

PARTITION PLAT NUMBER 2021-0017

A partition of Parcel 2 of Partition Plat 1996-09 and other lands situated in the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20212804

Plat Cabinet Number E544,545,546

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 monument as described, marked as per Union County Monumentation records
- Found 5/8" iron pin set by Survey Number 6-73
- Found 5/8" iron pin set by Survey Number 30-90
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Partition Plat 1993-011
- Found 5/8" iron pin with plastic cap marked APA, set by Partition Plat 1996-09
- Found 5/8" iron pin with plastic cap marked AP&A, set by Survey Number 007-1992
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 038-1995
- Found 5/8" iron pin set by Survey Number 26-75
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20040006T
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement Line
- Record measurement as per Survey Number 6-73
- Record measurement as per Survey Number 30-90
- Record measurement as per Survey Number 038-1995
- Record measurement as per Partition Plat 1993-011
- Record measurement as per Partition Plat 1996-09
- Record measurement as per Partition Plat 20040006T

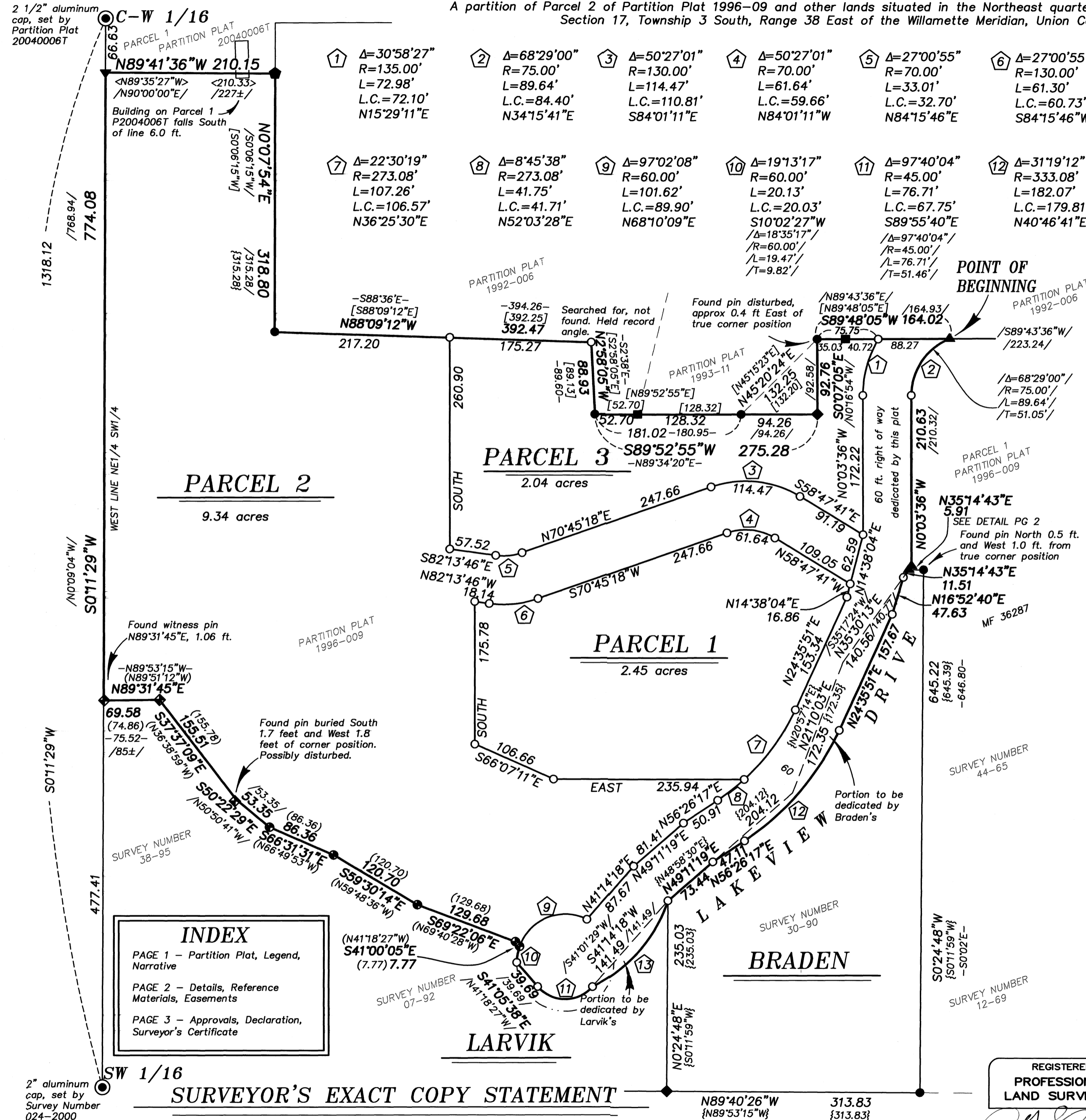
NARRATIVE

This partition was done at the request of Tom Geraci, owner of the land within. Mr Geraci wanted to divide the land as shown. I recover the monuments as shown. The monuments on the South line of the Braden Tract are harmonious with Survey 30-90. Finding no remaining monuments along the West line of this tract, I hold the record angle and distance from the pins on the South line to place the NW corner (on the West line) of the Braden Tract, in the center of Lakeview Drive. To place the common line between Braden's and Geraci's, I run record bearing and distance Northeasterly, to the pin at the where the North line of the Braden Tract meets the East line of Lakeview Drive, rotated to my basis of bearing. As the Geraci property line runs Southwest of the Braden tract, I hold record measurements as per Partition Plat 1996-09. I find this relatively harmonious with the pin set by Survey Number 038-1995 on the West edge of the cul-de-sac. I take any error out in the last course along the West edge of the cul-de-sac. Establishing the irregular line in this manner maintains harmony of the record dimensions of the plat in the best possible manner.

As the line continues to the West, I hold the pins set by Survey Number 038-1995. The last course, I hold the pin set by Survey Number 007-1992 and extend it to the aliquot line.

Along the North line of this property, I find pins set by Survey 6-73 harmonious with record measurements of surveys along this line. The exception is at the 90° angle point on the Eastern portion of the North line, where I find this monument disturbed. I hold the bearing of the line of the monuments to the East and intersect with a line, held at record angle, from the pin 92 feet to the South. At the angle point on the North line where I can find no remains of the original monument, I hold record angle as per Partition Plat 1993-011.

I place the partition lines and the dedicated road at the direction of Mr. Geraci. Since the constructed road does not follow its intended easement as it borders the Braden and Larvik property, they have both participated in this dedication to correct this. I find no other unusual conditions with this partition.



INDEX	
PAGE 1 -	Partition Plat, Legend, Narrative
PAGE 2 -	Details, Reference Materials, Easements
PAGE 3 -	Approvals, Declaration, Surveyor's Certificate

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. 2021-0017 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E544,545,546 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

REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffrey S. Hsu

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

PARTITION PLAT NUMBER 2021-0017

Microfilm Number 20212804
Plat Cabinet Number E544, E545, E546

A partition of Parcel 2 of Partition Plat 1996-09 and other lands situated in the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

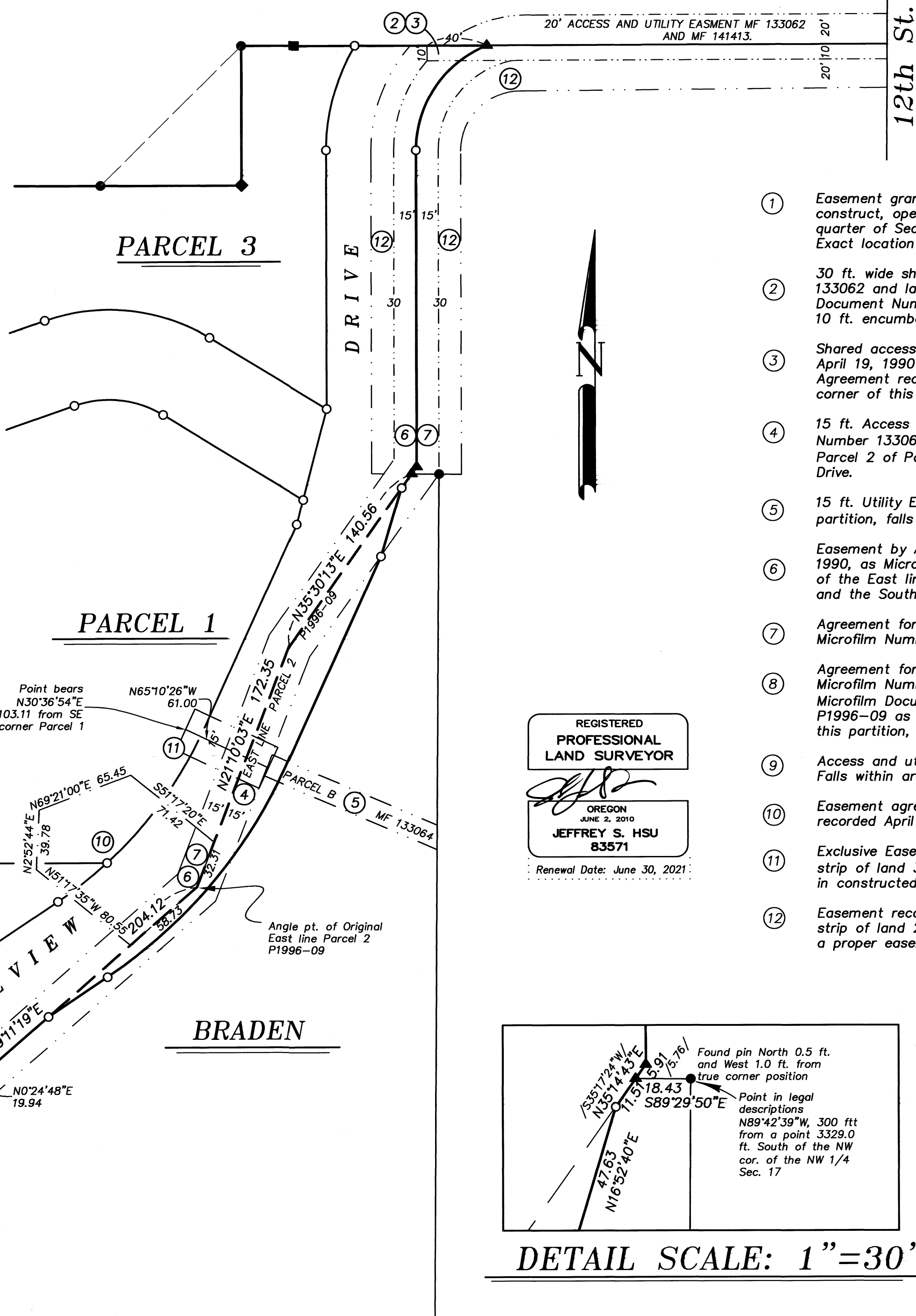
REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 15-65
Survey Number 44-65
Survey Number 12-69
Survey Number 06-73
Survey Number 030-1990
Survey Number 007-1992
Survey Number 038-1995
Survey Number 011-2005
Partition Plat 1992-006
Partition Plat 1993-011
Partition Plat 1996-09

DEED REFERENCES

Book 102, Page 394
Microfilm Document No. 141493
Microfilm Document No. 133063
Microfilm Document No. 133064
Microfilm Document No. 133065
Microfilm Document No. 133066
Microfilm Document No. 133067
Microfilm Document No. 133062
Microfilm Document No. 133550
Microfilm Document No. 147794
Microfilm Document No. 151209
Microfilm Document No. 160500
Microfilm Document No. 960194
Microfilm Document No. 20054366
Microfilm Document No. 20171912
Microfilm Document No. 20201155

NOTE: This page is intended to depict easement only. For clarification, all exterior and parcel measurements are omitted. See Page 1 for bearings and distances.

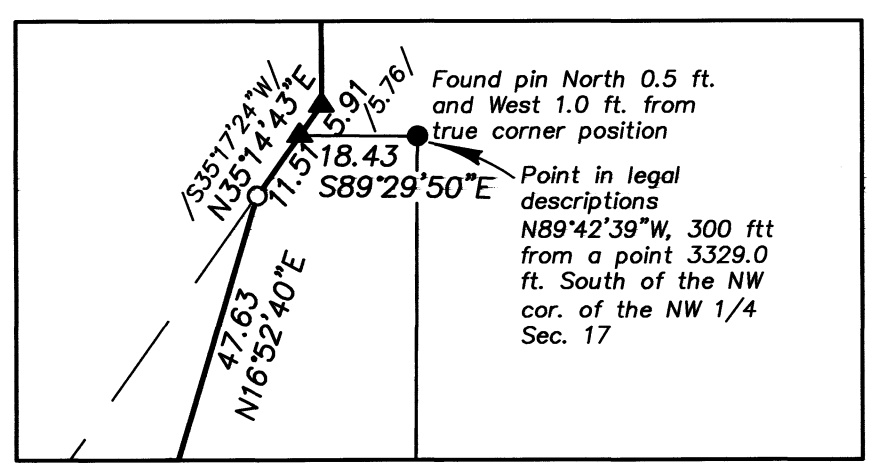


SCALE: 1"=60'

NOTES AND EASEMENTS

- ① Easement granted to The Pacific Telephone and Telegraph Company for the right to place, construct, operate, maintain, etc., a pole line across, over, and under the NE quarter of the SW quarter of Section 17, T3S, R38E, Willamette Meridian, Book 102, Page 394, dated May 7, 1941. Exact location unascertainable by description. Not shown.
- ② 30 ft. wide shared access easement, recorded April 19, 1990 as Microfilm Document Number 133062 and later ratified and re-established by Agreement recorded May 4, 1992, as Microfilm Document Number 141493. 20 ft. appurtenant to this property being the driveway to 12th Street. 10 ft. encumbering the property in the NE corner of this parcel. Falls within Lakeview Drive.
- ③ Shared access easement, 10 ft. which encumbers this property, 20 ft. appurtenant to, recorded April 19, 1990 as Microfilm Document Number 133063 and later ratified and re-established by Agreement recorded May 4, 1992, as Microfilm Document Number 141493. 10 ft. strip in the NE corner of this property, falls within dedicated Lakeview Drive.
- ④ 15 ft. Access and Utility Easement described as Exhibit A recorded April 19, 1990, as Microfilm Number 133064. Falls along the Northwest 15 feet of the original Braden property (SE line of Parcel 2 of Partition 1996-09). As it applies to this partition, falls within dedicated Lakeview Drive.
- ⑤ 15 ft. Utility Easement described as Exhibit B in Microfilm Number 133064. As it pertains to this partition, falls within dedicated portion of Lakeview Drive being dedicated by Braden's.
- ⑥ Easement by Agreement between adjoining landowners for common driveway recorded April 19, 1990, as Microfilm Number 133065. Easement covers 15 feet either side of the Northern portion of the East line of Parcel 2 of Partition 1996-09 as well as 10 foot strip shown in Easement #3 and the Southeasterly 15 feet of the original Parcel 2 as it borders the Braden property.
- ⑦ Agreement for maintenance and repair of a common easement recorded June 17, 1993, as Microfilm Number 133066. Location is in same location as Easement #6.
- ⑧ Agreement for maintenance and repair of a common easement recorded June 17, 1993, as Microfilm Number 147794 and modified by mutual easement recorded January 16, 1996, as Microfilm Document Number 960194. Falls 15' either side of original platted SE line of Parcel 2 of P1996-09 as it borders Larvik property as well as cul-de-sac area. As it pertains to land within this partition, easement falls within dedication Lakeview Drive right of way.
- ⑨ Access and utility easement recorded January 4, 1994, as Microfilm Document Number 151209. Falls within area of Easement #8.
- ⑩ Easement agreement for use and repair of an individual sewage disposal system across this land recorded April 19, 1990, as Microfilm Document Number 133067
- ⑪ Exclusive Easement to Oregon Trail Electric CO-OP for a pole line, appurtenances, etc. upon a strip of land 30' in width recorded June 4, 1990, as Microfilm Document Number 133550. Shown in constructed location.
- ⑫ Easement recorded as Microfilm Document No. 160500 for a perpetual nonexclusive easement to a strip of land 20 feet wide. Document grants an easement to themselves and does not constitute a proper easement. Falls within area to be dedicated as Lakeview Drive.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2021



DETAIL SCALE: 1"=30'

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. 2021-0017 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E544, E545, E546 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 2021-0017

A partition of Parcel 2 of Partition Plat 1996-09 and other lands situated in the Northeast quarter of the Southwest quarter 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 2 of partition Plat No. 1996-09 and other land situated in the Northeast quarter of the Southwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of Partition Plat 1996-09, filed as Microfilm Number 961983 and stored in Slide 426, Plat Cabinet 'B', plat records of Union County, Oregon,

Thence: South 89°48'05" West, along the North line of said Parcel 2, a distance of 164.02 feet,

Thence: South 0°07'05" East, along the exterior of said Parcel 2, a distance of 92.76 feet, to an angle point in said exterior,

Thence: South 89°52'55" West, along said exterior, a distance of 275.28 feet, to an angle point in said exterior,

Thence: North 2°58'05" West, along said exterior, a distance of 88.93 feet, to an angle point in said exterior,

Thence: North 88°09'12" West, along said exterior, a distance of 392.47 feet, to an angle point in said exterior,

Thence: North 0°07'54" East, along said exterior, a distance of 318.80 feet, to the South line of Parcel 1 of Partition Plat 20040006T,

Thence: North 89°41'36" West, along said South line, a distance of 210.15 feet, to the West line of the Northeast quarter of the Southwest quarter of said Section 17,

Thence: South 0°11'29" West, along said West line, a distance of 774.08 feet, to the South line of said Parcel 2 of Partition Plat 1996-09,

Thence: Along the South line of said Parcel 2, the following 7 courses

- North 89°31'45" East, a distance of 69.58 feet,
South 37°37'09" East, a distance of 155.51 feet,
South 50°22'29" East, a distance of 53.35 feet,
South 66°31'31" East, a distance of 86.36 feet,
South 59°30'14" East, a distance of 120.70 feet,
South 69°22'06" East, a distance of 129.68 feet,
South 41°00'05" East, a distance of 7.77 feet, to a point on a 60.00-ft. radius non-tangent curve to the left,

Thence: Along said curve, a distance of 20.13 feet, through a central angle of 19°13'17" (the long chord which bears South 10°02'27" West, a distance of 20.03 feet),

Thence: South 41°05'38" East, a distance of 39.69 feet, to the PC of a 45.00-ft. radius curve to the left,

Thence: Along said curve, a distance of 76.71 feet, through a central angle of 97°40'04" (the long chord which bears South 89°55'40" East, a distance of 67.75 feet), to a point on a 183.16-ft. non-tangent curve to the left,

Thence: Along said curve, a distance of 145.27 feet, through a central angle of 45°26'31" (the long chord which bears North 41°14'18" East, a distance of 141.49 feet),

Thence: North 49°11'19" East, a distance of 73.44 feet,

Thence: North 56°26'17" East, a distance of 47.11 feet, to the PC of a 333.08-ft. radius curve to the left,

Thence: Along said curve, a distance of 182.07 feet, through a central angle of 31°19'12" (the long chord which bears North 40°46'41" East, a distance of 179.81 feet),

Thence: North 24°35'51" East, a distance of 157.67 feet,

Thence: North 16°52'40" East, a distance of 47.63 feet,

Thence: North 35°14'43" East, a distance of 11.51 feet,

Thence: North 35°14'43" East, a distance of 5.91 feet,

Thence: North 0°03'36" West, a distance of 210.63 feet, to the PC of a 75.00-ft. radius curve to the right,

Thence: Along said curve, a distance of 89.64 feet, through a central angle of 68°29'00" (the long chord which bears North 34°15'41" East, a distance of 84.40 feet) to the Point of Beginning.

Containing 15.27 acres
I further certify that I made this plat by order of and under the direction of the owner thereof, and that boundary and parcel 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/DEDICATION

Know all People by these presents that THOMAS K. GERACI is the owner of the land within this Partition, 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, and does hereby dedicate, donate, and convey for public use forever the land within LAKEVIEW DRIVE, all in accordance with O.R.S. Chapter 92.

Thomas Geraci
THOMAS K. GERACI

Know all People by these presents that LANDON L. BRADEN and VANESSA R. BRADEN, are the owners of a portion of the land within LAKEVIEW DRIVE of this Partition, and have caused the same to be surveyed and platted as shown on the annexed map, and do hereby dedicate, donate, and convey for public use forever the land within LAKEVIEW DRIVE, all in accordance with O.R.S. Chapter 92.

Landon L. Braden
LANDON L. BRADEN

Vanessa R. Braden
VANESSA R. BRADEN

Know all People by these presents that CORY LARVIK and HEATHER LARVIK, Trustees of the Larvik Family Trust dated November 2, 2017, are the owner of a portion of the land within LAKEVIEW DRIVE of this Partition, and have caused the same to be surveyed and platted as shown on the annexed map, and do hereby dedicate, donate, and convey for public use forever the land within LAKEVIEW DRIVE, all in accordance with O.R.S. Chapter 92.

Cory Larvik
CORY LARVIK, TRUSTEE

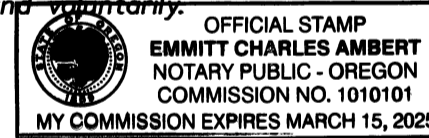
Heather Larvik
HEATHER LARVIK, TRUSTEE

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of June, 2021, before me a Notary Public in and for said State and County, personally appeared THOMAS K. GERACI, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Emmitt Charles Ambert
Notary Public for the State of Oregon

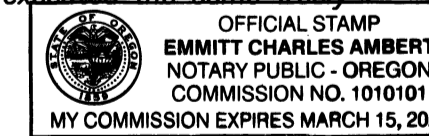


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 10th day of June, 2021, before me a Notary Public in and for said State and County, personally appeared LANDON L. BRADEN and VANESSA R. BRADEN, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Emmitt Charles Ambert
Notary Public for the State of Oregon

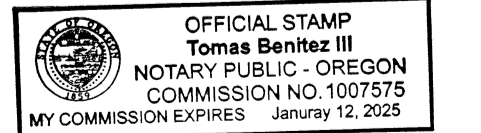


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of June, 2021, before me a Notary Public in and for said State and County, personally appeared CORY LARVIK and HEATHER LARVIK, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Emmitt Charles Ambert
Notary Public for the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 5th day of June, 2021.

By Grant County Surveyor Michael C. Springer
Grant County Surveyor

Union County Planning Commission

Approved this 14th day of July, 2021.

Scott Hartell
Scott Hartell
Union County Planning 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 2021-2022 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: 7/14/21

Union County Commissioners

Approved this 21st day of July, 2021.

Matt Sarno, Donna Beverage, Paul Anderes
Paul Anderes

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 21st day of July, 2021, at 10:13 o'clock A.M., and recorded in Plat Cabinet No. E544, E545, E546 Union County records. Microfilm Number 20212804

Robin A. Church, Union County Clerk by Helen Tucker, 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. 2021-0017 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E544, E545, E546 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