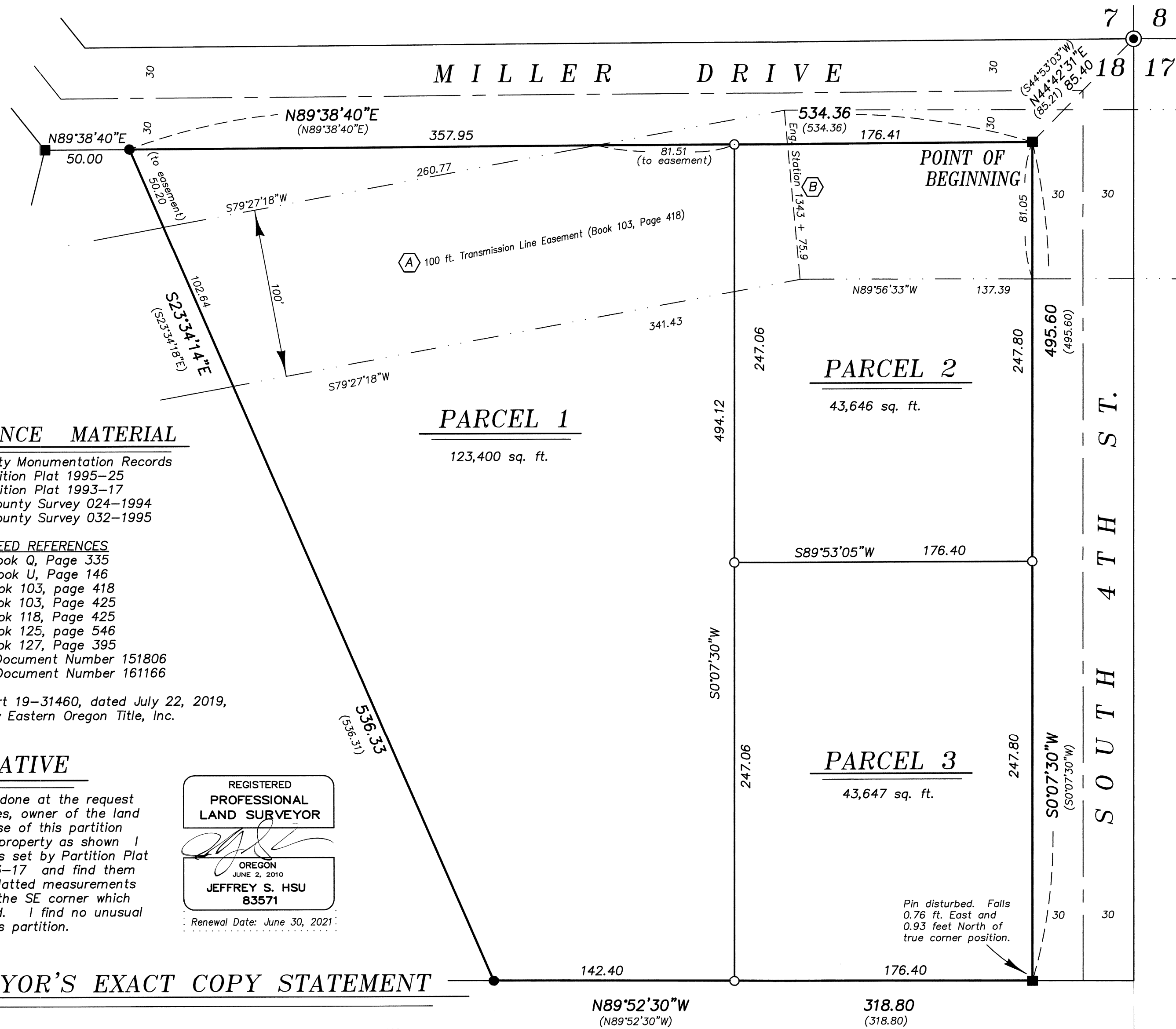


PARTITION PLAT NUMBER 20190008T

Microfilm Number 20192006T
Plat Cabinet Number E462 + E463

A partition of Parcel 2 of Partition Plat 1995-25
Sited in the Northeast quarter of the Northeast quarter of Section 18, Township 3 South,
Range 38 East of the Willamette Meridian, Union County, Oregon



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

- \odot Found 2 1/2" aluminum pipe with 2 1/2" aluminum cap, marked as per Union County Monumentation records
- \bullet Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1995-25
- \blacksquare Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1993-17
- \circ Set 5/8" x 30" iron pin with plastic cap marked "BGB Survey Marker"
- Centerline
- - - Easement line
- () Record measurement as per Partition Plat 1995-25

NOTES AND EASEMENTS

- $\triangle A$ 100' Right-of-Way Easement, granted to United States of America, Book 103, Page 418, for a transmission line across this land.
- $\triangle B$ 35' Right-of-Way Easement, extending past easement "A" at station 1343+75.9, granted to United States of America, Book 125, Page 546, for two anchors and guy wires. This easement falls in the public right-of-way of Miller Drive.
- $\triangle C$ An easement granted to La Grande Hydraulic Water Co., by Book Q, Page 335, for a water pipe. No exact location given. No water pipe improvements fall on this property.
- $\triangle D$ An easement granted to City of La Grande by deed recorded in Book U, Page 146, for a pipeline to Second Street and right to maintain a drainage pipe from reservoir. No exact location given. No waterline improvements fall on this property.
- $\triangle E$ Rights of the City of La Grande listed in Book 118, Page 425, to encroach upon the land with earth, stone, water, or debris in connection with the reservoirs owned by the city to the South and West as well as a reservation to enter upon land for maintenance of a bank between this land and city property. No improvements pertaining to the reservoir were seen on the property in the course of survey.

REFERENCE MATERIAL

Union County Monumentation Records
Partition Plat 1995-25
Partition Plat 1993-17
Union County Survey 024-1994
Union County Survey 032-1995

DEED REFERENCES

Book Q, Page 335
Book U, Page 146
Book 103, page 418
Book 103, Page 425
Book 118, Page 425
Book 125, page 546
Book 127, Page 395

Microfilm Document Number 151806
Microfilm Document Number 161166

Partition Plat Report 19-31460, dated July 22, 2019,
prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Lucinda Schaires, owner of the land within. The purpose of this partition was to divide the property as shown I recover monuments set by Partition Plat 1995-25 and 1993-17 and find them harmonious with platted measurements with exception of the SE corner which has been disturbed. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

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. 20190008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E462 + E463 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

PARTITION PLAT NUMBER 20190008T

Microfilm Number 20192006T
Plat Cabinet Number E462 & E463

A partition of Parcel 2 of Partition Plat 1995-25
Situated in the Northeast quarter of the Northeast quarter of Section 18, Township 3 South,
Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels of this partition, being a partition of Parcel 2 of Partition Plat 1995-25, situated in the Northeast quarter of the Northeast quarter of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said land being more particularly described as follows,

Beginning at the Northeast corner of said Parcel 2, said point being South 44°42'31" West, a distance of 85.40 feet from the corner common to Section 7, 8, 17, and 18, Township 3 South, Range 38 East of the Willamette Meridian,

Thence: South 0°07'30" West, along the East line of said Parcel 2, also being the West right of way line of South 4th Street, a distance of 495.60 feet, to the Southeast corner of said Parcel 2,

Thence: North 89°52'30" West, along the South line of said Parcel 2, a distance of 318.80 feet, to the Southwest corner of said Parcel 2,

Thence: North 23°34'14" West, along the West line of said Parcel 2, a distance of 536.33 feet, to the Northwest corner of said Parcel 2, said point being on the South right of way line of Miller Drive,

Thence: North 89°38'40" East, along the North line of said Parcel 2 also being the South right of way line of Miller Drive, a distance of 534.36 feet, to the Point of Beginning.

Containing 210,693 sq. ft. (4.84 acres)

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all corners are properly monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850



DECLARATION

Know all people by these presents that LUCINDA S.H. SCHAURES, is the owner of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and has caused it to be platted, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

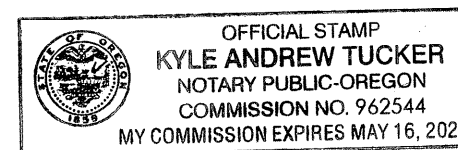
Lucinda S.H. Schaures
LUCINDA S.H. SCHAURES

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 25th day of July, 2019, before me a Notary Public in and for said State and County, personally appeared LUCINDA S.H. SCHAURES, who are known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Notary Public for the State of Oregon



Notarial Seal

APPROVALS

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 2019-2020 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 Cody Vavra, Union County Assessor/Tax Collector
Date: 7/25/19

City of La Grande Planning Department

Approved this 25th day of July, 2019.

Mike Boquist

Union County Surveyor

Approved this 25th day of July, 2019.

By Gregory T. Blackman, Deputy
Gregory T. Blackman
Deputy Wallowa County Surveyor

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 25th day of July, 2019, at 3:40 o'clock P.M., and recorded in Plat Cabinet No. E462 & E463 Union County records. Microfilm Number 20192006T

Robin A. Church, Union County Clerk
by Deputy Clerk

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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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