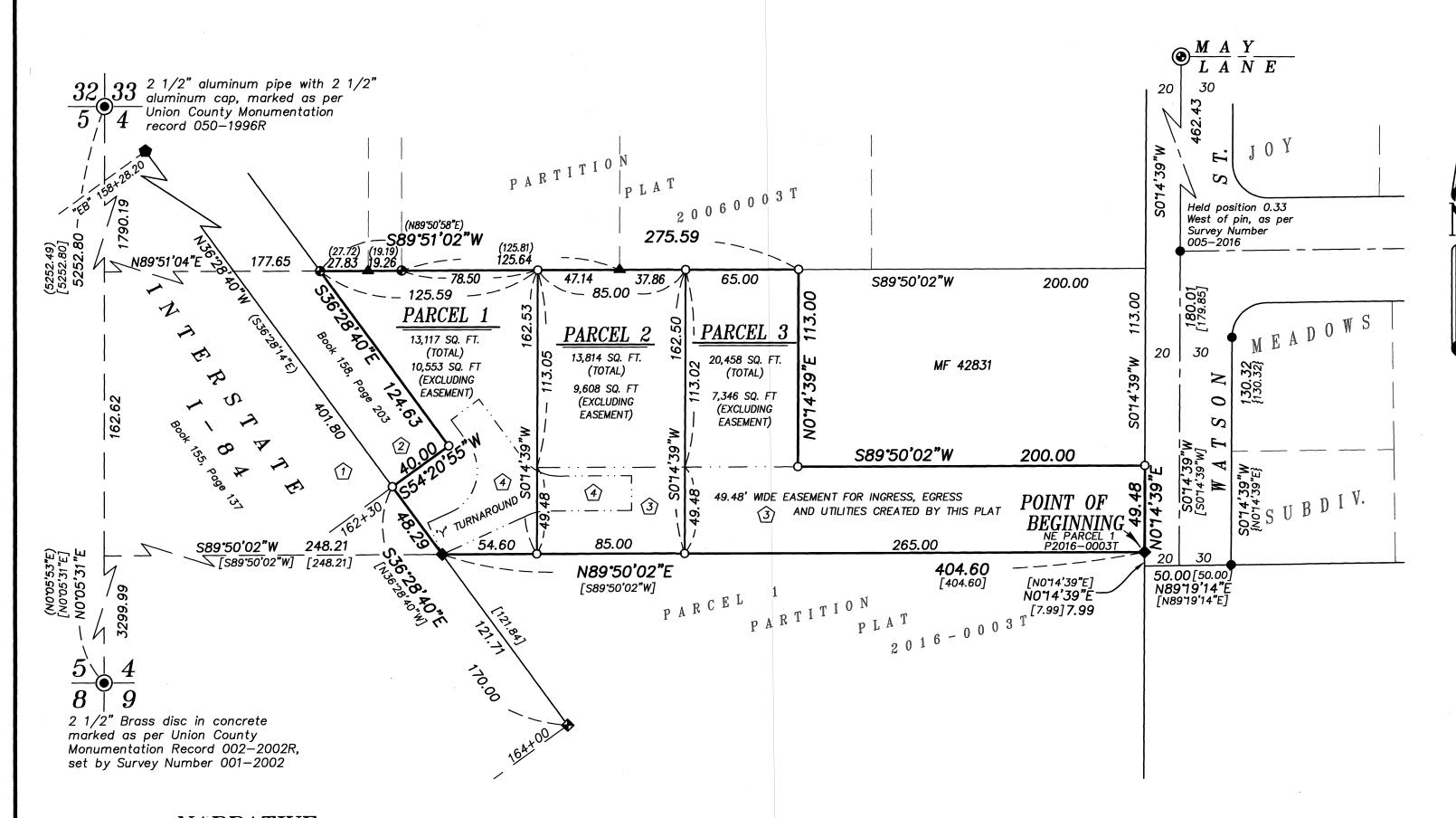
# PARTITION PLAT NUMBER 2024-0008

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 # E 628 - E 629



### *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

Preliminary Title Report No. 24-37661, dated July 18, 2024, prepared by Eastern Oregon Title Inc.

#### NOTES AND EASEMENTS

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

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.

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.

Y—Turnaround, over Parcels 1 and 2, for emergency vehicle turnaround, created by this plat. See detail on Page 2.

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ 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

## 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. 2024008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 2024 2029 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

Sheet 1 of 2

## 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

#### SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this partition, being 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, more particularly described as follows;

Beginning at the Northeast corner of Parcel 1 of Partition Plat 2016-0003T, filed as Microfilm No. 20160238T and stored in Slides 321 and 322, Plat Cabinet 'D', plat records of Union County, Oregon,

Thence: North 0~14'39" East, along the West right-of-way line of Watson Street, a distance of 49.48 feet, to the Southeast corner of that tract conveyed to Lloyd Wayne Rogers by deed recorded as Microfilm Document No. 42831, deed records of Union County, Oregon,

Thence: South 89°50'02" West, along the South line of said Rogers Tract, a distance of 200.00 feet,

Thence: North 0~14'39" East, along the West line of said Rogers Tract, a distance of 113.00 feet, to the South line of Parcel 2 of Partition Plat 20060003T, filed as Microfilm No. 20060714T, and stored in Slides 806 and 807, Plat Cabinet 'C', plat records of Union County, Oregon.

Thence: South 89°51'02" West, along the South line of Parcels 1 and 2 of said Partition Plat 20060003T, a distance of 275.59 feet, to the Northeast line of that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 158, Page 203, deed records of Union County, Oregon,

Thence: South 36°28'40" East, along the Northeast line of said State of Oregon tract, a distance of 124.63 feet, to the Southeast corner thereof,

Thence: South 54°20'55" West, along the Southeast line of said State of Oregon tract, a distance of 40.00 feet, to the Northeast right-of-way line of Interstate I-84,

Thence: South 36°28'40" East, along said Northeast right—of—way line, a distance of 48.29 feet, to the Northwest corner of said Parcel 1 of Partition Plat 2016-0003T,

Thence: North 89°50'02" East, along the North line of said Parcel 1, a distance of 404.60 feet, to the Point of Beginning.

Containing 47,389 sq. ft.

I further certify that I made this plat by order of and under the direction of the owners thereof and parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

2006 Adams Ave. La Grande OR 97850

**REGISTERED PROFESSIONAL** LAND SURVEYOR JEFFREY S. HSU 83571 Renewal Date: June 30, 2025.

## 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.2024008 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.

Jeffrey S. Hsu, OPLS 83571

### **DECLARATION**

Know all People by these presents that JORDAN COVARRUBIAS RODRIGUEZ and ELSA DANIELLA AUILAR are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted, and do hereby create the easement for ingress, egress and utilities over Parcels 2 and 3, for benefit of Parcels 1 and 2, and the Y-turnaround easement over Parcels 1 and 2 for emergency vehicle turnaround, as shown on the annexed map in accordance with O.R.S. Chapter 92.

### **ACKNOWLEDGMENTS**

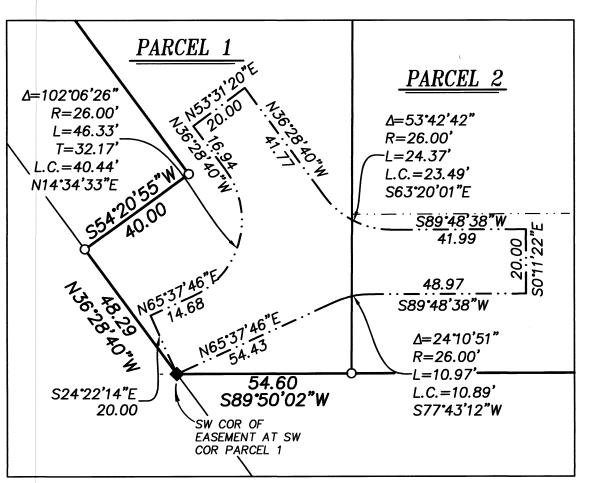
County of Union Barton

Know all people by these presents, on this 6 day of 0(10ber, 2024 before me a Notary Public in and for said State and County, personally appeared JORDAN COVARRUBIAS RODRIGUEZ and ELSA DANIÉLA AGUILAR, 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.

the State of

**Notary Public** State of Washington MARIA D GARČIA License Number 24015033
MY COMMISSION EXPIRES ebruary 9, 2028

Notarial seal



Y-TURNAROUND DETAIL

SCALE 1"=30'

#### APPROVALS

Union County Surveyor

Approved this 20 th day of SEPTEMBER, 2024.

By Grant County Surveyor

City of La Grande Planning

Approved this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_

Communitý Development 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 2024-2025 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.

Union County Assessor/Tax Collector

## FILING STATEMENT UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the TH day of NOVEMBER, 2024, at 9:36 o'clock A.M. and recorded in Union County Records.

Union County Clerk by Why Defur CLERK