

# Minor Partition Plat No. 20060009T

Microfilm Number 20062807T  
Plat Cabinet Number C821, C822

A Partition of a tract situated in the Northeast quarter of the Northwest quarter of Section 7,  
Township 3 South, Range 38 East of the Willamette Meridian  
City of La Grande, Union County, Oregon,

## BASIS OF BEARING

Forward bearing as published by the U.S.C.  
and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946.

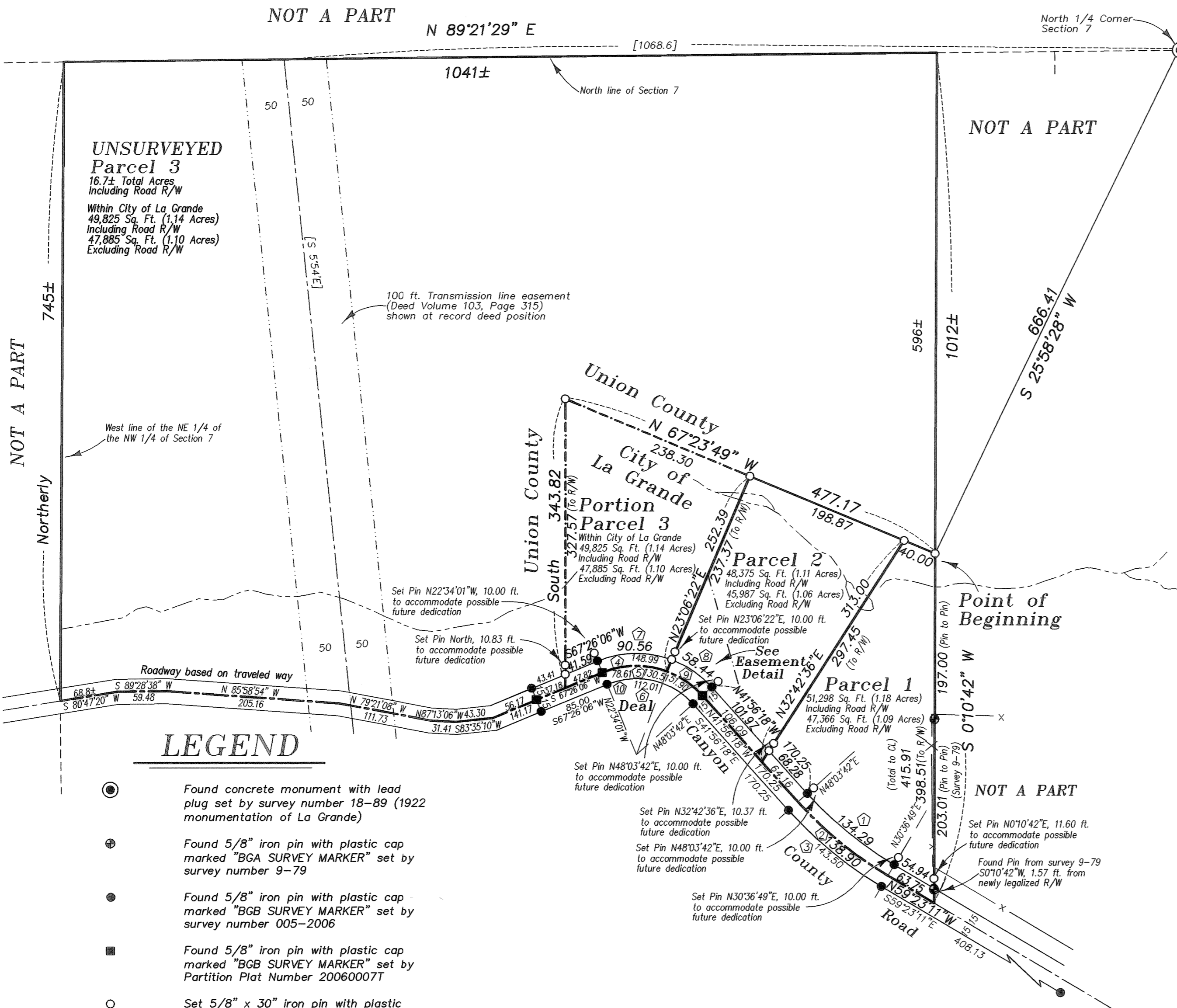
SCALE: 1" = 100'

## REFERENCE MATERIAL

Survey Number 9-79  
Survey Number 18-89  
(1922 monumentation of La Grande)  
Survey Number 005-2006  
Minor Partition Plat Number 20060007T  
  
Partition Plat Report number 06-17464  
prepared by Eastern Oregon Title, Inc.  
dated May 15, 2006

## NARRATIVE

This partition was done at the request of Bill Hermann. The purpose of this partition is to create the parcels as shown. The area within Parcels 1 and 2 and a portion of Parcel 3 was recently annexed into the City of La Grande. That annexation defined the Northerly line of Parcel 3 along the portion within the City of La Grande was recently legalized and documented by survey number 005-2006. I use that as the basis for the location of Deal Canyon Road. The Easterly line was defined and monumented by survey number 9-79. I recovered the Westerly monuments of that survey and used them for the basis of the location of the East line of this partition. In going through the partition process, it raised the possibility of a future additional 10 ft. dedication along the Southerly lines of Parcels 1, 2 and 3 within the City limits of La Grande. I also monument the intersection of the potential dedication and the interior lot lines do accommodate this potential dedication. The configuration of the parcels were determined and monumented at the direction of Mr. Hermann. I find no unusual conditions on this partition.



CURVE DATA				
① Δ = 17°35'53" R = 437.22' L = 134.29' LC = 133.83' N 50°39'45" W	② Δ = 17°35'53" R = 452.22' L = 138.90' LC = 138.38' N 50°39'45" W	③ Δ = 17°35'53" R = 467.22' L = 143.50' LC = 142.94' N 50°39'45" W	④ Δ = 70°37'36" R = 120.87' L = 148.99' LC = 139.74' N 77°15'06" W	⑤ Δ = 70°37'36" R = 105.87' L = 130.51' LC = 122.40' N 77°15'06" W
⑥ Δ = 70°37'36" R = 90.87' L = 112.01' LC = 105.05' N 77°15'06" W	⑦ Δ = 42°55'36" R = 120.87' L = 90.56' LC = 88.46' S 88°53'54" W	⑧ Δ = 70°37'36" R = 120.87' L = 58.44' LC = 57.87' N 55°47'18" W	⑨ Δ = 28°05'21" R = 105.87' L = 51.90' LC = 51.39' N 55°58'59" W	⑩ Δ = 42°32'15" R = 105.87' L = 78.60' LC = 76.81' S 88°42'13" W

## LEGEND

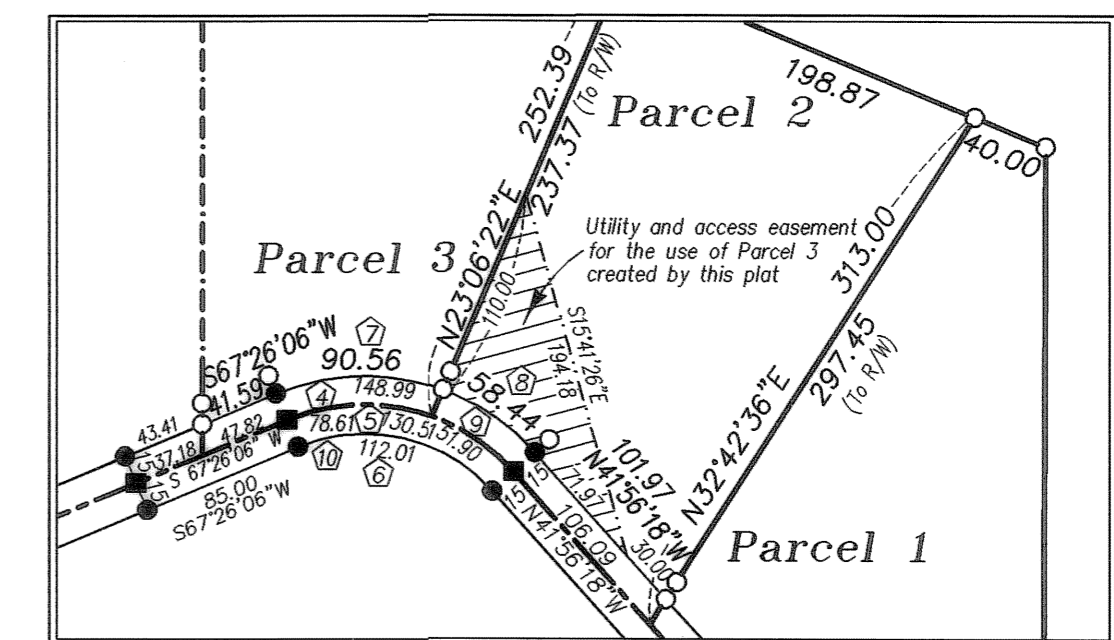
- Found concrete monument with lead plug set by survey number 18-89 (1922 monumentation of La Grande)
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 9-79
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 005-2006
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20060007T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- [ ] Record information of Deed Volume 103 Page 315
- Centerline
- - - Easement line
- Creek
- - - La Grande City Limits
- - - Existing fence line

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2006

## 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. 20060009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C821, C822 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



Easement Detail Scale 1" = 100'

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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 partition, being a partition of a portion of the Northeast quarter of the Northwest quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point which bears South 25°58'28" West, a distance of 666.41 feet from the North quarter corner of said Section 7,

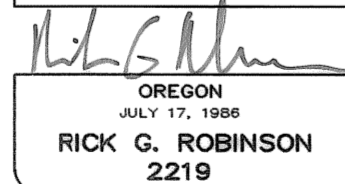
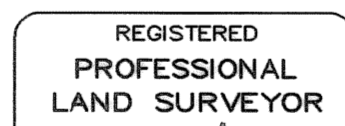
- Thence; South 0°10'42" West, a distance of 415.91 feet, to the centerline of Deal Canyon County Road,
- Thence; North 59°23'11" West, along said centerline, a distance of 63.75 feet, to the Point of Curvature of a 452.22 ft. radius curve right,
- Thence; Northwesterly, along said centerline, and around said curve right, a distance of 138.90 feet, (Long Chord bears North 50°39'45" West, a distance of 138.38 feet,
- Thence; North 41°56'18" West, along said centerline, a distance of 170.25 feet, to the Point of Curvature of a 105.87 ft. radius curve left,
- Thence; Northwesterly, along said centerline, and around said curve left, a distance of 130.51 feet, (Long Chord bears North 77°15'06" West, a distance of 122.40 feet,
- Thence; Westerly, along said centerline, the following courses;

South 67°26'06" West, a distance of 141.17 feet,  
 South 83°35'10" West, a distance of 43.30 feet,  
 North 87°13'06" West, a distance of 31.41 feet,  
 North 79°21'08" West, a distance of 111.73 feet,  
 North 85°58'54" West, a distance of 205.16 feet,  
 South 89°28'38" West, a distance of 59.48 feet,  
 South 80°47'20" West, a distance of 68.8 feet, more or less,  
 to the West line of the Northeast quarter of the Northwest quarter of said Section 7,

- Thence; North, along said West line, a distance of 745 feet, more or less, to the North line of said Section 7,
- Thence; Easterly, along said North line, a distance of 1041 feet, more or less, to a point which bears North 0°10'42" East of the Point of Beginning,
- Thence; South 0°10'42" West, a distance of 596 feet, more or less, to the Point of Beginning of this description.

Said tract subject to right of way for Union County Road Number 119 (Deal Canyon Road) across the Southerly portion of the above described tract.  
 Said tract containing approximately 19 acres, including County 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 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 Avenue  
 LaGrande, OR 97850



Renewal Date: Dec. 31, 2006

DECLARATION

Know all people by these presents that WILLIAM E. HERMANN and JOAN L. HERMANN, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have said land to be surveyed and platted as shown on the annexed map, and do hereby create the easement shown across Parcel 2 of the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

William E. Hermann  
 WILLIAM E. HERMANN

Joan L. Hermann  
 JOAN L. HERMANN

ACKNOWLEDGMENTS

State of Oregon SS  
 County of Union

Know all people by these presents, on this 13<sup>th</sup> day of JUNE, 2006, before me a Notary Public in and for said County and State, personally appeared WILLIAM E. HERMANN and JOAN L. HERMANN, who stated that they are 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

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. 20060009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C821, C822 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

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per  
 O.R.S. Chapter 92 this 8<sup>th</sup> day of JUNE, 2006.

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

City of LaGrande Community Development Director/Planner

Approved this 8<sup>th</sup> day of JUNE, 2006.

Michael A. Boquist  
 Michael A. Boquist,  
 City Planner, City of La Grande

Union County Planning Department

Approved this 8<sup>th</sup> day of JUNE, 2006.

Harley Jenkins, II  
 Harley Jenkins, II  
 Union County Planning 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 2005-2006 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 Eileen Wickham, Chief Deputy Date: 6/15/06  
 for 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 15<sup>th</sup> day of JUNE, 2006, at 2:06 o'clock P.M., and recorded in Plat Cabinet No. C821, C822 Union County records. Microfilm Number 20062807T

R. Nellie Bogue Hibbert,  
 Union County Clerk, by B. Nelson, Deputy