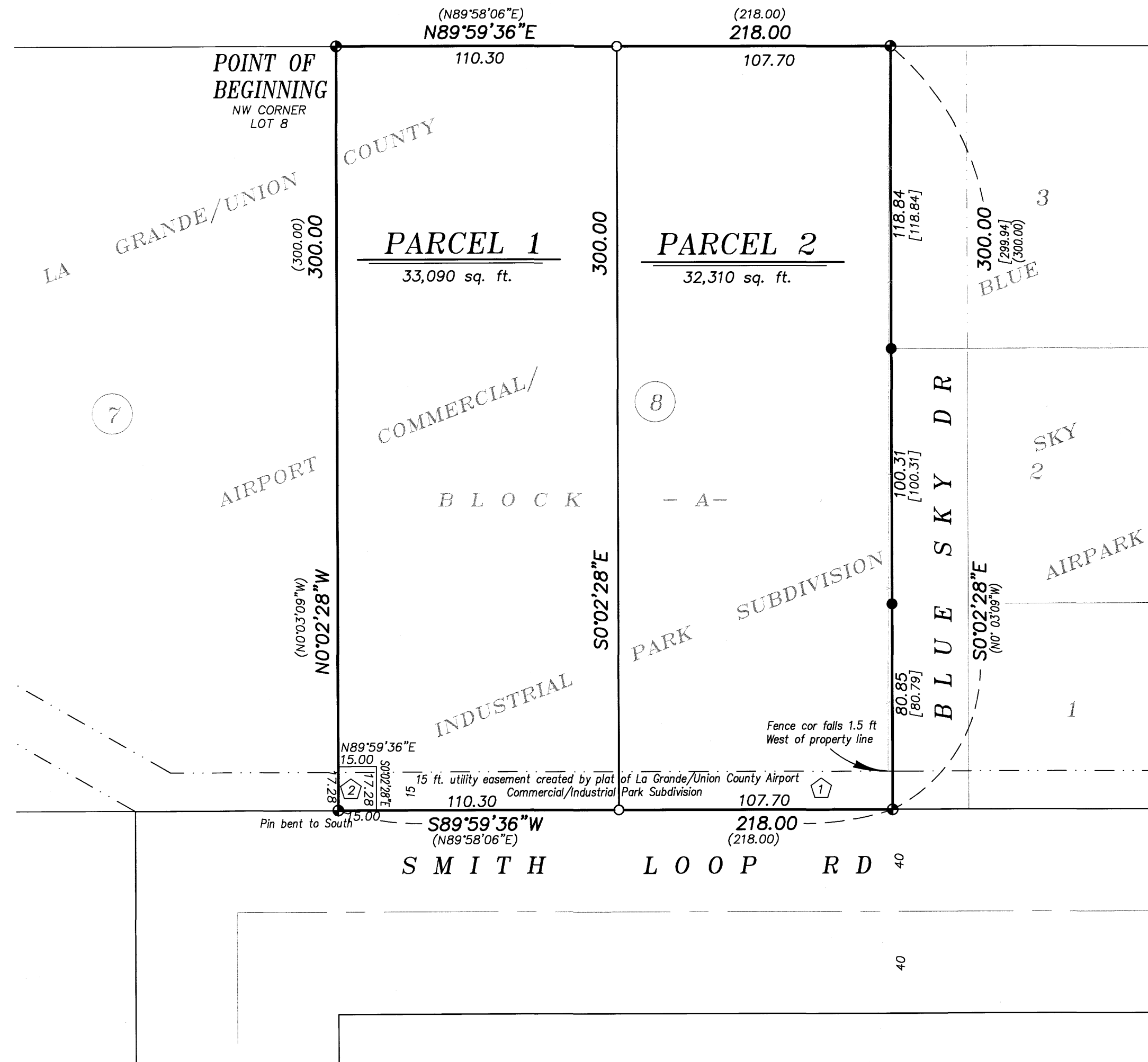


**PARTITION PLAT NUMBER** 2020 0007

A partition of Lot 8 of Block A, La Grande/Union County Airport Commercial/Industrial Park Subdivision  
Sited in the Southwest quarter of Section 24, Township 3 South, Range 38 East of the Willamette Meridian,  
Union County, Oregon

Microfilm Number 2020 2888  
Plat Cabinet Number E 494- E 495



**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 AP&A, set by plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by plat of Blue Sky Airpark
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Fenceline
- - - Easement Line
- Centerline
- Fenceline
- ( ) Record measurement as per plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision
- [ ] Record measurement as per plat of Blue Sky Airpark

**REFERENCE MATERIAL**

Survey Number 23-90  
Plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision  
Plat of Blue Sky Airpark

**DEED REFERENCES**

Microfilm Document Number 981558  
Microfilm Document Number 20133606

Preliminary Title Report 20-32881, prepared by Eastern Oregon Title Inc, dated July 28, 2020

**NARRATIVE**

This partition was done at the request of Gary Tucker, owner of the land within. Mr. Tucker wanted to divide the property as shown hereon. I find pins harmonious with the plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision and hold them in place. Division line was placed the the direction of Mr. Tucker. I find no unusual conditions with this partition.

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Jeffrey S. Hsu*

OREGON  
JUNE 2, 2010  
**JEFFREY S. HSU  
83571**

Renewal Date: June 30, 2021

**NOTES AND EASEMENTS**

- ① 15 ft. wide utility easement created by plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision over the South 15 feet of this property
- ② 15' wide utility easement granted to Oregon Trail Electric Consumer's Cooperative, Inc. by document recorded as Microfilm Document Number 981558. Shown hereon as constructed on the ground.

**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. 2020 0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E 494- E 495 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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

**PARTITION PLAT NUMBER** 2020 0007

A partition of Lot 8 of Block A, La Grande/Union County Airport Commercial/Industrial Park Subdivision  
Sited in the Southwest quarter of Section 24, Township 3 South, Range 38 East of the Willamette Meridian,  
Union County, Oregon

**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 Lot 8 of Block A, La Grande/Union County Airport Commercial/Industrial Park Subdivision, situated in the Southwest quarter of Section 24, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, being more particularly described as follows;

Beginning at the Northwest corner of said Lot 8,

Thence: North 89°59'36" East, along the North line of said Lot 8, a distance of 218.00 feet, to the Northeast corner of said Lot 8,


Thence: South 0°02'28" East, along the East line of said Lot 8, a distance of 300.00 feet, to the Southeast corner of said Lot 8, said point being on the North right of way line of Smith Loop Road,

Thence: South 89°59'36" West, along the South line of said Lot 8, said line being the North right of way line of Smith Loop Road, a distance of 218.00 feet, to the Southwest corner of said Lot 8,

Thence: North 0°02'28" West, along the West line of said Lot 8, a distance of 300.00 feet, to the Point of Beginning.

Containing 65,398 sq. ft. (1.50 acres)


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.

  
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. 2020 0007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E 494- E 495 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 PRESLEY & TUCKER, LLC, an Oregon Limited Liability Company, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, PRESLEY & TUCKER, LLC, pursuant to a resolution of its' Board of Directors, duly and legally adopted, has caused these presents to be signed by GARY TUCKER and ALBIN PRESLEY.


  
GARY TUCKER

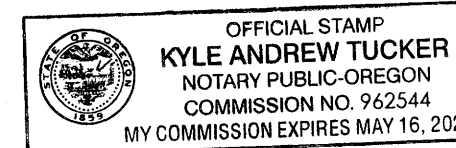
  
ALBIN PRESLEY

**ACKNOWLEDGMENT**

State of Oregon  
County of Union

Know all these people by these presents, on this 10<sup>th</sup> day of August, 2020, before me a Notary Public in and for said County and State, personally appeared GARY TUCKER, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

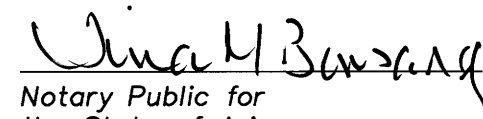
  
Notary Public for  
the State of Oregon

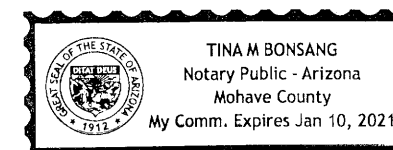


Notarial seal

State of Arizona  
County of Mohave

Know all these people by these presents, on this 18<sup>th</sup> day of August, 2020, before me a Notary Public in and for said County and State, personally appeared ALBIN PRESLEY, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

  
Notary Public for  
the State of Arizona



Notarial seal

**APPROVALS**

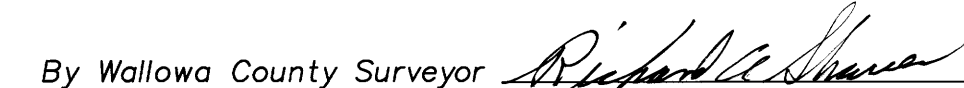
**UNION COUNTY PLANNING**

Approved this 24 day of August, 2020.

  
Scott Hartell  
Union County Planning Director


**UNION COUNTY SURVEYOR**

Approved this 25 day of August, 2020.

By Wallawa County Surveyor   
Richard A. Shaver

**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 2020-2021 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.

 Date: 8/31/20  
by Cody Vavra, Union County Assessor/Tax Collector

**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 31<sup>st</sup> day of August, 2020, at 1:17 o'clock P. M, and filed in Plat Cabinet No. E 494-495, Union County records. Microfilm No. 2020 2888

Union County Clerk   
Robin A. Church