by survey number 012-2017. This plat creates a hammerhead easement as shown. The portion that falls South of the partition is on lands also owned by Mr. Tucker and is being concurrently subdivided. I find no other unusual conditions on 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. 20180007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E426-E427 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, 2019

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 028-1993
 Survey Number 020-2000
 Survey Number 029-2010
 Survey Number 005-2013
 Survey Number 037-2015
 Survey Number 012-2017
 Minor Partition Plat Number 20030004
 Minor Partition Plat Number 20150014T

DEED REFERENCES

Microfilm Number 20080419
 Microfilm Number 20133031
 Microfilm Number 20152416
 Microfilm Number 20152417
 Microfilm Number 20152771
 Union County Court Order 2012-07
 (Legalization of 12th Street)
 Preliminary Title Report Number 17-29100
 prepared by Eastern Oregon Title, Inc.
 dated September 4, 2017

PARTITION PLAT NUMBER 20180007T

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Plat Cabinet Number E426-E427

A partition of a portion of Parcel 1 of Partition Plat Number 20150014T Situate in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of 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 in this partition, situate in the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said tract being a partition of a portion of Parcel 1 of Partition Plat Number 20150014T, plat records of Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1, Thence: South 89°54'19" East, along the North line of said Parcel 1, a distance of 408.95 feet, to an angle point in the exterior of said parcel, Thence: South 0°17'40" West, along the exterior of said Parcel 1, a distance of 111.33 feet, to an angle point in the exterior of said parcel, Thence: South 89°51'51" East, along the North line of said Parcel 1, a distance of 250.00 feet, to the East line of the Northwest quarter of said Section 17, Thence: South 0°17'40" West, along said East line, a distance of 25.00 feet, to the South line of Parcel 1 of Partition Plat Number 20030004, plat records of Union County, Oregon, Thence: North 89°51'51" West, along said South line, a distance of 430.06 feet, Thence: South 0°03'39" East, a distance of 7.00 feet, to the Northeast corner of Parcel 2 of said Partition Plat Number 20150014T, Thence: North 89°51'51" West, along the line common to Parcels 1 and 2 of said Partition Plat Number 20150014T, a distance of 228.85 feet, to the Southwest corner of said Parcel 1, Thence: North 0°15'41" East, along the West line of said Parcel 1, a distance of 143.03 feet to the Point of Beginning.

Subject to the rights of the public in the right of way of 12th st. legalized by Union county Court Order 2012-17

Containing 1.23 acres (including right of way), 1.20 acres (excluding ROW)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 2, 2010 JEFFREY S. HSU 83571

Renewal Date: June 30, 2019

Jeffrey S. Hsu, OPLS 83571 Bagett, Griffith and Blackman La Grande 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. 20180007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E426-E427 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 GARY TUCKER and TARA TUCKER, Trustees of the Gary and Tara Tucker Revocable Living Trust, UAD October 9, 2015 are the owners of the land within this partition, 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 plat, and do hereby create the hammerhead turnaround easement on Parcel 1, as shown on the annexed map, in accordance with the provisions of ORS Chapter 92.

GARY TUCKER, Trustee Gary and Tara Tucker Revocable Living Trust

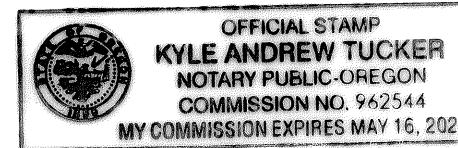
TARA TUCKER, Trustee Gary and Tara Tucker Revocable Living Trust

ACKNOWLEDGMENTS

State of Oregon SS County of Union

Know all people by these presents, on this 25th day of May, 2018 before me a Notary Public in and for said State and County, personally appeared GARY TUCKER and TARA TUCKER 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

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 17th day of April, 2018.

Gregory T. Blackman Deputy Wallowa County Surveyor

City of La Grande Planner

Approved this 25th day of May, 2018.

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 2017-2018 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 Valra, 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 the 29th day of May, 2018, at 9:25am o'clock A.M., and recorded in Plat Cabinet No. E426-E427 Union County records. Microfilm Number 20181555T

Union County Clerk by Helen Tucker, Deputy Clerk