

PARTITION PLAT NUMBER 20190007T

Microfilm No. 20191084T
Plat Cabinet No. E 458, E 459

A partition of Parcel 3 Partition Plat Number 20170005T
Situate in the Northwest quarter of Section 16, Township 3 South, Range 38 East of the Willamette
Meridian, City of La Grande, Union County, Oregon

REFERENCE MATERIAL

Survey Number 016-1997
Partition Plat Number 20120005T
Partition Plat Number 20160002T
Partition Plat Number 20170005T

DEED REFERENCES
Book 145, Page 351
Microfilm Document Number 20151409

Partition Plat Report 19-31067, dated
April 8, 2019, 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". 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.

Master plan encumbrance, recorded as Microfilm
Document No. 20160170

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
- ▲ Found 5/8" iron pin with plastic cap marked
BGB SURVEY MARKER set by Partition Plat
20170005T
- Set 5/8" x 30" iron pin with plastic cap
marked BGB SURVEY MARKER
- Centerline
- - - - Easement Line

NARRATIVE

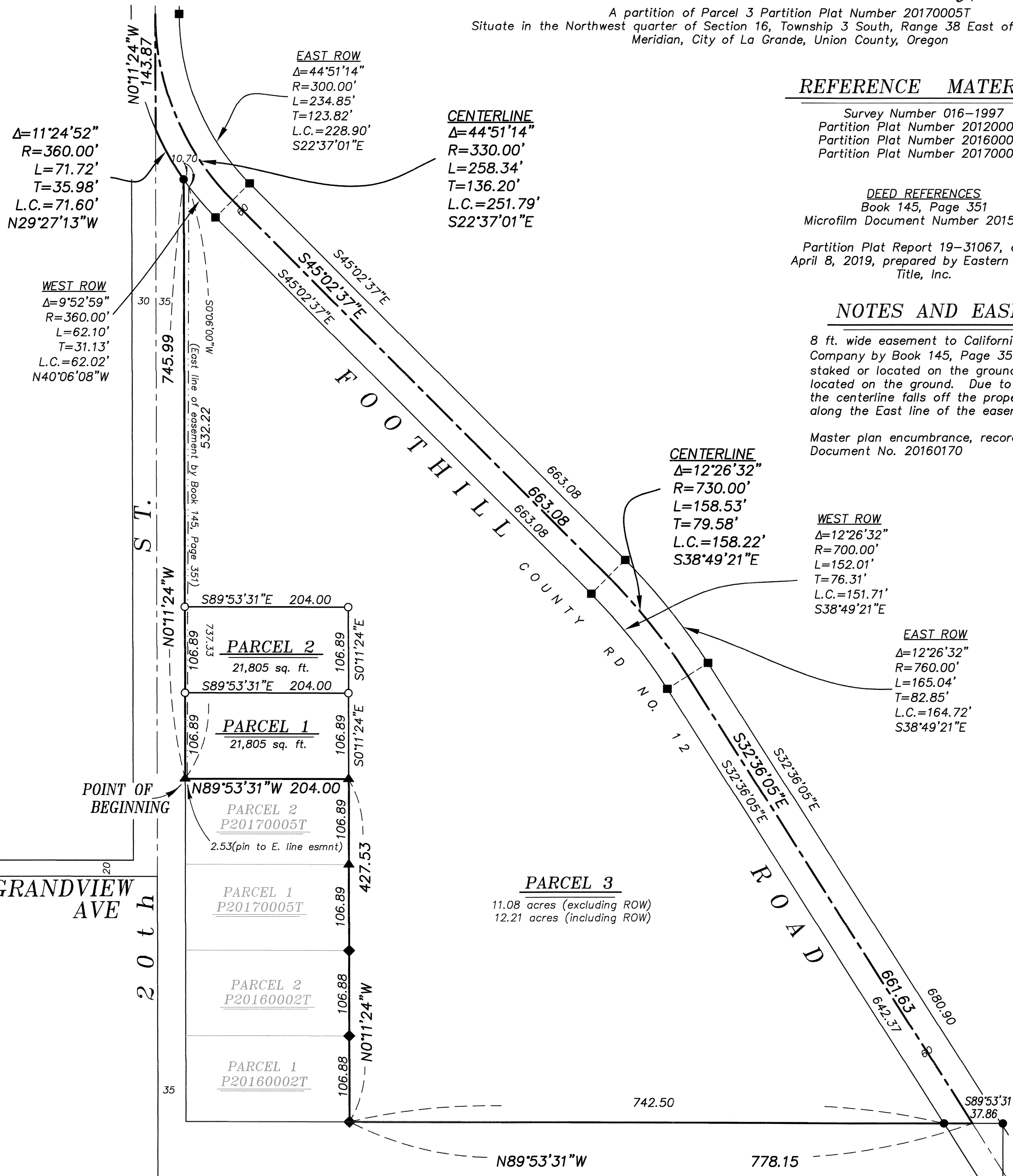
This partition was done at the request of Joe Cox, agent for the landowner. Mr.
Cox wanted the land divided as shown hereon. Extérieurs of the property were
placed as per Partition Plat Number 20170005T. I recover the monuments in place
as shown. I place the division lines at the direction of Mr. Cox. 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, 2019

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. 20190007T and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number E 458, E 459 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



$\Delta=11^{\circ}24'52''$
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

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

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

PARCEL 3
11.08 acres (excluding ROW)
12.21 acres (including ROW)

PARCEL 2
21,805 sq. ft.

PARCEL 1
21,805 sq. ft.

PARCEL 2
P20170005T

PARCEL 1
P20170005T

PARCEL 2
P20160002T

PARCEL 1
P20160002T

GRANDVIEW
AVE

S.T.

F O O T H I L L
C O U N T Y
R D N O .
1 2

R O A D

POINT OF
BEGINNING

2 0 t h

35

742.50

778.15

S89 $^{\circ}$ 53'31"E
37.86

S89 $^{\circ}$ 53'31"E 204.00

S89 $^{\circ}$ 53'31"E 204.00

N89 $^{\circ}$ 53'31"W 204.00

S101 $^{\circ}$ 12'41"E 106.89

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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, being a partition of Parcel 3 of Partition Plat 20170005T, filed as Microfilm Document Number 20170668T in Slides 378 and 379, Plat Cabinet D, plat records of Union County, Oregon, 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;

- Beginning at the Northwest corner of Parcel 2 of said Partition Plat 20170005T,
- Thence: North 0°11'24" West, along the East right of way line of 20th Street, a distance of 745.99 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 West line of said Section 16,
- Thence: North 0°11'24" West, along said West 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 and Parcels 1 and 2 of said Partition Plat 20170005T, a distance of 427.53 feet, to the Northeast corner of said Parcel 2 of Partition Plat 20170005T,
- 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.

[Signature]
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.

[Signature]
RICK J. DANFORTH

APPROVALS

Union County Surveyor

Approved this 22nd day of April, 2019.

[Signature]
Gregory T. Blackman
Deputy Wallowa County Surveyor

City of La Grande Planning

Approved this 7th day of MAY, 2019.

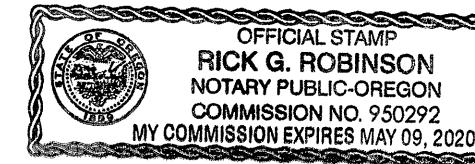
[Signature]
Michael J. Boquist
City of La Grande Planner

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of MAY, 2019, 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.

[Signature]
Notary Public for
the State of Oregon



Notarial seal

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 2018-2019 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.

[Signature] Date: 5/7/19
Cody Vavra, 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 7th day of May, 2019, at 4:15 o'clock P.M., and recorded in Plat Cabinet No. E 458, E 459 Union County records. Microfilm Number 20191084T

Robin A. Church
Union County Clerk
[Signature] Chief Deputy Clerk

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[Signature]
Jeffrey S. Hsu, OPLS 83571