

PARTITION PLAT NUMBER 2022-0009

Microfilm Number 2022-2113
Plat Cabinet Number E580-E581

Situate in the the Southwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

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'

LEGEND

- Found 2 1/2" brass cap, marked as per Union County Monumentation Records
- ◆ 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 BGB SURVEY MARKER, set by Survey Number 006-2006
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 007-2008
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 20140019T
- Found 5/8" with 1 1/2" aluminum cap marked ODOT, set by Survey Number 038-2015
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat Number 20210012
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline
- { } Record measurement as per Survey Number 23-86
- () Record measurement as per Partition Plat 20140019T
- [] Record measurement as per Survey Number 038-2015

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 42-71
 Survey Number 23-86
 Survey Number 18-87
 Survey Number 007-1997
 Survey Number 017-2003
 Survey Number 007-2008
 Survey Number 038-2015
 Partition Plat 20070009T
 Partition Plat 20140019T
 Partition Plat 20210012

DEED REFERENCES

Book 142 Page 666
 Book 143 Page 495
 Book 147 Page 520
 Book 151 Page 691
 Microfilm Document No. 20050691
 Microfilm Document No. 20110194
 Microfilm Document No. 20110199
 Microfilm Document No. 20214677
 Microfilm Document No. 20220804

Preliminary Title Report 21-34988,
 dated November 24, 2021, prepared
 by Eastern Oregon Title Inc.

NOTES AND EASEMENTS

Easement for Slopes, water, gas, electric, communication service lines and facilities, of variable width, granted to the State of Oregon, by and through its Department of Transportation, recorded as Microfilm Document No. 20050691. Drainage easement by same document falls North of subject property.

Notice of Environmental Contamination, recorded as Microfilm Document Nos. 20110194 and 20110199.

NARRATIVE

This partition was done at the request of Kam Singh, owner of the land within. Mr. Singh wanted to divide the property as shown. I recover monuments as shown. I place the West side of 26th Street (East side of this parcel) along the Center of section line. I hold monuments set by Survey Number 23-86 for West and South side, extending the South line to the West right-of-way line. To place the Mulholland Street right-of-way, I rotate and scale the found pins to the coordinates of these pins as shown on Survey Number 038-2015 and use the centerline alignment from this survey. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

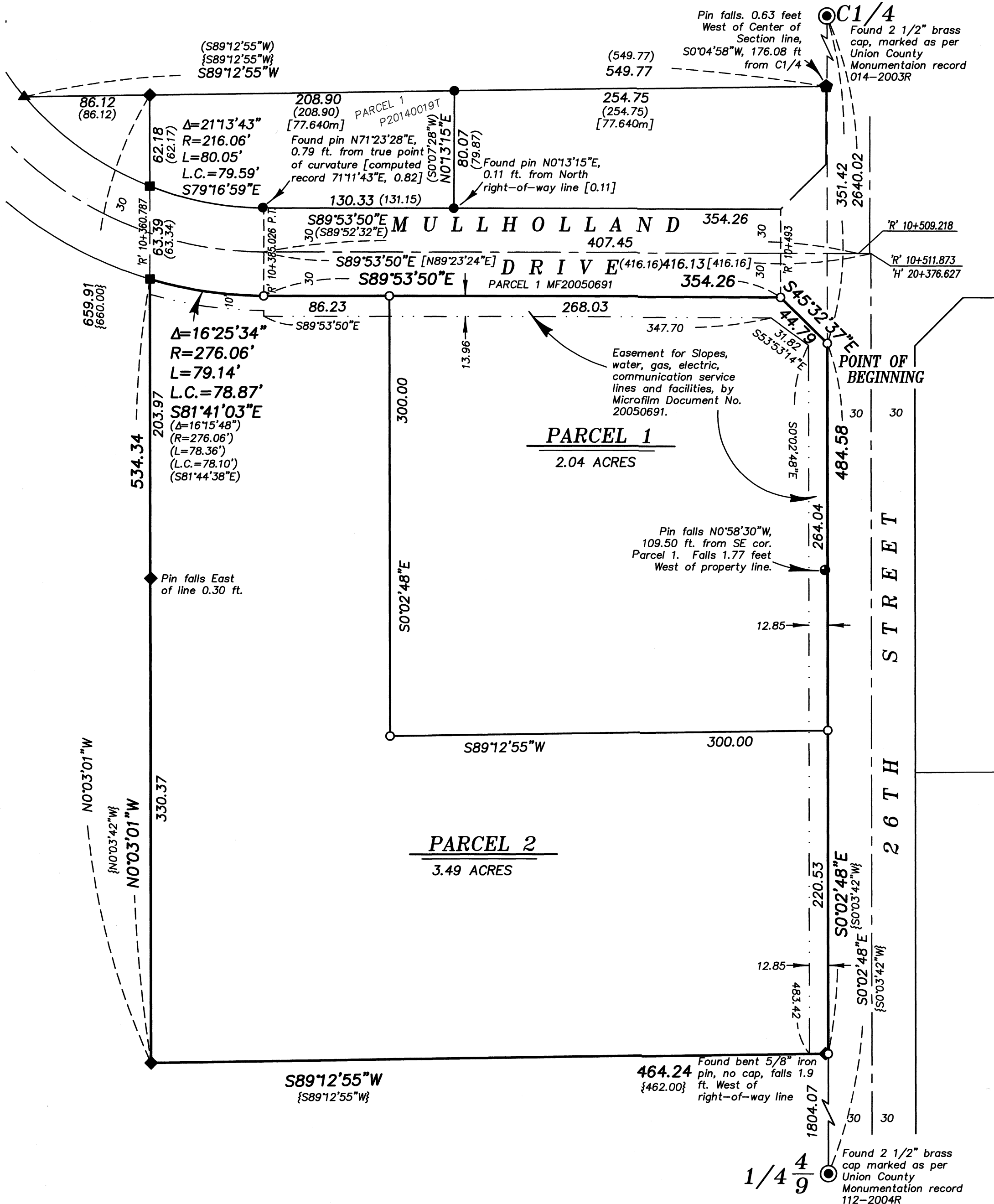
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. ~~2022-0009~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E580-E581 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023.

Jeffrey S. Hsu, OPLS 83571



PARTITION PLAT NUMBER 2022-0009

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Situate in the the Southwest quarter 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 situated in the Southwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at a point on the East line of said Southwest quarter, being on the West line of 26th Street, said point which bears South 0°02'48" East, a distance of 351.42 feet from the Center quarter corner of said Section 4,

Thence: South 0°02'48" East, along said East line of said Southwest quarter and also along said West right-of-way line, a distance of 484.58 feet,

Thence: South 89°12'55" West, a distance of 464.24 feet,

Thence: North 0°03'01" West, a distance of 534.34 feet, to the South right-of-way line of Mulholland Drive, said point being on a 276.06-foot radius curve to the left,

Thence: Along said curve, also along said South right-of-way line, a distance of 79.14 feet, through a central angle of 16°25'34" (the long chord which bears South 81°41'03" East, a distance of 78.87 feet),

Thence: South 89°53'50" East, along said South right-of-way line, a distance of 354.26 feet, to an angle point in said South right-of-way line,

Thence: South 45°32'27" East, along said South right-of-way line, a distance of 44.79 feet, to the Point of Beginning.

Containing 5.53 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.

DECLARATION

Know all people by these presents that A&P INVESTMENTS, LLC, an Oregon Limited Liability Company, 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. In witness whereof, A&P INVESTMENTS, LLC, pursuant to its operating agreemtn, had caused these presents to be signed by KAMALJIT SINGH.

Kamaljit Singh
KAMALJIT SINGH
A&P INVESTMENTS, LLC.

APPROVALS

Union County Surveyor

Approved this 2nd day of JUNE, 2022.

by Deputy Wallowa County Surveyor Kristina Powell
Kristina Powell
Deputy Wallowa County Surveyor

City of La Grande Planning

Approved this 27th day of June, 2022.

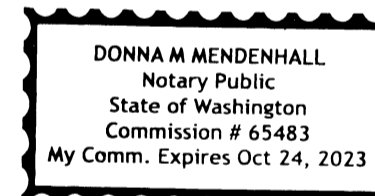
Kendra Yamba
In Place of Michael J. Boquist
Michael J. Boquist
Community Development Director
City of La Grande

ACKNOWLEDGMENT

State of Washington
County of Franklin SS

Know all people by these presents, on this 23rd day of June, 2022, before me a Notary Public in and for said State and County, personally appeared KAMALJIT SINGH 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.

Donna Mendenhall
Notary Public for Franklin County
the State of Washington

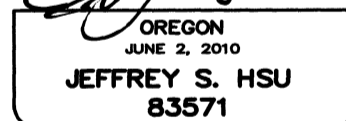
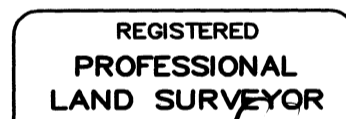


Notarial seal

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.

Ellen Wilhelm, Chief Deputy
Cody Vavra, Union County Assessor/Tax Collector
Date: 6/27/2022



Renewal Date: June 30, 2023

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

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. 2022-0009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E580-E581 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

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 27th day of June, 2022, at 3:33 o'clock P.M., and recorded in Plat Cabinet No. E580-E581 Union County records. Microfilm Number 2022-2113

Robin A. Church
Union County Clerk
by J. Church Deputy Clerk