

PARTITION PLAT NUMBER 2024-0008

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

microfilm # 20242474

Plat Cab # E628-E629

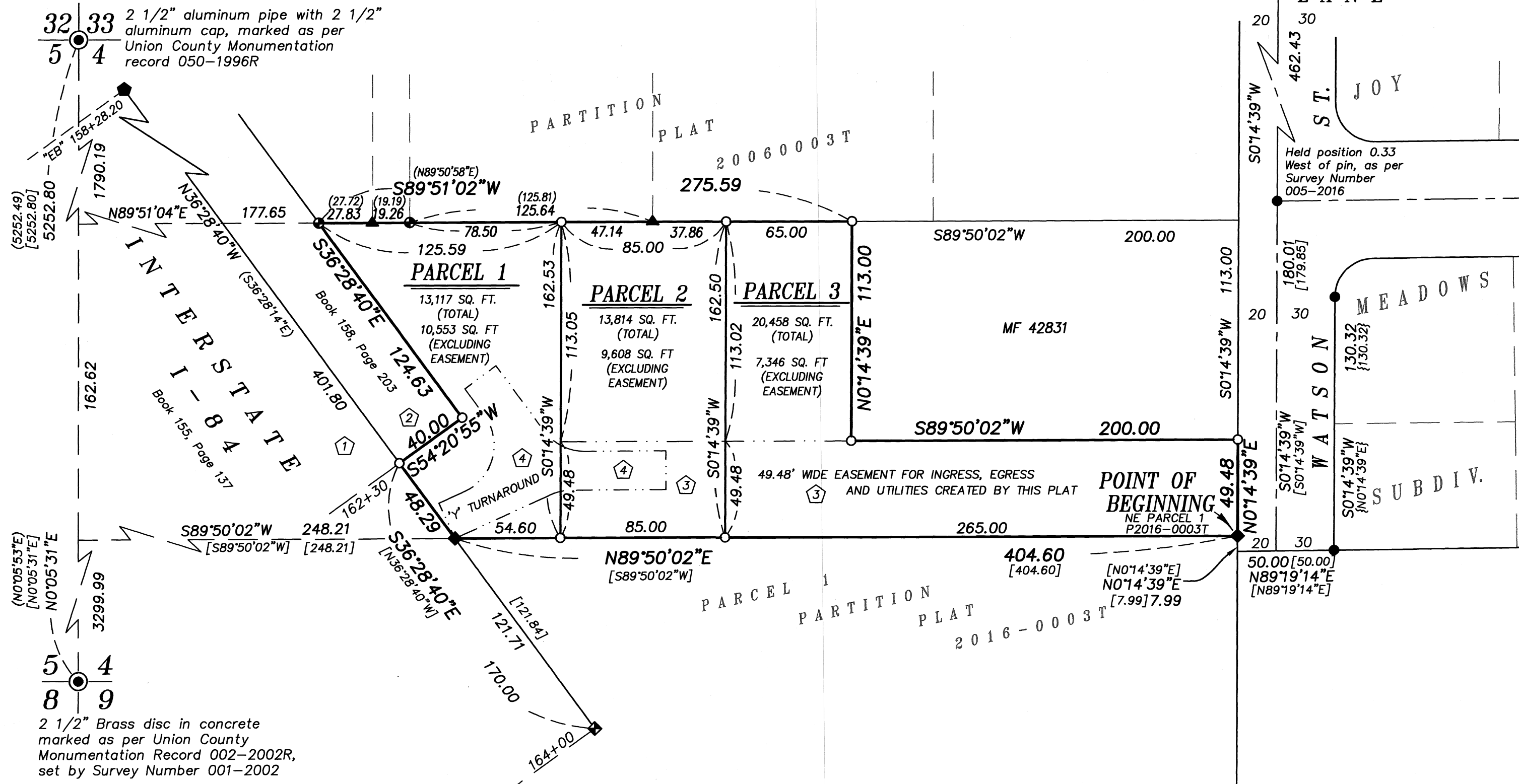
BASIS OF BEARING

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

SCALE: 1"=50'

LEGEND

- Found monument as noted, marked as per Union County Monumentation Records
- ⊙ Found 2" brass cap marked BAGETT-GRIFFITH & BLACKMAN, set by Survey Number 010-2024
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by plat of Joy Meadows
- ◆ Found 5/8" iron pin with 1 1/2" aluminum cap marked STATE HIGHWAY DEPT, set by ODOT
- ▲ Found 5/8" iron pin, set by Survey Number 33-75
- Found 5/8" iron pin with 1 1/2" aluminum cap marked APA WA 41295 OR 2849, set by Partition Plat 2006-0003T
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 005-2016
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 032-2022
- Set 5/8"x30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- Centerline
- - - - - Easement Line
- [] Record measurement as per Survey Number 005-2016
- { } Record measurement as per Plat of Joy Meadows
- () Record measurement as per Partition Plat 2006-0003T



NARRATIVE

This partition was done at the request of Rasario Durfee on behalf of the landowners within. Ms. Durfee wanted to divide the property as shown. The North line was monumented by Survey 33-75 and Partition Plat 2006-0003T. The South line was monumented by Partition Plat 2016-0003T. I find these in relatively good condition and hold them as shown. I hold the centerline of Watson Street as placed by the plat of Joy Meadows. I hold monument and stationing of Interstate I-84 from the ODOT monument at Station 164+00. I place the exception described in Book 158, Page 137, at record highway station. I give full measure to MF 42831 as it has the senior right. I place the dividing lines at the direction of Ms. Durfee. I find no other unusual conditions with this partition.

REFERENCE MATERIAL

- Plat of Joy Meadows Partition Plat 20060003T
- Partition Plat 2016-0003T
- Survey Number 33-75
- Survey Number 006-2016
- Survey Number 032-2002
- Survey Number 010-2024
- DEED REFERENCES**
- Book 155, Page 127
- Book 158, Page 203
- Microfilm Document Number 42831
- Microfilm Document Number 20241535

NOTES AND EASEMENTS

- ① Limited Access provisions contained in Deed to the State of Oregon, by and through its State Highway Division, restricting access to Interstate I-84, by deed recorded in Book 155, page 137
- ② Easement for relocating irrigation facilities, granted to State of Oregon by and through its State Highway Commission by deed recorded in Book 155, Page 137. Easement area later conveyed in fee to State of Oregon, by and through its State Highway Commission by Deed 158, Page 203.
- ③ 49.48 ft. wide easement for ingress egress and utilities over the South 49.48 feet of Parcels 2 and 3, for benefit of Parcels 1 and 2, created by this plat.
- ④ Y-Turnaround, over Parcels 1 and 2, for emergency vehicle turnaround, created by this plat. See detail on Page 2.

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. 20240008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E628-E629 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, 2025

Jeffrey S. Hsu, OPLS 83571

