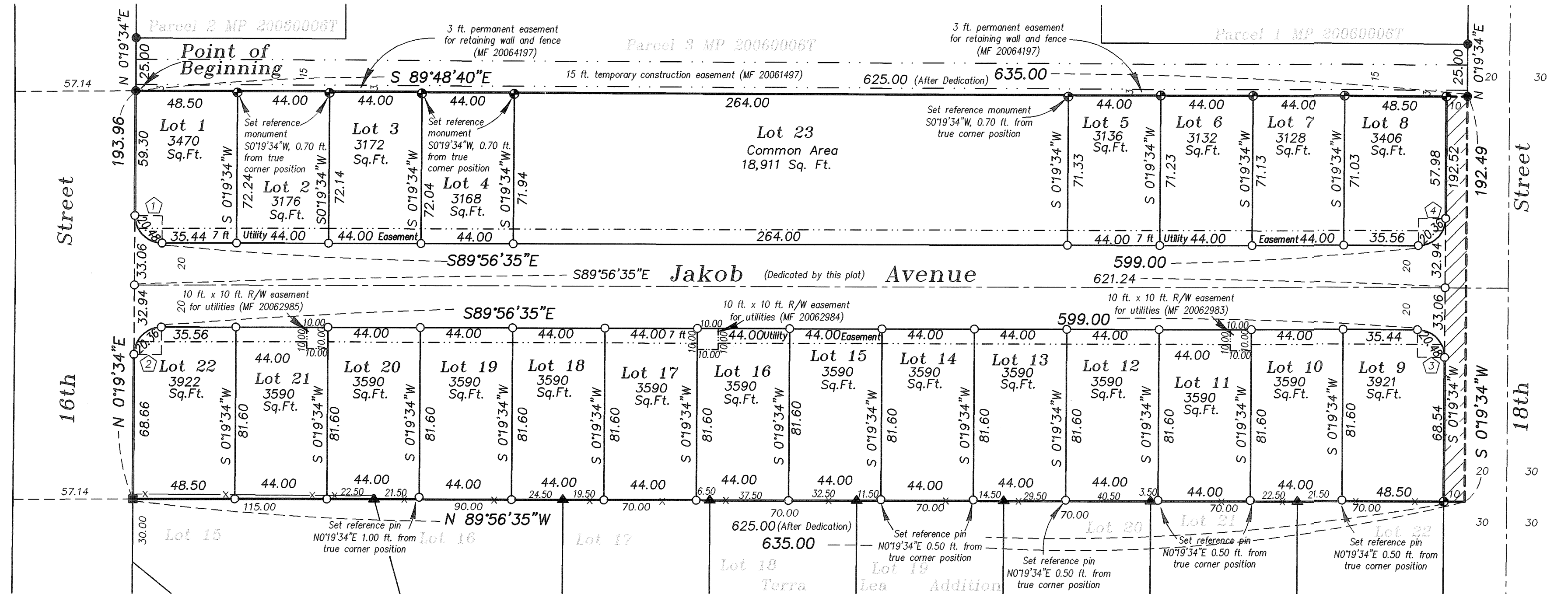


# La Grande Town Houses

A Planned Unit Development

Situated in the Southeast quarter of the Southeast quarter of Section 8,  
Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon.

Microfilm Number 20080298T  
Plat Cabinet Number C960+C961



### Curve Data

|   |   |
|---|---|
| <p>1 NW Corner of B Ave. &amp; 16th St.<br/> <math>\Delta = 90^{\circ}16'08''</math><br/> <math>R = 13.00'</math><br/> <math>L = 20.48'</math><br/> <math>T = 13.06'</math><br/> <math>L.C. = 18.43'</math><br/> <math>S 44^{\circ}48'31'' E</math></p> | <p>2 SW Corner of B Ave. &amp; 16th St.<br/> <math>\Delta = 89^{\circ}43'52''</math><br/> <math>R = 13.00'</math><br/> <math>L = 20.36'</math><br/> <math>T = 12.94'</math><br/> <math>L.C. = 18.34'</math><br/> <math>S 45^{\circ}11'29'' W</math></p> |
| <p>3 SE Corner of B Ave. &amp; 18th St.<br/> <math>\Delta = 90^{\circ}16'08''</math><br/> <math>R = 13.00'</math><br/> <math>L = 20.48'</math><br/> <math>T = 13.06'</math><br/> <math>L.C. = 18.43'</math><br/> <math>S 44^{\circ}48'31'' E</math></p> | <p>4 NE Corner of B Ave. &amp; 18th St.<br/> <math>\Delta = 89^{\circ}43'52''</math><br/> <math>R = 13.00'</math><br/> <math>L = 20.36'</math><br/> <math>T = 12.94'</math><br/> <math>L.C. = 18.34'</math><br/> <math>S 45^{\circ}11'29'' W</math></p> |

### 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" = 40'

### REFERENCE MATERIAL

Plat of Terra Lea Addition to La Grande Survey Number 124-78  
Minor Partition Plat Number 2006-0006T

### DEED REFERENCES

- Microfilm Number 971225
- Microfilm Number 20042286
- Microfilm Number 20046603
- Microfilm Number 20046604
- Microfilm Number 20046605
- Microfilm Number 20064197
- Microfilm Number 20062983
- Microfilm Number 20062984
- Microfilm Number 20062985
- Microfilm Number 20076520

Partition Plat Report Number 07-18557 prepared by Eastern Oregon Title, Inc., dated June 6, 2007

### LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 124-78
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20060006T
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Terra Lea Addition
- ⊕ Set brass screw in lead plug with brass washer marked "OPLS 2219"
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement Line
- - - Centerline
- x - Existing fence line
- ▨ Area of 18th Street dedicated by this plat

### NARRATIVE

This Planned Unit Development was done at the request of Dan Hatfield. The exterior of this property was monumented by Minor Partition Plat Number 20060006T on the North and the plat of Terra Lea Addition to La Grande on the South. There was a concrete retaining wall constructed along the North line of this development making it necessary to set brass screws drilled into the wall, some of which are offset from the true corner position. There is also a new existing fence along the Eastern portion of the South line of this development also making it necessary to offset certain corners as shown. I also set a brass screw at the Southeast corner of Lot 9, as the position fell in the concrete base of a fence corner. This plat dedicates "B" Avenue and the Westerly 10 feet of 18th Street as shown, as well as creating the 7 ft. utility easements along "B" Avenue as shown. There are existing easements for the retaining wall (MF #20064197) along the North line of the development, and for the three 10'x10' utility easements granted to OTEC for their facilities on Lots 11, 16 and 21 (MF #20062983, #200652984 and #200652985). As with OTEC easements in the past, the easement is described as a particular bearing and distance from the Southeast corner of Section 8, which in no way relates to the true location of the utility improvement. These easements all have the phrase "all as staked or constructed on the ground.", which the utility company relies on to place the easement. I locate the easements by placing the record dimension around the existing facilities, which were constructed so as to fit the dimensions shown. I find no other unusual conditions on this partition.

### COVENANTS AND RESTRICTIONS

Covenants and Restrictions for the land within this Planned Unit Development are being filed in conjunction with this plat.

### SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of LA GRANDE TOWN HOUSES, and that the annexed tracing is an exact copy of said Planned Unit Development as the same is on file in UNION COUNTY Cabinet Number C960+C961 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2008

# La Grande Town Houses

Microfilm Number 20080298T  
Plat Cabinet Number C960 + C961

A Planned Unit Development  
Situated in the Southeast quarter of the Southeast quarter of Section 8,  
Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Planned Unit Development, being situated in the Southeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southwest corner of Parcel 3 of Minor Partition Plat Number 20060006T, filed as microfilm number 20062232T, in plat Cabinet C, in slides 812 and 813 of the plat records of Union County,

Thence; South 89°48'40" East, along the South line of said Parcel 3, a distance of 635.00 feet, to the Southeast corner thereof, said point being on the West right of way line of 18th Street,

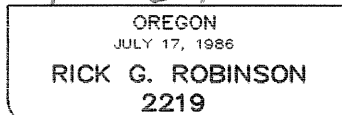
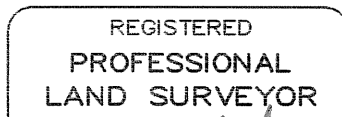
Thence; South 0°19'34" West, along said West line, a distance of 192.49 feet, to the Easterly prolongation of the North line of Terra Lea Addition to La Grande,

Thence; North 89°56'35" West, along said North line, and its' Easterly prolongation, a distance of 635.00 feet, to the Northwest corner of Lot 15 of said Addition, said point being on the East right of way line of 16th Street,

Thence; North 0°19'34" East, along said East line, a distance of 193.96 feet, to the Point of Beginning of this description.

Said tract containing 122,697 Sq. Ft. (2.82 acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all lot corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.



Renewal Date: Dec. 31, 2008

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

## DECLARATION

Know all People by these presents that LAGRAN TOWNHOMES, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act ( ORS Chapter 70 ), is the owner of the land within this this Planned Unit Development, 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 do hereby create the 7 ft. easement for utilities, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that land within Jakob Avenue, and that portion of 18th Street as depicted on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92. In witness where of, LAGRAN TOWNHOMES, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by MILDRED A. HANSON.

Mildred A. Hanson  
MILDRED A. HANSON,  
LAGRAN TOWNHOMES, LLC.

~~Know all people by these presents that PENSICO TRUST COMPANY CUSTODIAN FBO DONALD E. WRIGHT, ACCT NO. WR1AA, is a mortgage holder on the land within this partition by virtue of that assignment of interest filed as microfilm number 20046605 in the deed records of Union County, and does hereby consent to the Planned Unit Development, road dedication and easements shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.~~

Authorized Representative of  
PENSICO TRUST COMPANY CUSTODIAN FBO DONALD E. WRIGHT, ACCT NO. WR1AA

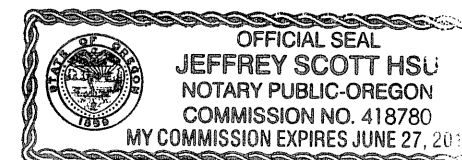
DEED OF TRUST RECONVEYED BY DEED MICROFILM NUMBER 20076520

## ACKNOWLEDGMENTS

State of Oregon SS  
County of UNION

Know all these people by these presents, on this 23 day of AUGUST, 2007, before me a Notary Public in and for said County and State, personally appeared MILDRED A. HANSON, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Jeffrey Scott Hsu  
Notary Public for  
the State of Oregon



Notarial seal

State of \_\_\_\_\_ SS  
County of \_\_\_\_\_

~~Know all these people by these presents, on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ an authorized representative PENSICO TRUST COMPANY CUSTODIAN FBO DONALD E. WRIGHT, ACCT NO. WR1AA, and who acknowledged to me that they executed the same freely and voluntarily.~~

Notary Public for  
the State of \_\_\_\_\_

DEED OF TRUST RECONVEYED BY DEED MICROFILM NUMBER 20076520

Notarial seal

## APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 25th day of October, 2008  
by Norman J. Paulus, Jr.  
Norman J. Paulus, Jr.  
City Surveyor

City of La Grande Planner

Approved this 17th day of JANUARY, 2008  
Michael J. Boquist  
Michael J. Boquist  
City Planner

La Grande City Council

Approved this 16th day of January, 2008.  
Alan Griffin Mayor  
Steve Clements Mayor Pro-tem  
John McLeod Councilor  
Mary Ann Mesnia Councilor  
Lynne Larsen-Hell Councilor

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 2007-2008 tax roll which became a lien on the land within this Subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Ellen Wilhelm, Chief Deputy Date: 12/4/07  
Jon Linda L. Hill, Union County Assessor/Tax Collector

## UNION COUNTY COMMISSION

Approved this 23 day of January, 2008

Steve McClure Steve McClure  
R. Nellie Bogue Hibbert R. Nellie Bogue Hibbert  
Colleen MacLeod Colleen MacLeod

## FILING STATEMENT

Union County Clerk

State of Oregon SS  
County of Union  
I do hereby certify that the attached Subdivision Plat was received for record on the 23rd day of January, 2008, at 9:30 o'clock A.M., and recorded in Plat Cabinet No. C960 + C961  
Union County records. Microfilm Number 20080298T  
Robin A. Church,  
Union County Clerk by R. Church

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of LA GRANDE TOWN HOUSES, and that the annexed tracing is an exact copy of said Planned Unit Development as the same is on file in UNION COUNTY Cabinet Number C960 + C961 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219