

Minor Partition Plat Number 20070032T

A Partition of Lot 17 and the North 9 feet of Lot 16,
Grand View Addition to La Grande,
situated in the Northeast Quarter of the Northeast Quarter of Section 17,
Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20074522T
Plat Cabinet Number C 928-929

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" = 30'

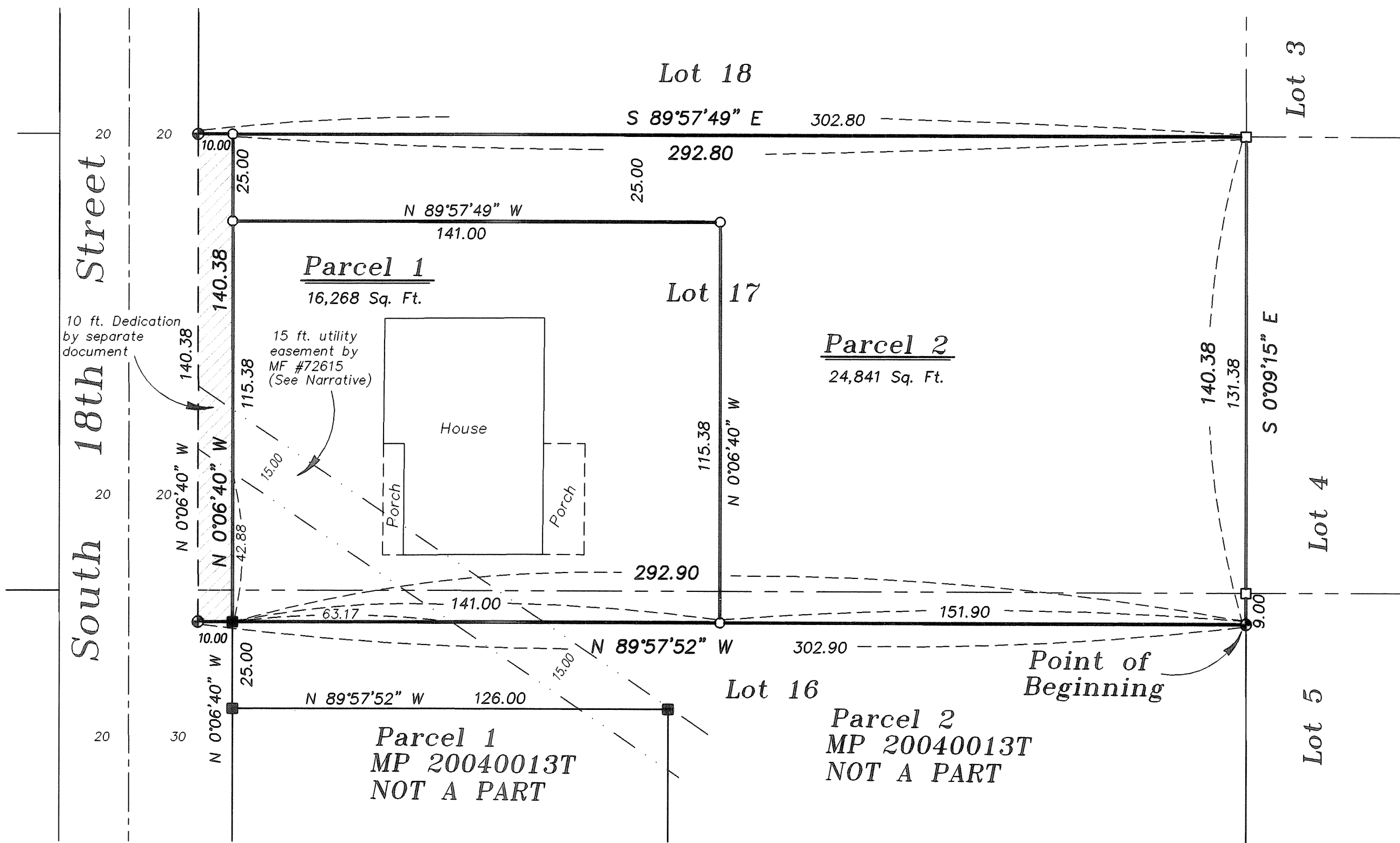
REFERENCE MATERIAL

Plat of Grand View Addition
Survey Number 67
Survey Number 009-2001
Survey Number 025-2004
Minor Partition Plat Number 20040013T

DEED REFERENCES
Microfilm Number 72615
Survey Report Number 45720 prepared by Abstract and
Title Company, dated August 7, 2007

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 009-2001
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 025-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20040013T
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- Lot line of Grand View Addition



NARRATIVE

This partition was done at the request of Shon and Connie Steele. The purpose of this partition is to create an additional building site. The location of the exterior of this tract was monumented by survey numbers 009-2001 and 025-2004. I place the lines between Parcels 1 and 2 at the direction of the owners of the land within this partition. A 10 ft. portion of 18th Street was dedicated recently by a separate document. The utility easement granted by microfilm number 72615 was for an overhead power line which was in existence until 2004. The line has since been moved to the South, and is no longer occupied by any utility improvement. The easement is listed in the stated title report, so I am showing the record location. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

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 Partition Plat No. 20070032T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 928-929 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

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SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being Lot 17 and a portion of Lot 16 of Grand View Addition to LaGrande, situated in the Northeast Quarter of the Northeast Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the East line of said Lot 16, said point being the Northeast corner of Minor Partition Plat Number 20040013T, as filed in the plat records of Union County,

Thence; North 89°57'52" West, along the North line of said Partition Plat, a distance of 292.90 feet, to the Northwest corner of Parcel 2 of said Partition Plat,


Thence; North 0°06'40" West, a distance of 140.38 feet, to the North line of said Lot 17,

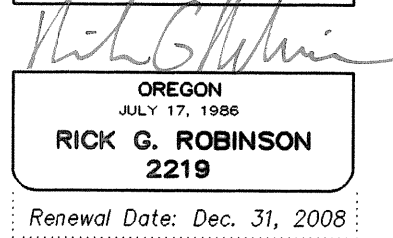
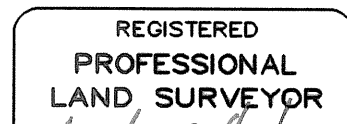
Thence; South 89°57'49" East, along said North line, a distance of 292.80 feet, to the Northeast corner of said Lot 17,

Thence; South 0°09'15" East, along the East line of said Lot 17, and along the East line of said Lot 16, a distance of 140.38 feet, to the Point of Beginning of this description.

Said parcel containing 41,109 Sq. Ft. (0.94 Acres)

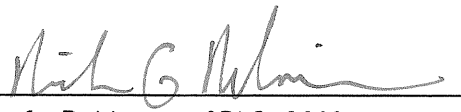
I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
La Grande, OR 97850



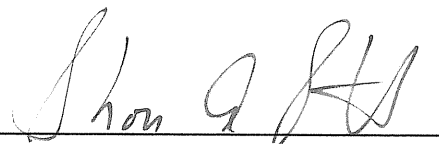
SURVEYOR'S EXACT COPY STATEMENT

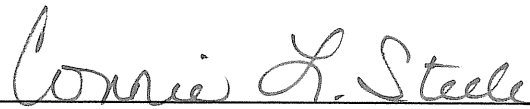
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070032T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 928-929 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that SHON A. STEELE and CONNIE L. STEELE, are the owners of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92,

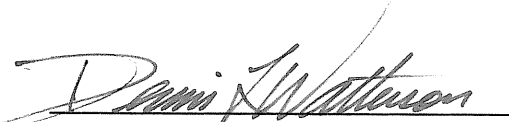

SHON A. STEELE

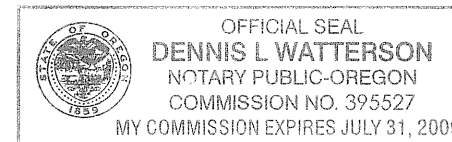

CONNIE L. STEELE

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 10 day of AUGUST, 2007, before me a Notary Public in and for said County and State, personally appeared SHON A. STEELE and CONNIE L. STEELE, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.


Notary Public for
the State of Oregon

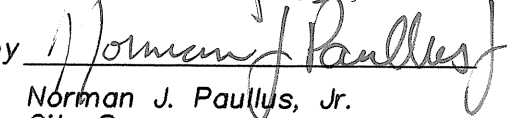


Notarial Seal

APPROVALS

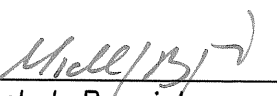
City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 9th day of August, 2007.

by 
Norman J. Paullus, Jr.
City Surveyor


City of LaGrande Planner

Approved this 16th day of AUGUST, 2007.


Michael J. Boquist
City Planner

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 partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by  Date: 8/9/07
Linda L. Hill, Union County Assessor/Tax Collector

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 16 day of August, 2007, at 11:30 o'clock A.M., and recorded in Plat Cabinet No. C 928-929 Union County records. Microfilm Number 20074522T

Robin A. Church,
Union County Clerk, by 