

# PARTITION PLAT NUMBER 2021-0014

Microfilm No. 20212389  
Plat Cabinet No. E538 & E539

A partition of Parcel 3 Partition Plat Number 20190007T  
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  
Partition Plat Number 20190007T

### DEED REFERENCES

Book 145, Page 351  
Microfilm Document Number 20151409

Partition Plat Report 21-33893, dated  
March 1, 2021, 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

Agreement to participate in Future L.I.D.'s recorded as  
Microfilm Document No. 20160171

### BASIS OF BEARING

Forward bearing as published by the U.S.C.  
and G.S. from  $\Delta$  COLLEGE to  $\Delta$  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
- ◆ Found 5/8" iron pin with plastic cap marked  
BGB SURVEY MARKER set by Partition Plat  
20190007T
- 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. Extensors of the property  
were placed by a series of partitions, the most  
recent being Partition Plat Number 20190007T. I  
recover the monuments and find them to match  
record measurements on said plat. I place the  
division lines at the direction of Mr. Cox. I find no  
unusual conditions with this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

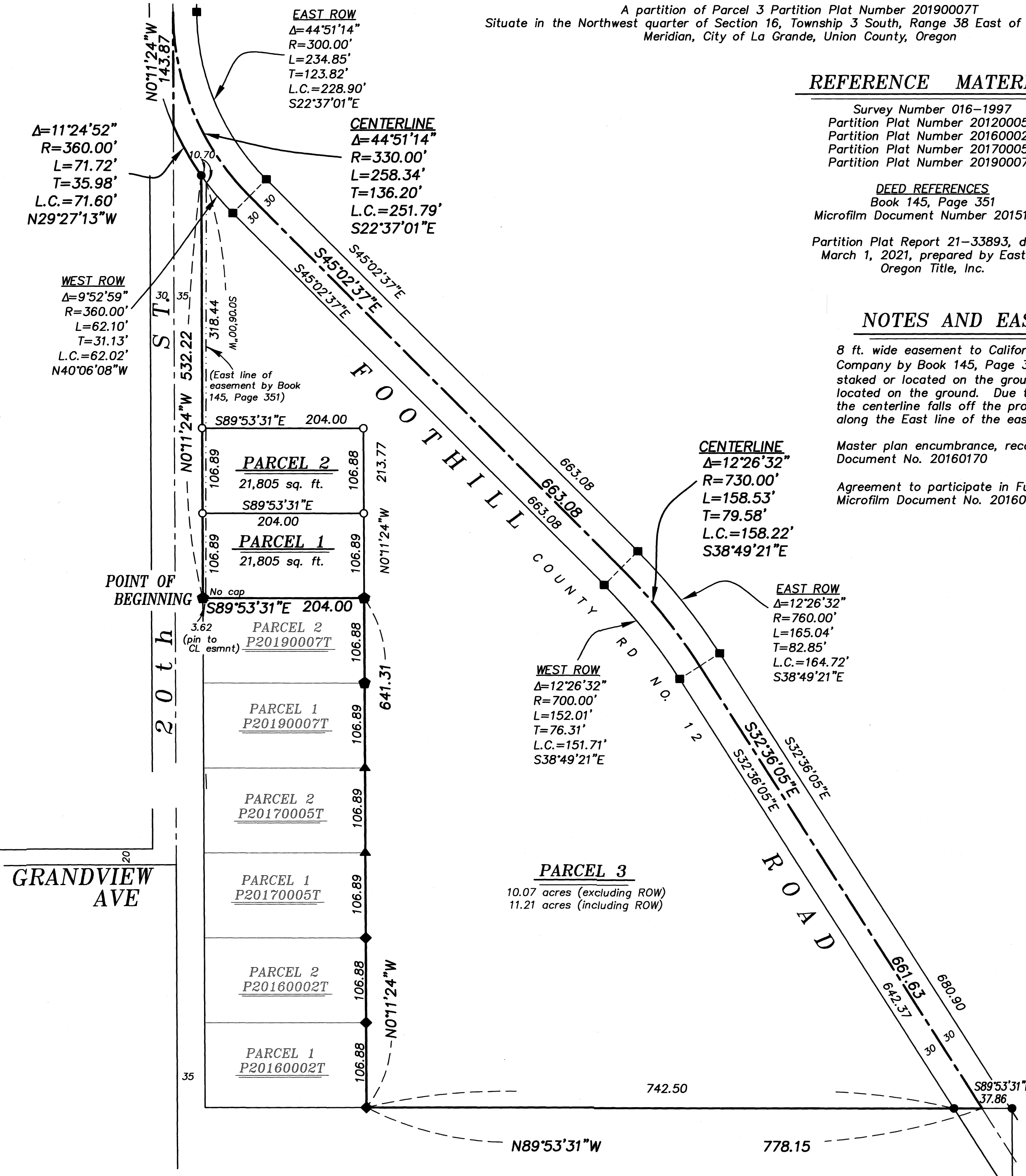
*Jeffrey S. Hsu*  
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 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. 2021-0014 and that the  
annexed tracing is an exact copy of said Partition Plat as the same is on file in  
UNION COUNTY Cabinet Number E538 & E539 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



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A partition of Parcel 3 Partition Plat Number 20190007T
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

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 20190007T, filed as Microfilm Document Number 20191084T in Slides 458 and 459, Plat Cabinet E, 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 20190007T,

Thence: North 0°11'24" West, along the East right of way line of 20th Street, a distance of 532.22 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 Partition Plat 20160002T, plat records of Union County, Oregon,

Thence: North 0°11'24" West, along the East line of Parcels 1 and 2 of said Partition Plat 20160002T, Parcels 1 and 2 of Partition Plat 20170005T, plat records of Union County, Oregon and Parcels 1 and 2 of said Partition Plat 20190007T, a distance of 641.31 feet, to the Northeast corner of said Parcel 2 of Partition Plat 20190007T,

Thence: North 89°53'31" West, along the North line of said Parcel 2 of Partition 20190007T, 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 12.21 acres (11.07 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.

Jeffrey S. Hsu, OPLS 83571
Bageft, 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.

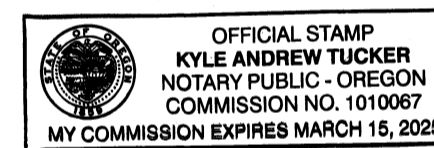
Rick Danforth signature and name.

ACKNOWLEDGMENT

State of Oregon
County of Union SS

Know all people by these presents, on this 22nd day of June, 2021, 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.

Notary Public signature for the State of Oregon.



Notarial seal

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. 2021-0014 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E538 + E539 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu signature and name.

APPROVALS

Union County Surveyor

Approved this 12th day of MARCH, 2021.

by Wallowa County Surveyor Richard A. Shaver signature.

City of La Grande Planning

Approved this 22nd day of JUNE, 2021.

Michael J. Boquist signature and name, 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.

Cody Vavra signature and name, Union County Assessor/Tax Collector, Date: 6/22/21.

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 22nd day of JUNE, 2021, at 9:21 o'clock A.M., and recorded in Plat Cabinet No. E538 + E539 2021-0014 Union County records. Microfilm Number 20212389 E538 + E539

Robin A. Church signature and name, Union County Clerk, Deputy Clerk.