

TUCKER TRACTS

A Subdivision of a portion of Parcel 1 of Partition Plat Number 20150014T, recorded as microfilm number 20152852T and stored in Plat Cabinet "D" in slides 309 and 310 of the Plat Records of Union County, together with additional lands situate in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20183413T
Plat Cabinet Number E444 + E445

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'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 028-1993
Survey Number 020-2000
Survey Number 006-2006
Survey Number 026-2009
Survey Number 029-2010
Survey Number 005-2013
Survey Number 037-2015
Survey Number 012-2017
Minor Partition Plat Number 20030004
Minor Partition Plat Number 20150014T

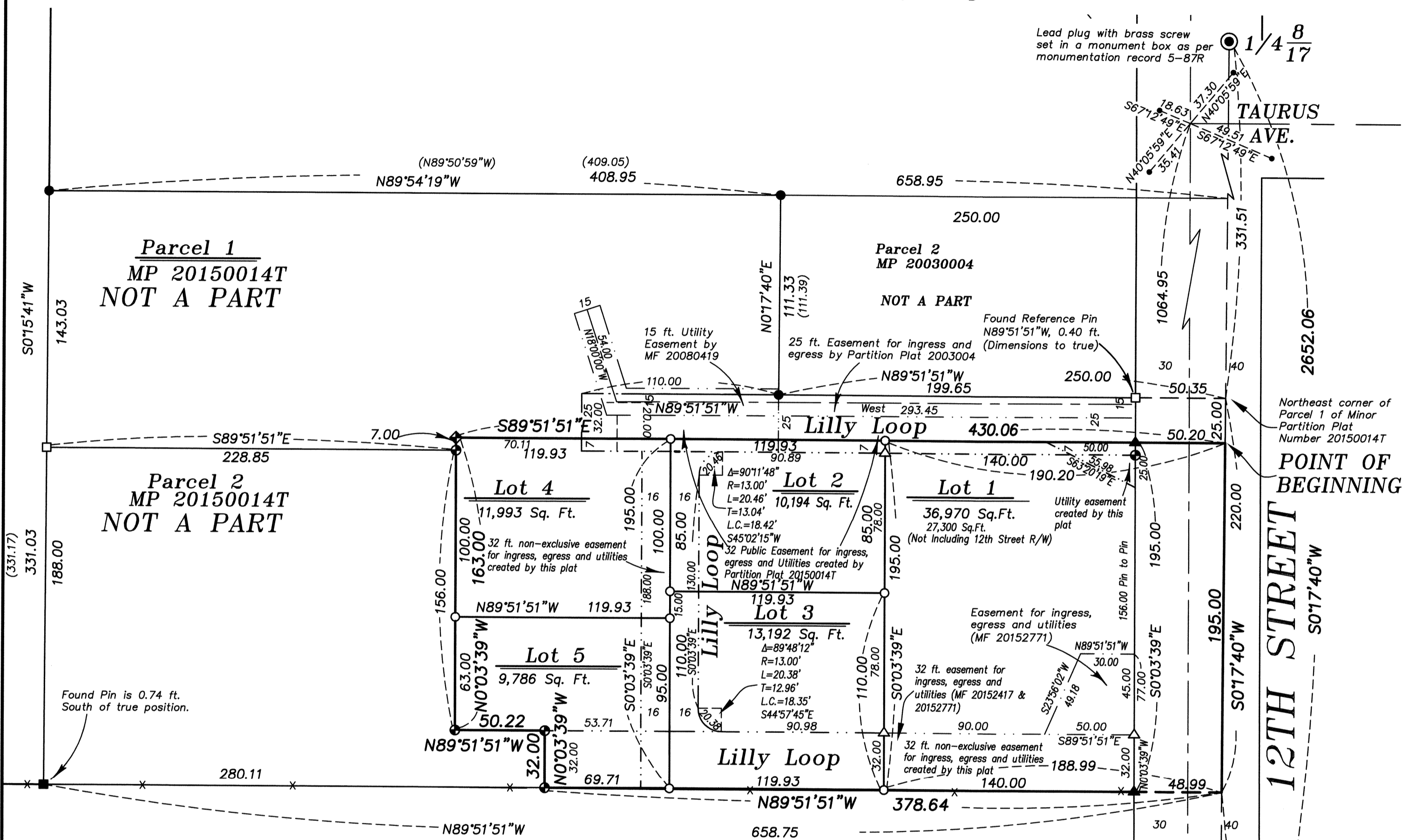
DEED REFERENCES
Microfilm Document 158741
Microfilm Document 20024355
Microfilm Document 20032343
Microfilm Document 20080419
Microfilm Document 20133295
Microfilm Document 20152417
Microfilm Document 20152771

Union County Court Order 2012-07
(Legalization of 12th Street)

Partition Plat Report Number 17-29100 dated September 5, 2017, prepared by Eastern Oregon Title Company, Inc.

LEGEND

- Found monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 028-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 020-2000
- ⊙ Found 2 1/2" Aluminum cap in water valve box, set by Survey Number 029-2010
- ⊗ Centerline position established by brass screw in lead plugs, set by Survey Number 029-2010
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 005-2013
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Partition Plat Number 20150014T
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 037-2015
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 058-2015
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER", set by Survey Number 012-2017
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement as per Survey Number 020-2000
- Centerline
- - - Easement Line
- · - Aliquot Line



NARRATIVE

This subdivision was done at the request of Gary Tucker, co-owner of the land being subdivided. This tract has been monumented by the adjacent partitions and surveys as shown. The most recent survey (012-2017) adjusted 7 feet of Parcel 1 of Partition Plat 20150014T into the tract being subdivided. This subdivision creates a 32 ft. easement for ingress, egress and utilities and has been designated by the City of La Grande as Lilly Loop. The Northerly portion of this access was created by Partition Plat 20150014T. This plat also creates a triangular utility easement along the West right of way of 12th Street across the Northwestern portion of Lot 1. I find no other unusual conditions 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 TUCKER TRACTS and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E444 + E445 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2018

5/8" iron pin with brass cap set in a monument box as per monumentation record 041-2010R

TUCKER TRACTS

Microfilm Number 20183413 T
Plat Cabinet Number E444 + E445

A Subdivision of a portion of Parcel 1 of Partition Plat Number 20150014T, recorded as microfilm number 20152852T and stored in Plat Cabinet "D" in slides 309 and 310 of the Plat Records of Union County, together with additional lands situate in the Northeast quarter of the Northwest quarter of Section 17, 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 subdivision, being a portion of Parcel 1 of Partition Plat Number 20150014T, recorded as microfilm number 20152852T and stored in Plat Cabinet "D" in slides 309 and 310 of the Plat Records of Union County, together with additional lands situate in the Northeast quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, the exterior boundary of which being more particularly described as follows, with reference to map of survey number 012-2017 as filed in the office of the Union County Surveyor,

Beginning at a point on the East line of said Northwest quarter, said point being South 0°17'40" West, a distance of 25.00 feet from the Northeast corner of Parcel 1 of Minor Partition Plat Number 20150014T recorded as microfilm number 20152852T and stored in Plat Cabinet D in slides 309 and 310 of the plat records of Union County, Oregon,

Thence; South 0°17'40" West, along said East line, a distance of 195.00 feet,

Thence; North 89°51'51" West, a distance of 378.64 feet,

Thence; North 0°03'39" West, a distance of 32.00 feet,

Thence; North 89°51'51" West, a distance of 50.22 feet,

Thence; North 0°03'39" West, a distance of 163.00 feet,

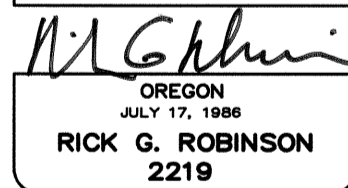
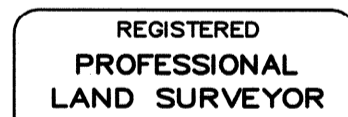
Thence; South 89°51'51" East, a distance of 430.06 feet, to the Point of Beginning of this description.

Subject to the rights of the public in 12th Street and easements of record or as they exist.

Said tract containing 1.89 Acres including County Road right of way (1.66 Acres not including road right of way).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the 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.

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



Renewal Date: Dec. 31, 2018

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 TUCKER TRACTS and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number E444 + E445 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

DECLARATION

Know all people by these presents that GARY TUCKER and CRAIG HOWARD TUCKER are the owners of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the subdivision to be surveyed and platted as shown on the annexed plat, and do for ourselves, our heirs and assigns, hereby create the 32 ft. easement for ingress, egress and utilities across Lots 2, 3, 4 and 5 and the triangular utility easement across the Northeasterly portion of Lot 1 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Gary Tucker
GARY TUCKER

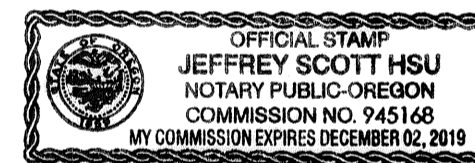
Craig Howard Tucker
CRAIG HOWARD TUCKER

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 25 day of OCTOBER, 2017, before me a Notary Public in and for said State and County, personally appeared GARY TUCKER, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon

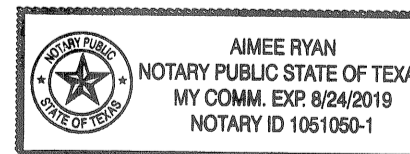


Notarial seal

State of Texas SS
County of Kerr

Know all people by these presents, on this 11th day of December, 2017, before me a Notary Public in and for said State and County, personally appeared CRAIG HOWARD TUCKER, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Aimee Ryan
Notary Public for
the State of Texas



Notarial Seal

APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 28th day of September, 2017.

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

City of La Grande Planner

Approved this 3RD day of OCTOBER, 2018.

Michael J. Bogquist
Michael J. Bogquist
City Planner

La Grande City Council

Approved this 3RD day of OCTOBER, 2018.

Stephen E. Clunt Mayor
John S. Jones Mayor Pro-Tem
Steve McClure Councilor
Donna Beverage Councilor
Jack Howard Councilor
Mary Ann Miesner 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 2018-2019 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 Cody Vavra Date: 12/5/17 10/4/18
Cody Vavra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 7th day of NOVEMBER, 2018.

Steve McClure Steve McClure
Donna Beverage Donna Beverage

Jack Howard
Jack Howard

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 this 7th day of NOVEMBER, 2017, at o'clock PM, and recorded in Plat Cabinet No. E444 + E445 Union County records. Microfilm Number 20183413 T.

Robin A. Church
Union County Clerk by Debra J. Grogan DEPUTY CLERK