

Partition Plat Number 20160015T

A Partition of a tract situate in the Southeast quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

REFERENCE MATERIAL

Union County Monumentation Records
 Plat of Jordan East Subdivision
 Survey Number 42-72
 Survey Number 1-79
 Survey Number 022-2003
 Survey Number 032-2007
 Partition Plat Number 20070040T
 Partition Plat Number 20160011T

DEED REFERENCES

Volume 36 Page 486
 Volume 36 Page 487
 Volume 53 Page 406
 Volume 63 Page 86
 Volume 86 Page 373
 Volume 121 Page 169
 Volume 121 Page 600
 Volume 158 Page 291
 Volume 160 Page 49
 Microfilm Number 110585
 Microfilm Number 142553
 Microfilm Number 20025495
 Microfilm Number 20031664
 Microfilm Number 20056172

Partition Plat Report Number 16-27657 by Eastern Oregon Title, Inc. dated June 21, 2016

LEGEND

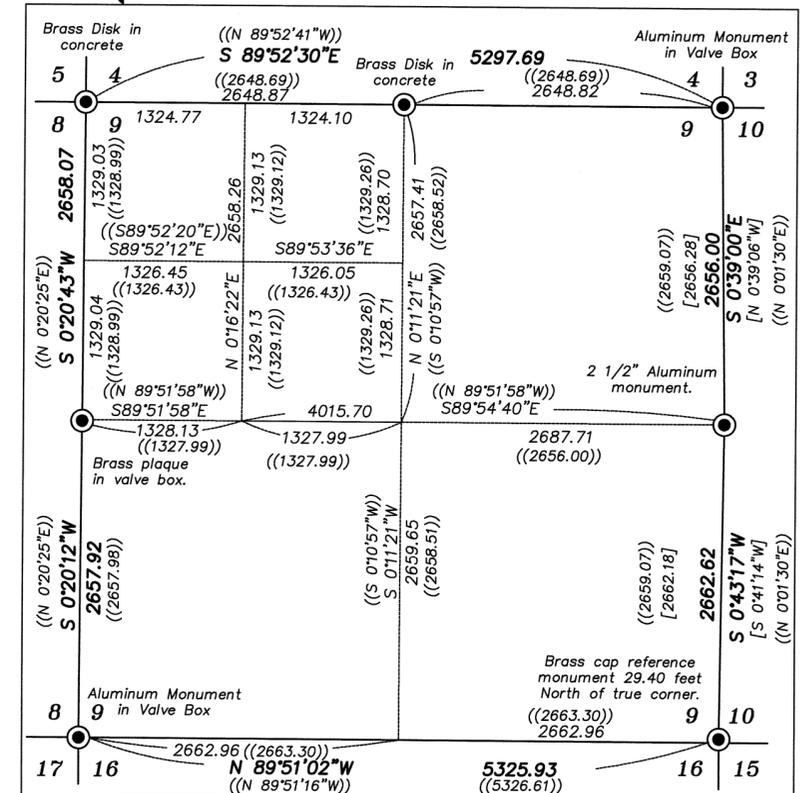
- Found 5/8" iron pin with plastic cap marked "BGF SURVEY MK" set by survey number 42-72
- Found 1/2" iron pin with plastic cap marked "BGF SURVEY MK" set by the plat of JORDAN EAST SUBDIVISION
- ⊙ Found monument as noted, as per Union county monumentation records.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 032-2007
- ▲ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 20160011T
- ⊙ Set 5/8" x 30" iron pin with 2 1/2" aluminum cap marked as shown on monumentation record filed separately
- Set 5/8" x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- (()) Record information of survey number 1-79
- [] Record information of survey number 022-2003
- { } Record information of Jordan East Subdivision
- Centerline
- x-x- Existing Fenceline
- - - Edge of existing asphalt
- - - Bank of existing irrigation ditch
- P- Overhead Utility Lines
- ⊕ Utility Pole

Microfilm Number 20163049T
 Plat Cabinet Number D344-D345

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"=100'



Subdivision of Section 9 Scale 1" = 1000'

NARRATIVE

This partition was done at the request of Rene' Wise. The purpose of this partition is to create the three parcels shown and dedicate a portion of East H Avenue. The Southerly 30 feet of East H Avenue was dedicated by Partition Plat Number 20070040T. This partition also creates a utility easement across the North 15 feet of Parcel 1. I base the location of the exterior of the partition on the found monuments from previous surveys as shown. The partition plat report calls the North-South dimension of the property as 1134 feet (68 8/11 rods), subject to the rights of the public in East L Avenue. I set the Northerly pins of Parcel 1 at the South right of way line of East L Avenue as determined by the previous surveys and partitions. The South line of Parcel 1 was placed at the direction of the owners. The irrigation ditch crosses a portion of Parcels 2 and 3 as shown. The partition plat report calls the property "subject to the right of way for Gekeler Ditch across the South end of this property". No specific width or location was stated. I show the physical location of the ditch as it exists at the time of monumentation of this partition. I set a reference pin for the Northwest corner of Parcel 3 as it falls in the ditch. I find the fence along the West line of this property to be away from the true property line as shown. I find no other unusual conditions on this survey.

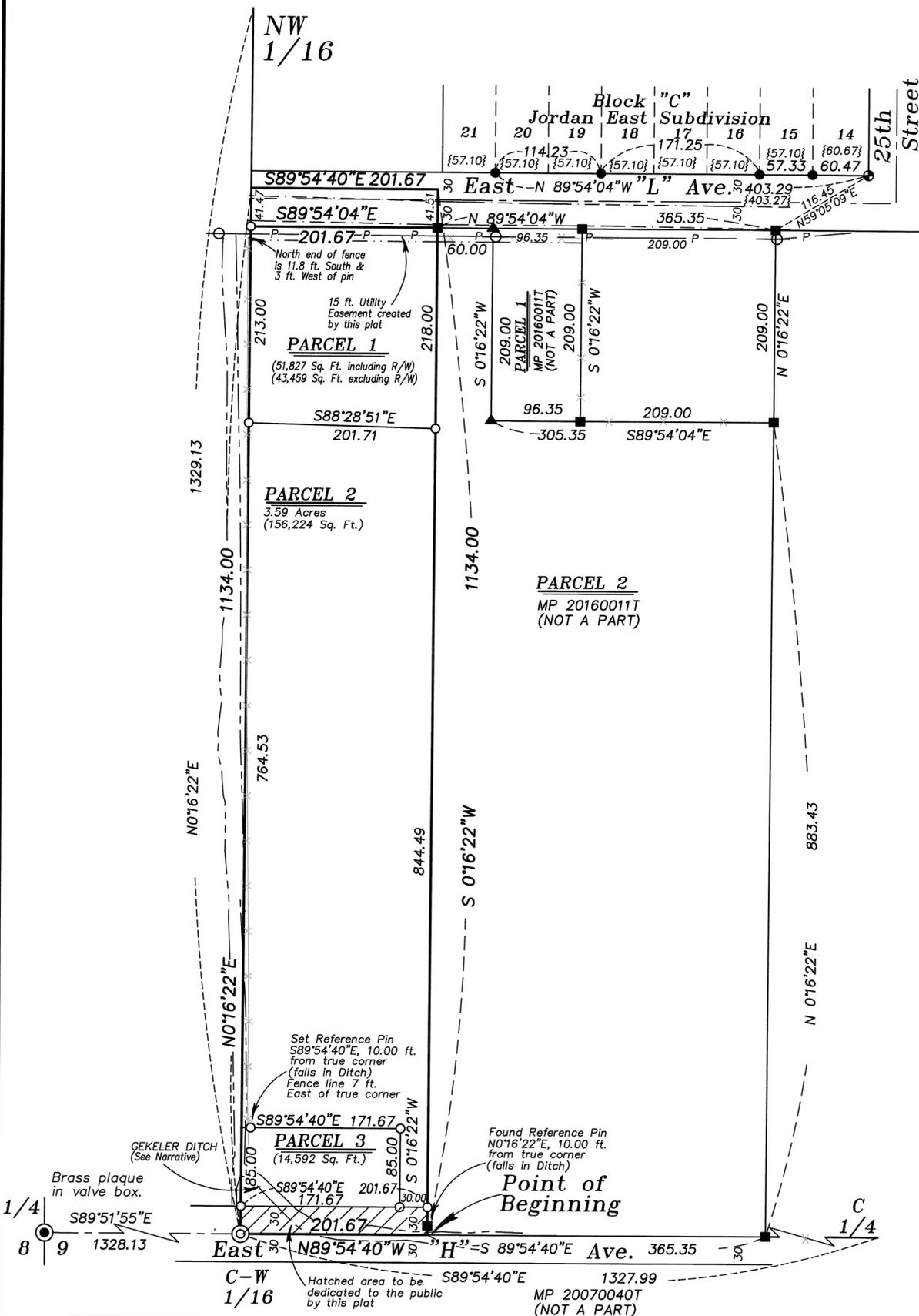
SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20160015T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D344-D345 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, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2016



Partition Plat Number 201600157

Microfilm Number 201630497

Plat Cabinet Number D344-D345

A Partition of a tract situate in the Southeast quarter of the Northwest quarter of Section 9, 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 situate in the Southeast quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, the exterior boundary of which being more particularly described as follows;

Beginning at the Southwest corner of Parcel 2 of Partition Plat Number 201600117, recorded as microfilm number 201617177 and stored in plat cabinet D in slides 336 and 337 of the plat records of Union County, said point being on the South line of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian;

Thence; North 89°54'40" West, along said South line, a distance of 201.67 feet, to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 9,

Thence; North 0°16'22" East, along the West line of the Southeast quarter of the Northwest quarter of said Section 9, a distance of 1134.00 feet,

Thence; South 89°54'40" East, a distance of 201.67 feet,

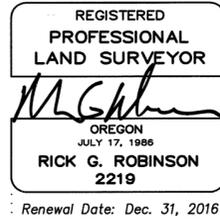
Thence; South 0°16'22" West, a distance of 1134.00 feet, to the Point of Beginning of this description.

Said Tract being subject to the rights of the public in that portion of land lying within the right of way for the County Road known as East "L" Avenue.

Said Tract containing 5.25 Acres (228,693 Sq. Ft.) including road right of way Said Tract containing 5.06 Acres (220,325 Sq. Ft.) excluding road right of way

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the parcel 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 Bagett, Griffith and Blackman 2006 Adams Avenue LaGrande, 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. 201600157 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D344-D345 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 BRUCE D. WISE and RENE' K. WISE are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the partition to be surveyed and platted as shown on the annexed plat, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of EAST -H- AVENUE as shown on the annexed map, and also create the 15 ft. utility easement along the North line of Parcel 1 as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Bruce D. Wise BRUCE D. WISE

René K. Wise RENE' K. WISE

Know all people by these presents that UMPQUA BANK, is a mortgage holder on the land within this partition, by virtue of that Deed of Trust filed as Microfilm Document Number 20025495 of the deed records of Union County, and does hereby consent to the partition, utility easement and road dedication shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

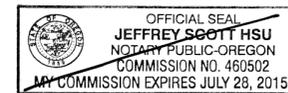
Lauri Mathews Authorized Representative of UMPQUA BANK

ACKNOWLEDGMENTS

State of Oregon SS County of Union

Know all people by these presents, on this 28 day of JULY, 2016, before me a Notary Public in and for said State and County, personally appeared BRUCE D. WISE, 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.

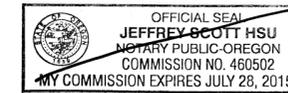
Notary Public for the State of Oregon



State of Oregon SS County of Union

Know all people by these presents, on this 25 day of JULY, 2016, before me a Notary Public in and for said State and County, personally appeared RENE' K. WISE, 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.

Notary Public for the State of Oregon



State of Washington SS County of Spokane

Know all people by these presents, on this 26 day of JULY, 2016, before me a Notary Public in and for said State and County, personally appeared Lauri Mathews, who is known to me to be an authorized representative of the UMPQUA BANK and who being duly sworn, did say that they executed the same freely and voluntarily.

Dana M Conley Notary Public for the State of Washington



Notarial Seal

APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 12th day of July, 2016.

Norman J. Paulus, Jr. City Surveyor

City of La Grande Planner

Approved this 2nd day of August, 2016.

Michael J. Boquist City Planner

La Grande City Council

Approved this 7th day of September 2016.

City Council members: Mayor, Mayor Pro-Tem, and several Councilors.

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 2016-2017 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.

Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 8th day of September 2016.

Mark D. Davidson, Steve McClure

Jack Howard

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 this 8th day of September, 2016, at 10:00 o'clock A.M., and recorded in Plat Cabinet No. D344-D345 Union County records. Microfilm Number 201630497

Robin A. Church Union County Clerk by Ramona Campbell, DEPUTY CLERK