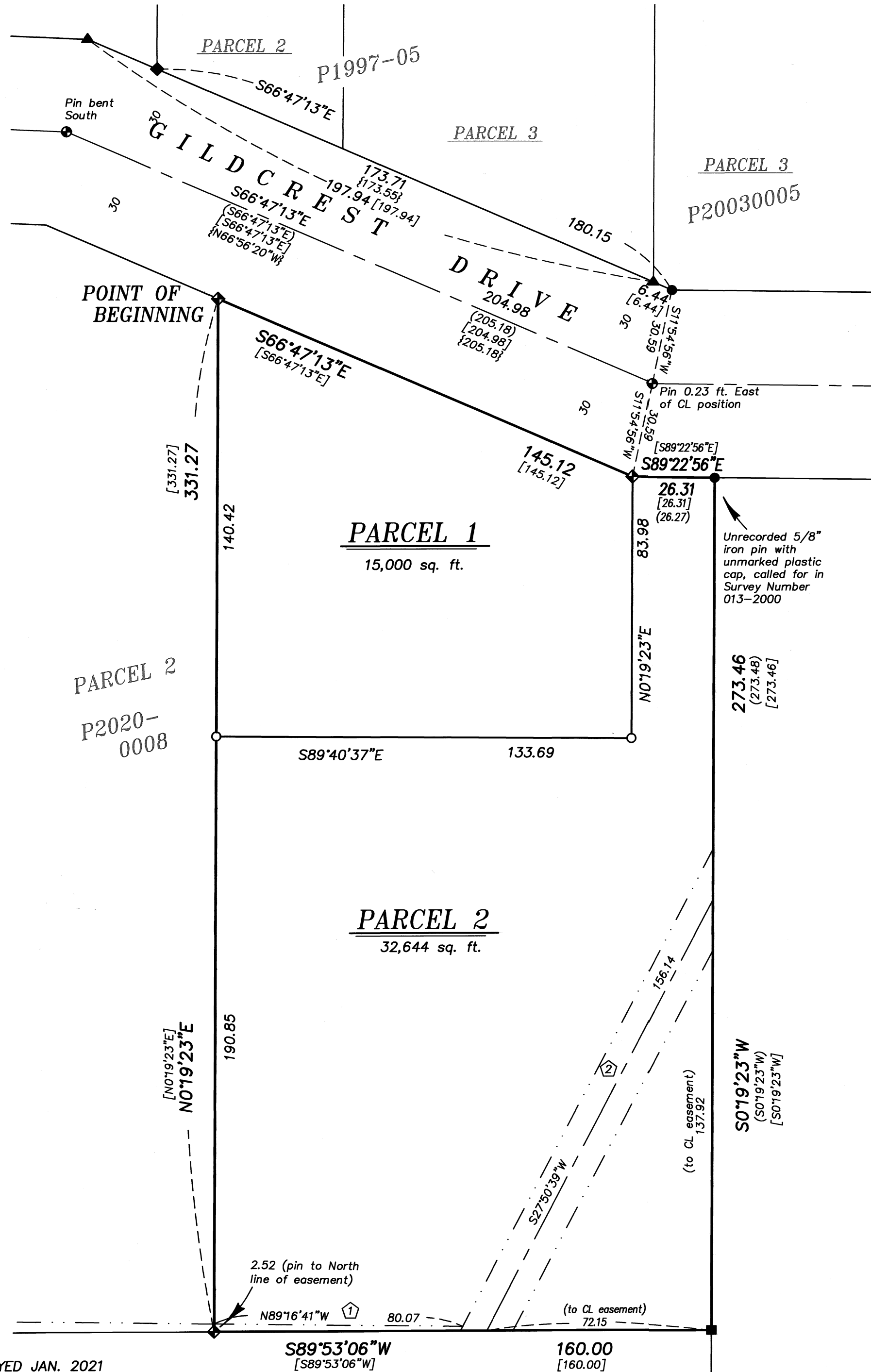


PARTITION PLAT NUMBER 2021-0007

Microfilm Number 20210706
Plat Cabinet Number E525-E526

A Partition of Parcel 1 of Partition Plat 2020-0008,
Sited in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon



LEGEND

- Found 5/8" iron pin set by Survey Number 34-74
- Found 5/8" iron pin set by Survey Number 33-76
- ◆ Found 5/8" iron pin with plastic cap marked AP&A set by Survey Number 052-1982
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER (unless otherwise specified) set by or called for in Survey Number 013-2000
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 2020-0008
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- () Record measurement as per Survey Number 013-2000
- [] Record measurement as per Partition Plat 20200008T
- { } Record measurement as per Survey Number 52-82

NARRATIVE

This partition was done at the request of Seth Pennington, owner of the land within. Mr. Pennington wanted to divide the property as shown. The exteriors were established in Partition Plat 2020-0008. I find measurements to be harmonious with record measurements as per said plat I hold the record measurements as shown. The pin shown on Partition 2020-0008 at the SW cor. of Parcel 3 of Partition Plat 20030005 is noted as being set by Survey Number 51-75. I correct this error on this plat. There is also a confusing measurement of 197.94 feet from this pin along the North line of Gildcrest Dr. This is the measurement from said pin to the angle point on the North line of Gildcrest Dr. I clarify the distance hereon. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

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" = 30'

REFERENCE MATERIAL

- | | |
|--------------------------|--|
| Survey Number 44-75 | DEED REFERENCES |
| Survey Number 33-76 | Microfilm Document Number 51060 |
| Survey Number 52-82 | Microfilm Document Number 70358 |
| Survey Number 046-1995 | Microfilm Document Number 20003627 |
| Survey Number 013-2000 | Microfilm Document Number 20053026 |
| Survey Number 006-2009 | Microfilm Document Number 20203035 |
| Survey Number 026-2009 | Microfilm Document Number 20203036 |
| Survey Number 012-2001 | Microfilm Document Number 20204196 |
| Survey Number 029-2010 | |
| Partition Plat 1992-06 | |
| Partition Plat 1993-11 | |
| Partition Plat 1997-005 | Updated Preliminary Title Report |
| Partition Plat 20030005T | 20-33427, dated November 24, 2020 |
| Partition Plat 20040006T | prepared by Eastern Oregon Title, Inc. |
| Partition Plat 2020-0008 | |

NOTES AND EASEMENTS

- 1 Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in MF 51060. Power lines run South of property. North line of easement shown in constructed location.
- 2 Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in MF 70358. Shown as constructed.
- 3 Deed Restriction/Easement Agreement recorded as Microfilm Document Number 20003627 limiting number of allowable lots. Deed Restriction has been released by Microfilm Document 20204077.
- 4 Agreement to participate in future L.I.D.'s, including the terms and provisions thereof, recorded Sept. 10, 2020 as Microfilm Document No. 20203035
- 5 Master Plan Property Encumbrance, including the terms and provisions thereof, recorded Sept. 10, 2020 as Microfilm Document No. 20203036, with reference to Partition Plat No. 2020-0008.

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. 2021-0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E525-E526 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

PARTITION PLAT NUMBER 2021-0007

A Partition of Parcel 1 of Partition Plat 2020-0008,
Situated in the West half of Section 17, 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 surveyed and platted the land within this partition, being a partition of Parcel 1 of Partition Plat Number 2020-0008, as filed in Microfilm No. 20203032 and stored in Plat Cabinet E, Slides 496 and 497, plat records of Union County, Oregon, situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1, said point being on the South right of way line of Gildcrest Drive,

Thence: South 66°47'13" East, along said South right of way line, said line also being the North line of said Parcel 1, a distance of 145.12 feet, to an angle point in said North line,

Thence: South 89°22'56" East, along said South right of way line, said line also being the North line of said Parcel 1, a distance of 26.31 feet, to the Northeast corner of said Parcel 1,

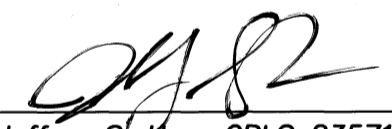
Thence: South 0°19'23" West, along the East line of said Parcel 1, a distance of 273.46 feet, to the Southeast corner of said Parcel 1,

Thence: South 89°53'06" West, along the South line of said Parcel 1, a distance of 160.00 feet, to the Southwest corner of said Parcel 1,

Thence: North 0°19'23" East, along the West line of said Parcel 1, a distance of 331.27 feet, to the Point of Beginning.

Containing 47,644 sq. ft. (1.09 acres)

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.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

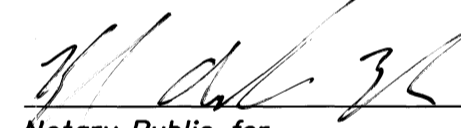
Know all people by these presents that SETH PENNINGTON, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

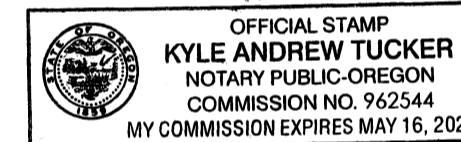

SETH PENNINGTON

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 2nd day of March, 2021, before me a Notary Public in and for said County and State, personally appeared SETH PENNINGTON, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 18th day of FEBRUARY, 2021.

By Wallowa County Surveyor 
Richard A. Shaver

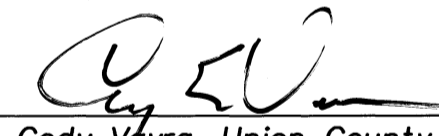
CITY OF LA GRANDE PLANNING

Approved this 2ND day of MARCH, 2021.


Michael J. Boquist
Community Development 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 2020-2021 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: 3/2/21

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 2nd day of March, 2021, at 9:07 o'clock A. M., and filed in Plat Cabinet No. E525-E526, Union County records. Microfilm No. 20210706

Union County Clerk by 
Robin A. Church

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. 2021-0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E525-E526 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