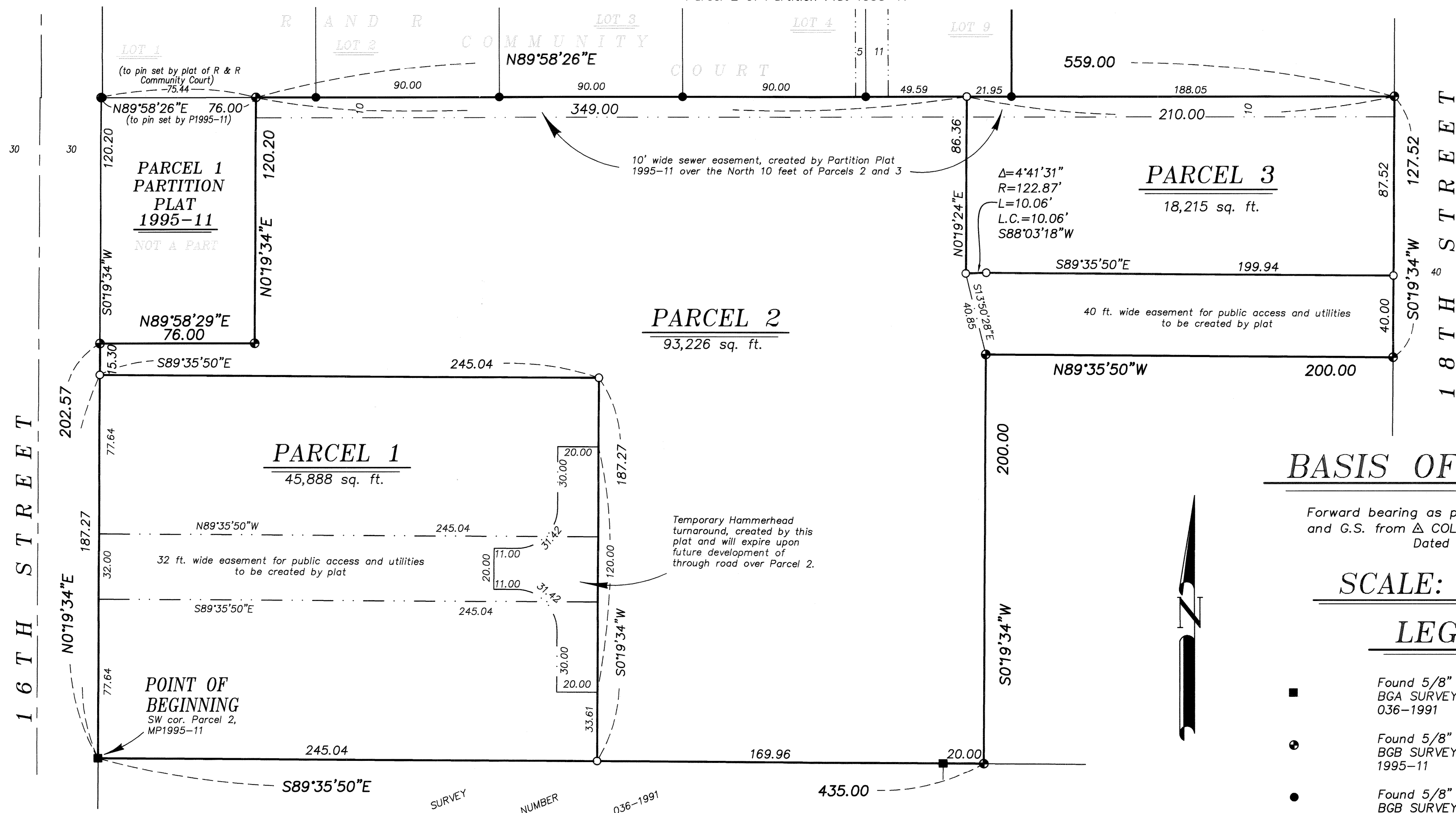


# PARTITION PLAT NUMBER 20180005T

Microfilm Number 20180491T  
Plat Cabinet Number E420-E421

Situated in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian  
Parcel 2 of Partition Plat 1995-11



## 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" = 40'

## LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 036-1991
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Partition Plat 1995-11
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Plat of R and R Community Court
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement Line

## REFERENCE MATERIAL

Survey Number 036-1991  
Partition Plat Number 1995-11  
Plat of R and R Community Court

DEED REFERENCES  
Microfilm Document Number 20133358  
Microfilm Document Number 20150396

Preliminary Title Report 18-29651, prepared by Eastern Oregon Title, Inc., dated February 6, 2018

## NARRATIVE

This partition was done at the request of Jeff Weaver, agent for the potential purchaser of Parcel 1. In collaboration with the landowners, Mr. Weaver wanted to divide the property as shown hereon. Extérieurs of the property have been monumented by Survey 036-1991 and Partition 1995-11. I find these monuments harmonious with the record measurements and hold them as found. I find no unusual conditions with this partition.

## SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20180005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E420-E421 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffrey S. Hsu*

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2019

*Jeffrey S. Hsu*  
Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 20180005T

Microfilm Number 20180497T  
Plat Cabinet Number E420-E421

Situated in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian  
Parcel 2 of Partition Plat 1995-11

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of Parcel 2 of Partition Plat Number 1995-11, in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,, City of La Grande, Union County, Oregon, the exterior being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2 of Partition Plat Number 1995-11, said point being on the East right of way line of 16th Street,

Thence: North 0°19'34" East, along said East right of way line, a distance of 202.57 feet, to the line common to Parcels 1 and 2 of said Partition,

Thence: North 89°58'29" East, along the common line between said Parcels 1 and 2, a distance of 76.00 feet, to an angle point in said line,

Thence: North 0°19'34" East, along said common line, a distance of 120.20 feet, to the Northwest corner of said Parcel 2,

Thence: North 89°58'26" East, along the North line of said Parcel 2, a distance of 559.00 feet, to the Northeast corner of said Parcel 2, said point being on the West right of way line of 18th Street,

Thence: South 0°19'34" West, along said West right of way line, a distance of 127.52 feet, to an angle point in the exterior of said Parcel 2,


Thence: North 89°35'50" West, along the exterior of said Parcel 2, a distance of 200.00 feet,

Thence: South 0°19'34" West, along the exterior of said Parcel 2, a distance of 200.00 feet, to the South line of said Parcel 2,

Thence: North 89°35'50" West, along said South line, a distance of 435.00 feet to the Point of Beginning of this description.

Containing 157,329 sq. ft. (3.61 acres)


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

  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850




SURVEYOR'S EXACT COPY STATEMENT

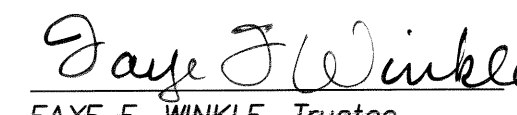
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20180005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E420-E421 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that JERRY H. WINKLE and FAYE F. WINKLE, trustees of the JERRY HOUSTON WINKLE AND FAYE F. WINKLE REVOCABLE TRUST, 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 same to be surveyed and platted as shown on the annexed map, and does hereby create the 40 foot wide public access and utility easement over Parcel 2, the 32 foot wide public access and utility easement over Parcel 1, and the temporary hammerhead easement over Parcel 1 as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

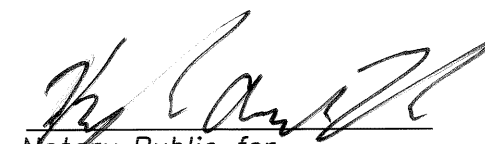
  
JERRY HOUSTON WINKLE, Trustee  
Jerry Houston Winkle and Faye  
F. Winkle Revocable Trust

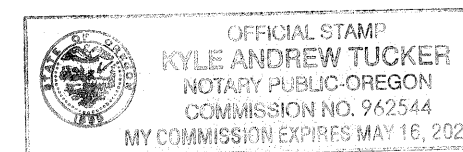
  
FAYE F. WINKLE, Trustee  
Jerry Houston Winkle and Faye  
F. Winkle Revocable Trust

ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 22 day of February, 2018, before me a Notary Public in and for said State and County, personally appeared JERRY HOUSTON WINKLE and FAYE F. WINKLE who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

  
Notary Public for  
the State of Oregon

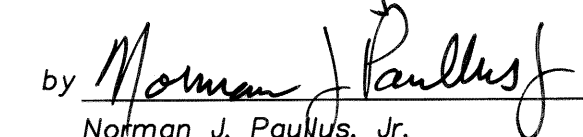


Notarial seal

APPROVALS

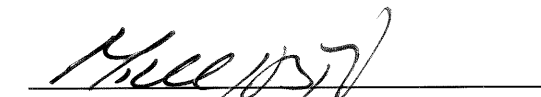
City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 21<sup>st</sup> day of February, 2018.

by   
Norman J. Paulus, Jr.  
City Surveyor


City of La Grande Planner

Approved this 21<sup>st</sup> day of FEBRUARY, 2018.

  
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 2017-2018 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  Chief Deputy Date: 2-22-18  
for Cody Vavra, Union County Assessor/Tax Collector

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 22nd day of February, 2018, at 4:04 o'clock P.M., and recorded in Plat Cabinet No. E420-E421 Union County records. Microfilm Number 20180497T

Robin A. Church  
Union County Clerk by  Deputy Clerk