

Minor Partition Plat No. 20080026T

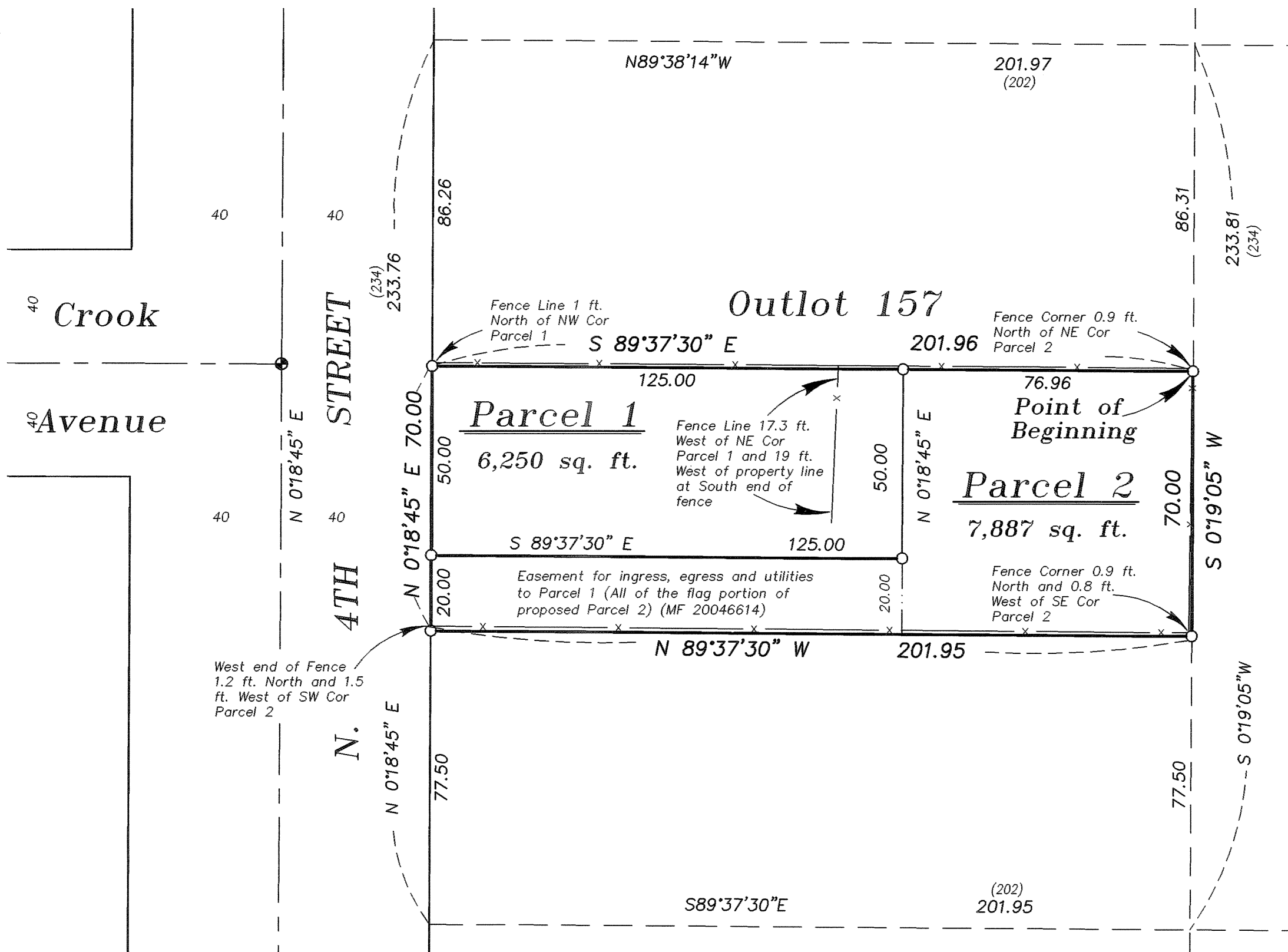
A Partition of a tract situated in Outlot 157 of Chaplin's Supplemental Addition to the City of La Grande, Union County, Oregon.

Microfilm Number 20085292T
Plat Cabinet Number D035-D036

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 Chaplin's Supplemental Addition to La Grande
- Plat of Helsom's Addition to La Grande
- Survey Number 12-71
- Survey Number 59-73
- Survey Number 89-78
- Survey Number 39-79
- Survey Number 18-89
- (1922 remonumentation of La Grande)
- Survey Number 024-1996
- Survey Number 032-1996
- Survey Number 015-2008
- Minor Partition Plat Number 20080007T

Partition Tract Scale: 1" = 30'

NARRATIVE

This partition was done at the request of Vince Donovan, former owner of the land within this partition. Through a series of events, the property was sold in two tracts without the benefit of the partition process. The descriptions used to transfer the tracts were taken from a preliminary plat originally submitted to the City of La Grande for the partition process. The partition was never completed or approved. This partition legalizes the prior division. I base the location of the Outlots from the found monumentation as shown. This was also the basis for survey number 015-2008. The ownerships within Outlot 157 were originally sold by giving record distance from the South line of the Outlot, with the Northernmost tract being a remainder (see deeds listed in the reference material). I find the existing fences to be harmonious with the deed lines as shown. I find no other unusual conditions with this partition.

- #### DEED REFERENCES
- Volume 82 Page 393
 - Volume 101 Page 519
 - Volume 105 Page 296
 - Volume 110 Page 214
 - Volume 114 Page 352
 - Volume 114 Page 504
 - Volume 125 Page 260
 - Volume 138 Page 127
 - Microfilm Number 157025
 - Microfilm Number 20015979
 - Microfilm Number 20020330
 - Microfilm Number 20036485
 - Microfilm Number 20043917
 - Microfilm Number 20046614
 - Microfilm Number 20050686
 - Microfilm Number 20065120
 - Microfilm Number 20070163

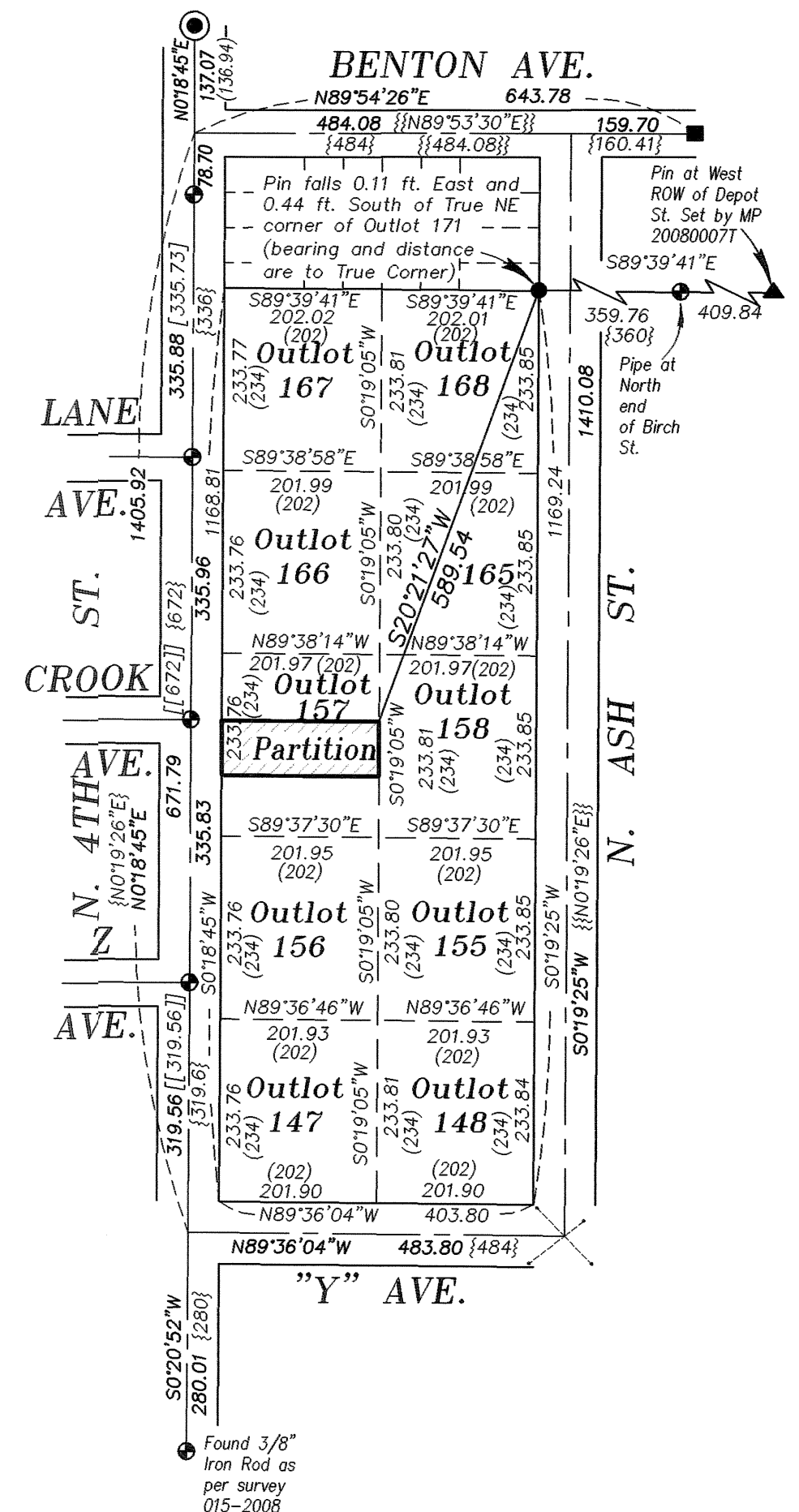
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

LEGEND

- Found 2 1/2" Brass Cap set by Survey Number 032-1996
- Found 3/4" Iron Pipe set by Survey Number 18-89 (1922 remonumentation)
- Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by Survey 024-1996
- ✕ Found unrecorded lead plugs in sidewalk
- ▲ Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 20080007T
- Found 5/8" Iron pin set by Survey Number 59-73
- Set 5/8" x 30" Iron pin with plastic cap marked BGB SURVEY MARKER
- - - Existing fenceline
- - - Centerline
- - - Platted Lot Line
- - - Easement Line
- () Record measurement as per plat of Chaplin's Supplemental Addition to La Grande
- { } Record measurement as per Survey Number 18-89 (1922 remonumentation)
- [] Record measurement as per Survey Number 59-73
- {{ }} Record measurement as per Survey Number 39-79
- [[]] Record measurement as per Survey Number 12-71



Block Detail Scale: 1" = 200'

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. 20080026T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D035-D036 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

Minor Partition Plat No. 20080026T
A Partition of a tract situated in Outlots 167 of Chaplin's Supplemental Addition
to the City of La Grande, Union County, Oregon,

Microfilm Number 20085292T
Plat Cabinet Number D035-D036

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition, being a partition of a portion of Outlot 157 Chaplin's Supplemental Addition to the City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at a point on the East line of said Outlot 157, said point being South 20°21'27" West, a distance of 589.54 feet from the Northeast corner of Outlot 168 of Chaplin's Supplemental Addition to the City of La Grande:

Thence: South 0°19'05" West, along the East line of said Outlot 157, a distance of 70.00 feet;

Thence: North 89°37'30" West, a distance of 201.95 feet, to the West line of said Outlot 157;

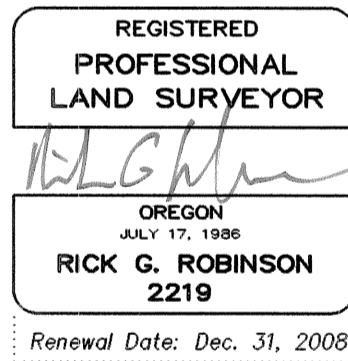
Thence: North 0°18'45" East, along said West line, a distance of 70.00 feet;

Thence: South 89°37'30" East, a distance of 201.96 feet, to the Point of Beginning of this description;

Containing 14,137 sq. ft.

I further certify that I made this survey and plat by order of and under the direction of the former owner 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
Rick G. Robinson OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Ave.
LaGrande, OR 97850



DECLARATION

Know all people by these presents that JASON R. LUHR, STACY LUHR, STEVEN C. LUKKARI and KATHLEEN B. LUKKARI 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 as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92.

Jason R. Luhr
JASON R. LUHR

Stacy Luhr
STACY LUHR

Steven C. Lukkari
STEVEN C. LUKKARI

Kathleen B. Lukkari
KATHLEEN B. LUKKARI

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 5th day of September, 2008.

by Norman J. Paullus, Jr.
Norman J. Paullus, Jr.
City Surveyor

City of LaGrande Planner

Approved this 5th day of SEPTEMBER, 2008.

Michael J. Boquist
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~~ ²⁰⁰⁸⁻²⁰⁰⁹ 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 Linda L. Hill Date: 12/3/08
Linda L. Hill, Union County Assessor/Tax Collector

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 18th day of Sept, 2008, before me a Notary Public in and for said County and State, personally appeared JASON R. LUHR and STACY LUHR, who are known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Lonnie Lester
Notary Public for
the State of Oregon



Notarial Seal

State of Oregon
County of Union

Know all people by these presents, on this 10th day of September, 2008, before me a Notary Public in and for said County and State, personally appeared STEVEN C. LUKKARI and KATHLEEN B. LUKKARI who are known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Kristin Walker
Notary Public for
the State of Oregon



Notarial Seal

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. 20080026T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D035-D036 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

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 3rd day of December, 2008, at 4:41 o'clock P. M. and filed in Plat Cabinet No. D035-D036, Union County records. Microfilm No. 20085292T.

Robin A. Church
Union County Clerk by Whitlatch Kenworthy, Deputy