

# PARTITION PLAT NUMBER 2022-0007

A partition of Parcel 2 of Partition 20160002T and a portion of Parcel 3 of Partition 2021-0014  
 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

Microfilm No. 20221337  
 Plat Cabinet No. E575 + E576

## 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
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by LLA Survey Number 002-2022
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - - Easement Line



1 EAST ROW $\Delta=44^{\circ}51'14''$ R=300.00' L=234.85' L.C.=228.90' S22°37'01"E	2 CENTERLINE $\Delta=44^{\circ}51'14''$ R=330.00' L=258.34' L.C.=251.79' S22°37'01"E	3 WEST ROW ALONG 20TH ST. $\Delta=11^{\circ}24'52''$ R=360.00' L=71.72' L.C.=71.60' N29°27'13"W	4 WEST ROW $\Delta=9^{\circ}52'59''$ R=360.00' L=62.10' L.C.=62.02' N40°06'08"W	5 EAST ROW $\Delta=12^{\circ}26'32''$ R=760.00' L=165.04' L.C.=164.72' S38°49'21"E	6 CENTERLINE TOTAL $\Delta=12^{\circ}26'32''$ R=730.00' L=158.53' L.C.=158.22' S38°49'21"E
7 TOTAL CURVE WEST ROW $\Delta=12^{\circ}26'32''$ R=700.00' L=152.01' L.C.=151.71' S38°49'21"E	8 CL OF SEGMENT $\Delta=1^{\circ}41'25''$ R=730.00' L=21.53' L.C.=21.53' N44°11'55"W	9 WEST ROW OF SEGMENT $\Delta=1^{\circ}44'11''$ R=700.00' L=21.21' L.C.=21.21' N44°10'32"W	10 CENTERLINE PARCEL 3 ONLY $\Delta=10^{\circ}45'08''$ R=730.00' L=136.99' L.C.=136.79' S37°58'39"E	11 WEST ROW PARCEL 3 ONLY $\Delta=10^{\circ}42'22''$ R=700.00' L=130.80' L.C.=130.61' S37°57'16"E	

## 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

Right of way for Foothill Road as it crosses the East side of this property.

Effect, if any, of the terms and provisions of an apparent appurtenant easement, granted to Rick Danforth, by Microfilm Number 20220476.

## REFERENCE MATERIAL

Survey Number 016-1997  
 Survey Number 002-2022  
 Partition Plat Number 20120005T  
 Partition Plat Number 20160002T  
 Partition Plat Number 20170005T  
 Partition Plat Number 20190007T  
 Partition Plat Number 20210014

DEED REFERENCES  
 Book 145, Page 351  
 Microfilm Document Number 20151409

Partition Plat Report 22-35840, dated April 12, 2022, prepared by Eastern Oregon Title, Inc.

## NARRATIVE

This partition was done at the request of Rick Danforth, owner of the land within. Mr. Danforth wanted the land divided as shown hereon. Extérieurs of the property were placed by a series of partitions and surveys, the most recent being Partition Plat Number 20210014 as well as a Lot Line Adjustment shown in Survey Number 002-2022. I recover the monuments and find them to match record measurements on said plat. I place the division lines at the direction of Mr. Danforth. I find no unusual conditions with this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jeffrey S. Hsu*

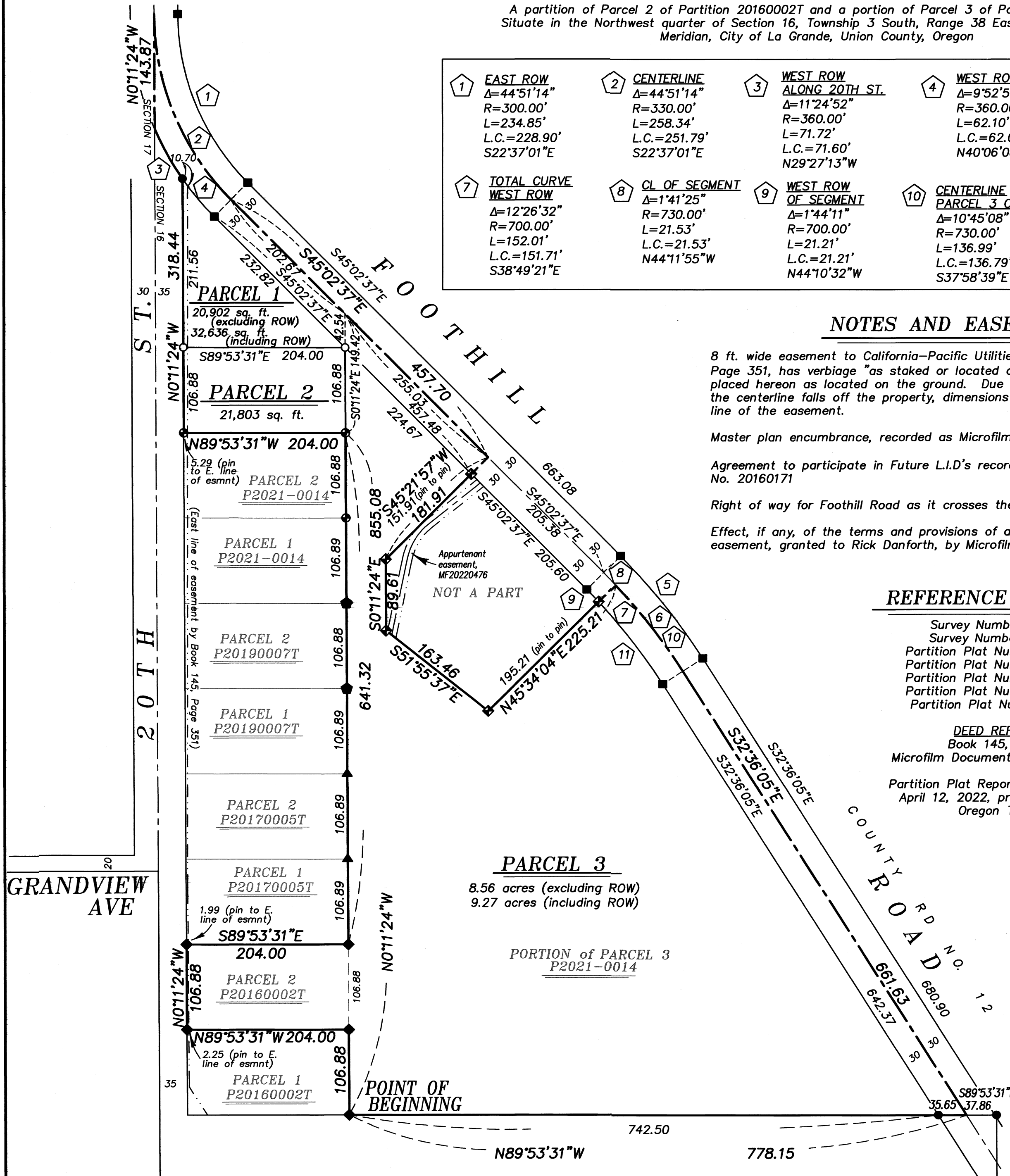
OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2023

## 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. 2022-0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E575 + E576 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 2022-0007

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Plat Cabinet No. E575 + E576

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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 a portion of Parcel 3 of Partition Plat 2021-0014, filed as Microfilm Document Number 20212389 in Slides 538 and 539, Plat Cabinet E, plat records of Union County, Oregon, and Parcel 2 of Partition Plat Number 2016-0002T, filed as Microfilm Number 20160169T and stored in Slides 319 and 320, Plat Cabinet 'D', plat records of Union County, Oregon, situated in 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 Southwest corner of said Parcel 3 of Partition Plat 2021-0014,

Thence: North 0°11'24" West, along the West line of said Parcel 3, a distance of 106.88 feet, to the Southeast corner of said Parcel 2 of Partition Plat 20160002T,

Thence: North 89°53'31" West, along the South line of said Parcel 2, a distance of 204.00 feet, to the East right-of-way line of 20th. Street,

Thence: North 0°11'24" West, along said East right-of-way line, a distance of 106.88 feet, to the Northwest corner of said Parcel 2 of Partition Plat 20160002T,

Thence: South 89°53'31" East, along the North line of said Parcel 2, a distance of 204.00 feet, to the Northeast corner thereof,

Thence: North 0°11'24" West, along the West line of said Parcel 3 of Partition Plat 2021-0014, a distance of 641.32 feet, to the Northeast corner of Parcel 2 of said Partition Plat 2021-0014,

Thence: North 89°53'31" West, along the common line between Parcels 2 and 3 of said Partition Plat 2021-0014, a distance of 204.00 feet, to the East right-of-way line of 20th Ave.,

Thence: North 0°11'24" West, along said East right of way line, a distance of 318.44 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 457.70 feet,

Thence: South 45°21'57" West, a distance of 181.91 feet,

Thence: South 0°11'24" East, a distance of 89.61 feet,

Thence: South 51°55'37" East, a distance of 163.46 feet,

Thence: North 45°34'04" East, a distance of 225.21 feet, to the centerline of Foothill Road, and a point on a 730.00-foot radius curve to the right,

Thence: Along said curve, also along said centerline, a distance of 136.99 feet, through a central angle of 10°45'08" (the long chord which bears South 37°58'39" East, a distance of 136.79 feet),

Thence: South 32°36'05" East, along said centerline, a distance of 661.63 feet, to the Southeast corner of said Parcel 3 of Partition Plat 2021-0014,

Thence: North 89°53'31" West, along the South line of said Parcel 3, a distance of 778.15 feet, to the Point of Beginning.

SURVEYOR'S CERTIFICATE

Subject to the rights of the public in Foothill Road.

Containing 10.52 acres (9.54 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.

Professional Land Surveyor registration stamp for Jeffrey S. Hsu, OPLS 83571, LaGrande, OR 97850. Includes renewal date: June 30, 2023.

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.

Signature of Rick J. Danforth, RICK J. DANFORTH

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 25th day of April, 2022, 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.

Signature of Notary Public, Notary Public for the State of Oregon

Official Notary Public Stamp for Kyle Andrew Tucker, Commission No. 1010067, expires March 15, 2025.

Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

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Signature of Jeffrey S. Hsu, OPLS 83571

APPROVALS

Union County Surveyor

Approved this 22nd day of APRIL, 2022.

Signature of Wallowa County Surveyor, Richard A. Shaver

City of La Grande Planning

Approved this 25th day of April, 2022.

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 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.

Signature of Cody Vavra, Union County Assessor/Tax Collector, Date: 4/25/22

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 25th day of April, 2022, at 10:37 o'clock A.M., and recorded in Plat Cabinet No. E575 + E576 Union County records. Microfilm Number 20221337

Signature of Robin A. Church, Union County Clerk, Deputy Clerk