

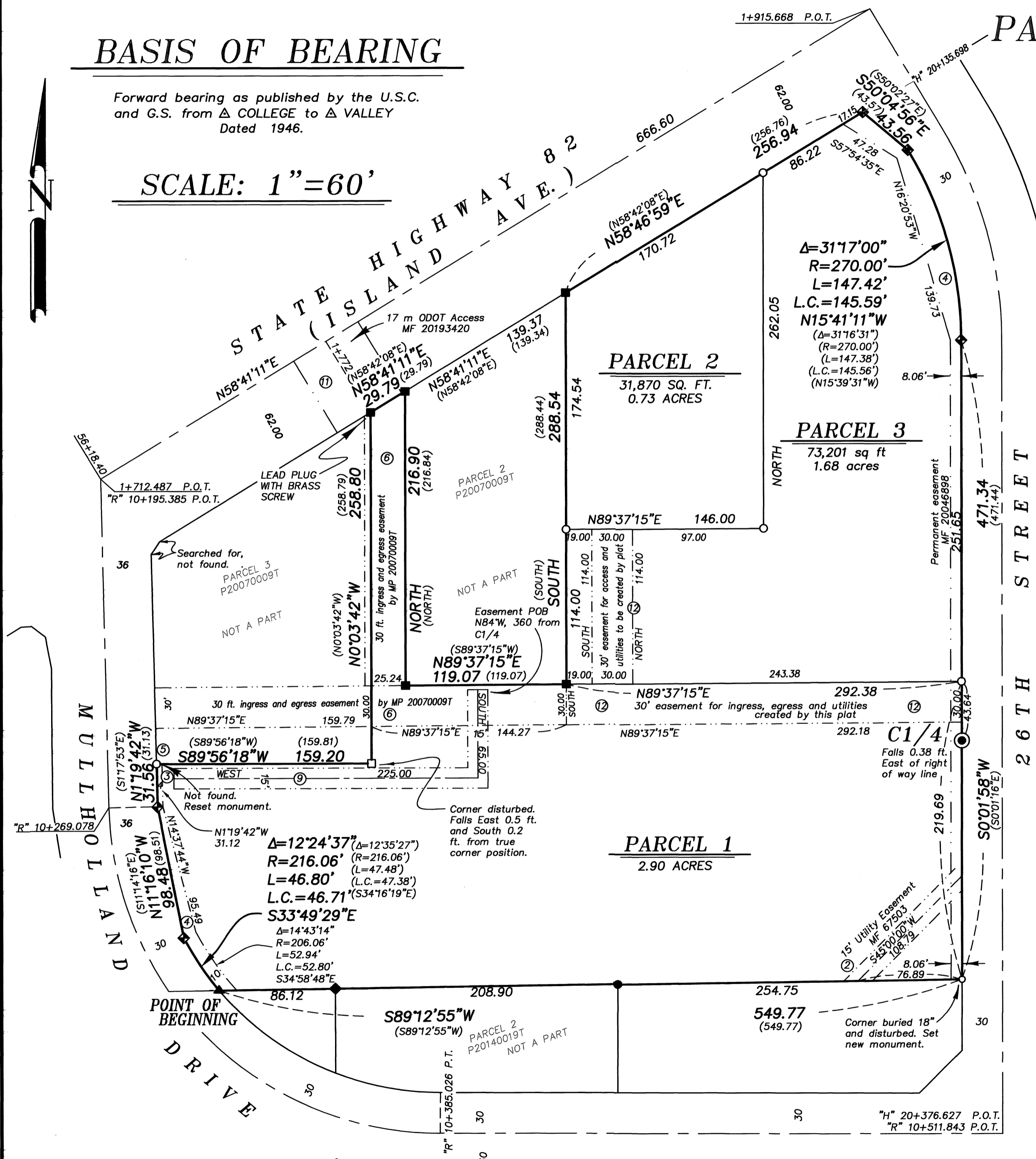
BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=60'

PARTITION PLAT NUMBER 2021-0012

A partition of Parcel 1 Partition Plat Number 20070009T Situate in the the West half of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon



REFERENCE MATERIAL

- Union County Monumentation Records
 Survey Number 42-71
 Survey Number 18-87
 Survey Number 036-2002
 Survey Number 037-2005
 Survey Number 006-2006
 Survey Number 038-2015
 Partition Plat 20070009T
 Partition Plat 20140019T
- DEED REFERENCES**
 Book 158, Page 601
 Microfilm Document No. 93241
 Microfilm Document No.128730
 Microfilm Document No.139493
 Microfilm Document No.20045754
 Microfilm Document No.20046898.
 Microfilm Document No. 67503
 Microfilm Document No. 20046898
 Microfilm Document No. 20062454
 Microfilm Document No. 20071676
 Microfilm Document No. 20071677
 Microfilm Document No. 20071678
 Microfilm Document No. 20072454
 Microfilm Document No. 20072455
 Microfilm Document No. 20072456
 Microfilm Document No. 20173021
 Microfilm Document No. 20173020
 Microfilm Document No. 20081217
 Microfilm Document No. 20110197

LEGEND

- Found 2 1/2" brass cap, set by Greg Blackman in Union County Monumentation record 014-2003R
- ◆ Found 5/8" iron pin with 1 1/2" aluminum cap marked KWE set by survey Number 23-86
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 18-87
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 006-2006
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER (unless otherwise noted), set by Partition Plat Number 20070009T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 20140019T
- ◆ Found 5/8" iron pin with 1 1/2" aluminum ODOT cap, set by Survey Number 038-2015
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Easement Line
- - - Centerline
- () Record measurement as per Partition Plat 20070009T

NARRATIVE

This partition was done at the request of Pete Douglas, owner of the land within. Mr. Douglas wanted to divide the property as shown hereon. Extérieurs of the property were placed by Partition Plat 20070009T. The resolution of 26th Street and Mulholland, done by ODOT in Survey Number 038-2015 differs from the record position of several of the right of way pins set by Partition 20070009T. Many of these pins were removed in construction. I hold the pins set by Survey 038-2015 as marking the right of way. The monuments at the Northwest corner of this block have been removed. I use the record coordinate position to establish the East right of way of Mulholland Drive. I place the missing pin along Mulholland at record position of Partition plat 20070009T, moving it to the new right of way line. The monument at the Southeast corner was buried by construction and severely disturbed. I set a new monument at ground level. 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. 2021-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E534 + E535 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 2021-0012

Microfilm No. 2021-2348-2340 Plat Cabinet No. E534 & E535

A partition of Parcel 1 Partition Plat Number 20070009T Situate in the the West half of Section 4, 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 of this partition, being a partition of Parcel 1 of Partition Plat 20070009T, filed as Microfilm Document Number 20071675T in Slides 879 and 880, Plat Cabinet C, plat records of Union County, Oregon, situated in the West half of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Parcel 1 of said Partition Plat 20070009T, said point being on the East right of way line of Mullholland Drive, Thence: North 89°12'55" East, along the South line of said Parcel 1, a distance of 549.77 feet, to the West right of way line of 26th Street, Thence: North 0°01'58" East, along said West right of way line, a distance of 471.34 feet, to the PC of a 270.00-foot radius curve to the left, Thence: Along said curve, a distance of 147.42 feet, through a central angle of 31°17'00" (the long chord which bears North 15°41'11" West, a distance of 145.59 feet), Thence: North 50°04'56" West, along said West right of way line, a distance of 43.56 feet, to the South right of way line of State Highway 82 (Island Ave.), Thence: South 58°46'59" West, along said South right of way line, a distance of 256.94 feet, to the Northeast corner of Parcel 2 of said Partition Plat 20070009T, Thence: South, along the line common to Parcels 1 and 2 of said Partition Plat 20070009T, a distance of 288.54 feet, to the Southeast corner of said Parcel 2, Thence: South 89°37'15" West, along the line common to said Parcels 1 and 2, a distance of 119.07 feet, to the Southwest corner of said Parcel 2, Thence: North, along the line common to said Parcels 1 and 2, a distance of 216.90 feet, to the South line of State Highway 82 (Island Ave.), Thence: South 58°41'11" West, along said South line, a distance of 29.79 feet, to the Northeast corner of Parcel 3 of said Partition Plat 20070009T, Thence: South 0°03'42" East, along the line common to said Parcels 1 and 3, a distance of 258.80 feet, to the Southeast corner of said Parcel 3, Thence: South 89°56'18" West, along the line common to said Parcels 1 and 3, a distance of 159.20 feet, to the East right of way line of Mullholland Drive, Thence: South 1°19'42" East, along said East right of way line, a distance of 31.56 feet, to an angle point in said right of way line, Thence: South 11°16'10" East, along said East right of way line, a distance of 98.48 feet, to the PC of a 216.06-foot radius curve to the left, Thence: Along said curve, also along said right of way line, a distance of 46.80 feet, through a central angle of 12°24'37" (the long chord which bears South 33°49'29" East, a distance of 46.71 feet), to the Point of Beginning.

Containing 5.31 acres

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.

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



DECLARATION

Know all people by these presents that PETER DOUGLAS and AUBREY DOUGLAS are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 30 foot easement for ingress, egress and utilities over Parcels 1 and 3 for benefit of Parcels 1, 2 and 3, and have 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.

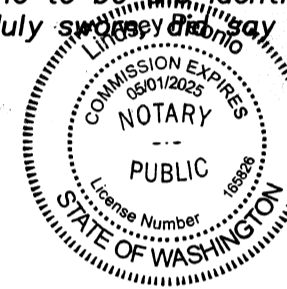
Signatures of Peter Douglas and Aubrey Douglas.

ACKNOWLEDGMENT

State of Washington County of Franklin SS

Know all people by these presents, on this 17 day of June, 2021, before me a Notary Public in and for said State and County, personally appeared PETER DOUGLAS and AUBREY DOUGLAS who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn and advised that they executed the same freely and voluntarily.

Notary Public for the State of Washington



Notarial seal

NOTES AND EASEMENTS

- 1 Subject to terms and conditions, including access restrictions included in deeds to Oregon Highway Commission and Oregon Department of Transportation in Book 158, Page 601, Microfilm Document No. 93241, 128730, 139493, 20045754 and 20046898.
2 Right of way easement granted to California-Pacific Utilities company, recorded in Microfilm Number 67503. No visible utility. Shown as per legal description.
3 Easement for Slopes, Water Gas, Electric and Communication Service Lines, granted to Oregon Department of Transportation by deed recorded as Microfilm Number 20045754. Shown as per legal description.
4 Easement for slopes, water, gas, electric and communication service lines, granted to Oregon Department of Transportation by deed recorded as Microfilm Number 20046898. Shown as per legal description.
5 Right of way easement, granted to Oregon Trail Electric Consumers Cooperative, Inc. recorded as Microfilm Number 20062454. Drawn as per legal description, falls primarily on Parcel 3 of Partiton 20070009T and only affects a 1.2 ft x 2.0 ft. area in the NW corner of Parcel 1 along Mulholland Drive. Not depicted due to scale.
6 30 foot wide easement for access, created by Minor Partition Plat 20070009T.
7 Terms and provisions of easement granted to Parcel 1 of Partition Plat 20070009T, recorded as Microfilm Document No. 20071676T
8 Declaration of Covenants, Conditions, Restrictions and Easements recorded as Microfilm Document Numbers 20071676, 20071677 and 20071678, amended by Document Nos. 20072454, 20072455 and 20072456 with 2nd Amendment by Documents 20173021, 20173020.
9 Right of way for a 15 ft wide easement, granted to Oregon Trail Electric Consumer's Cooperative, recorded as Microfilm Document No. 20081217. Shown as per legal description.
10 Notice of Environmental Contamination between Eastern Oregon Land Development LLC and the Oregon Department of Environmental Quality, recorded as Microfilm Document No. 20110197. Affects portion of property lying in the NE 1/4 of SE 1/4 Section 4
11 Access right, 17 meters wide, by MF 20193420 at Station 1+772. Access right reserved in MF 20046898 at Station 1+615 is terminated by this document.
12 30 foot easement, for ingress, egress and utilities, over parcels 1 and 3, for benefit of Parcels 1, 2 and 3, created by this plat

APPROVALS

Union County Surveyor

Approved this 9th day of JUNE, 2021.

by Wallowa County Surveyor Richard A. Shaver

City of La Grande Planning

Approved this 17th day of JUNE, 2021.

Signature of Michael J. Boquist, Community Development Director, City of La Grande

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.

Signature of Ellen Wilhelm, Chief Deputy, Date: 6-17-2021, 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 18th day of JUNE, 2021, at 9:36 o'clock A.M., and recorded in Plat Cabinet No. E534 & E535 Union County records. Microfilm Number 2021-2348-2348

Robin A. Church, Union County Clerk, by Signature of 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. 2021-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E534 & E535 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Signature of Jeffrey S. Hsu, OPLS 83571