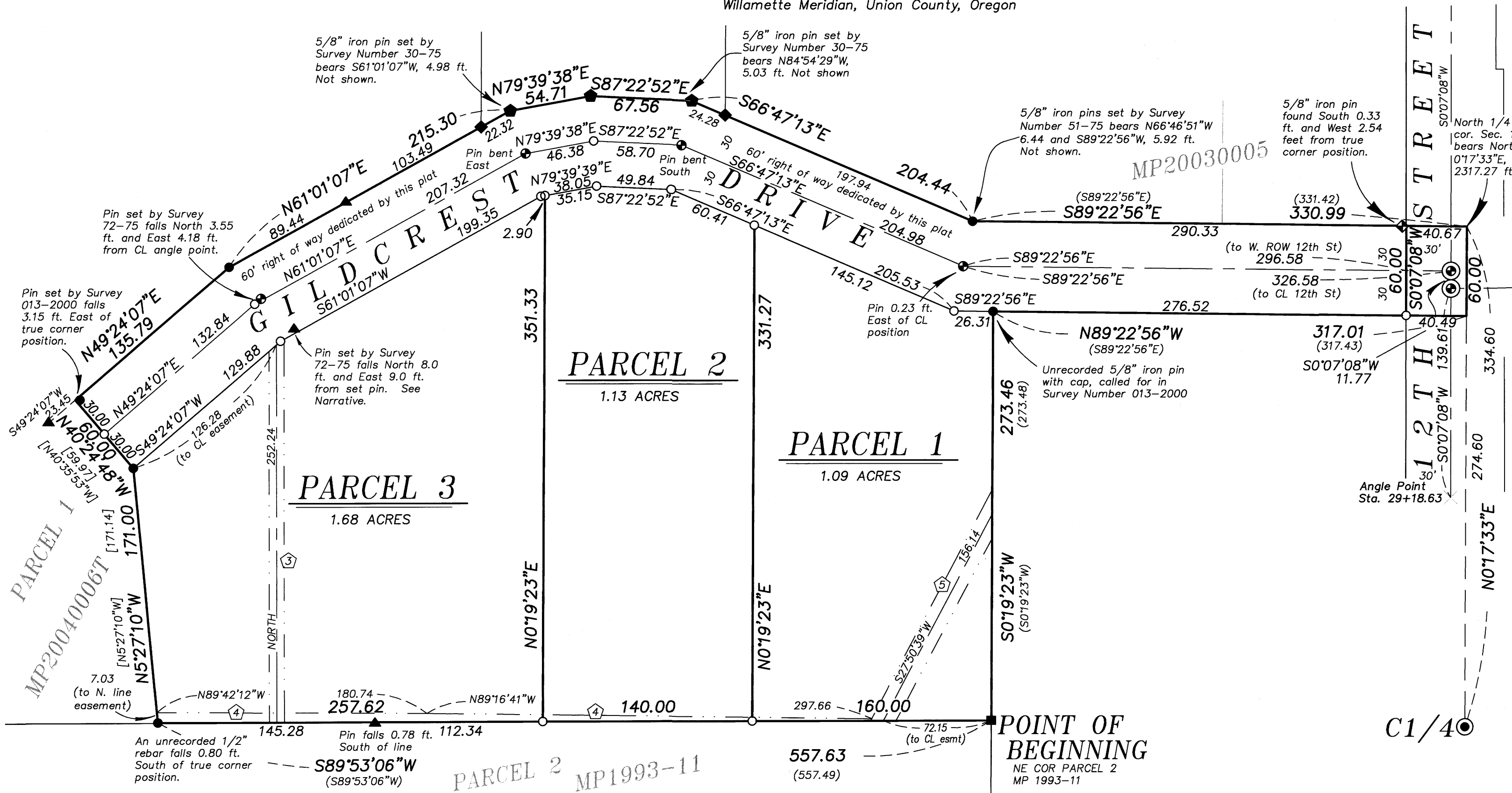


PARTITION PLAT NUMBER 2020-0008

Situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon



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" = 60'

LEGEND

- Found 2 1/2" brass cap in valve box, marked as per Union County monumentation records
- Found 5/8" iron pin set by Survey Number 34-74
- ◆ Found 5/8" iron pin set by Survey Number 51-75
- ▲ Found 5/8" iron pin set by Survey Number 72-75
- Found 5/8" iron pin set by Survey Number 33-76
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER (unless otherwise specified) set by or called for in Survey Number 013-2000
- ⊙ Found 2 1/2" aluminum cap set by Survey Number 029-2010
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline
- Aliquot Line
- () Record measurement as per Survey Number 013-2000
- [] Record measurement as per Partition Plat 20040006T

NARRATIVE

This partition was done at the request of Matt Babb on behalf of the landowner. Mr. Babb wanted to divide the property as shown. In Survey Number 013-2000, The West end of Gildcrest Drive, at the time an easement, was established by holding pins set by Survey 72-75, which caused a taper in the right of way width. For purposes of this dedication, I hold the North line of the ownership and offset this line 60 feet. The pin at the Northwest corner, set by Survey 013-2000 is disturbed and off as shown. I reestablish the position at record bearing and distance. Along the South portion of the West line I hold the pins set by Survey 013-2000 as found. I base the 12th Street right of way as per Survey 026-2009 and 029-2010, using a line 30 foot offset from established centerline for the West right of way line. Along the East line, I drive a line between the monuments at the Center quarter corner and the North quarter corner. I find no other unusual conditions with this partition.

NOTES AND EASEMENTS

- 1 Easements across the North 60 feet (Gildcrest Drive) as per the following:
 - a. Easement, 40 ft. in width, for ingress and egress as per Book 145, Page 716. Covers portion of the East 300 ft.
 - b. Non exclusive easement for ingress and egress, as reserved by Warranty Deed recorded as Microfilm 46262. Over portions of the East 300 ft. of Gildcrest.
 - c. Non exclusive easement for ingress and ingress granted in Warranty Deed recorded as Microfilm 46264. Over portions of the East 300 ft. of Gildcrest.
 - d. Easement, 60 ft. wide, recorded in MF 61619. Falls in Gildcrest Drive as shown.
 - e. Easement evidenced in Microfilm Document Number 126376
- 2 Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Book 149, Page 116. Falls in Gildcrest Drive right of way.
- 3 Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in Book 149, Page 117. Shown as per legal description. No utility line appears to exist in this area.
- 4 Right of way easement, 10 ft. wide, granted to California-Pacific Utilities Company, recorded in MF 51060. Power lines run South of property. North line of easement shown in constructed location.
- 5 Right of way easement, 15 ft. wide, granted to California-Pacific Utilities Company, recorded in MF 70358. Shown as constructed.
- 6 Deed Restriction/Easement Agreement recorded as Microfilm Document Number 20003627. Limits number of allowable lots to four.

REFERENCE MATERIAL

- | | |
|--------------------------|------------------------------------|
| Survey Number 34-74 | DEED REFERENCES |
| Survey Number 26-75 | Book 142, Page 716 |
| Survey Number 30-75 | Book 149, Page 116 |
| Survey Number 44-75 | Book 149, Page 117 |
| Survey Number 51-75 | Microfilm Document Number 46262 |
| Survey Number 72-75 | Microfilm Document Number 46264 |
| Survey Number 33-76 | Microfilm Document Number 51060 |
| Survey Number 52-82 | Microfilm Document Number 61619 |
| Survey Number 22-1993 | Microfilm Document Number 70358 |
| Survey Number 046-1995 | 123349 |
| Survey Number 013-2000 | Microfilm Document Number 126376 |
| Survey Number 006-2009 | 126808 |
| Survey Number 026-2009 | Microfilm Document Number 20003627 |
| Survey Number 012-2001 | Microfilm Document Number 20053026 |
| Survey Number 029-2010 | |
| Partition Plat 1992-06 | |
| Partition Plat 1993-11 | |
| Partition Plat 1997-005 | |
| Partition Plat 20030005T | |
| Partition Plat 20040006T | |
- Partition Plat Report 20-32988, dated July 16, 2020, prepared by Eastern Oregon Title, Inc.

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. 2020-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E496-E497 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2020-0008

Situated in the West half of Section 17, 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 situated in the West half of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at the Northeast corner of Parcel 2 of Minor Partition Plat 1993-11, filed as Microfilm Document Number 149294, and stored in Slide 338, Plat Cabinet 'A', plat records of Union County, Oregon,

Thence: South 89°53'06" West, along the North line of said Parcel 2, a distance of 557.63 feet,

Thence: North 5°27'10" West, a distance of 171.00 feet, to the North line of Parcel 3 as conveyed by Microfilm Number 123349, deed records of Union County, Oregon, (record North 5°27'10" West, 171.14 feet)

Thence: North 40°24'48" West (record North 40°35'53" West), a distance of 60.00 feet (record 59.97 feet) to the North line of an easement for ingress and egress as described in Microfilm Number 126808, deed records of Union County, Oregon,


Thence: Along said North line of easement the following courses,
North 49°24'07" East, 135.79 feet,
North 61°01'07" East, 215.30 feet,
North 79°39'38" East, 54.71 feet,
South 87°22'52" East, 67.56 feet,
South 66°47'13" East, 204.44 feet,
South 89°22'56" East, a distance of 330.99 feet, (record 331.42 feet) to the East line of the Southeast quarter of the Northwest quarter of said Section 17,

Thence: South 0°17'33" West, along said East line, a distance of 60.00 feet, to the South line of said Easement,

Thence: North 89°22'56" West, along the South line of said Easement, a distance of 317.01 feet (record 317.43 feet),

Thence: South 0°19'23" West, a distance of 273.46 feet, to the Point of Beginning
Containing 226,561 sq. ft. (5.20 acres, excluding 12th St right of way)

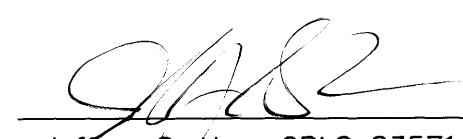
I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all Parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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

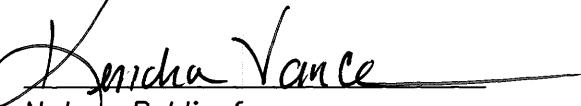
Know all people by these presents that MARINA ILONA, is the owner of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does hereby dedicate, donate and convey for public use forever the land within GILDCREST DRIVE, all in accordance with the provisions of O.R.S. Chapter 92.

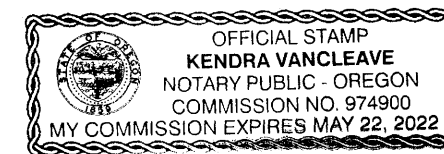

MARINA ILONA

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 4th day of August, 2020, before me a Notary Public in and for said County and State, personally appeared MARINA ILONA, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that she executed the same freely and voluntarily.


Kendra Vance
Notary Public for
the State of Oregon




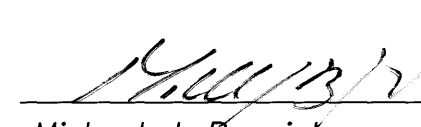
Notarial seal

APPROVALS


CITY OF LA GRANDE PLANNING


Approved this 3RD day of AUGUST, 2020.


Kyle Carpenter
Public Works Director/City Engineer

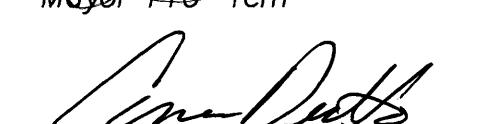

Michael J. Boquist
Community Development Director


CITY COUNCIL



Stephen E. Counts
Mayor


Mayor Pro-Tem


Councilor


Councilor

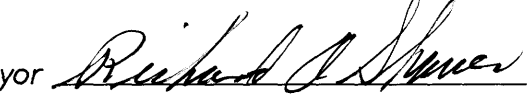

Councilor


Councilor

APPROVALS

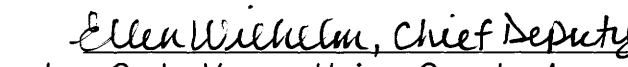
UNION COUNTY SURVEYOR

Approved this 18 day of JULY, 2020.

By Wallowa 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.

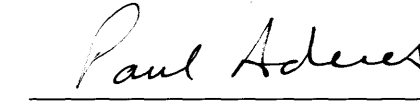

Ellen Wilhelm, Chief Deputy Date: 9-10-2020
by Cody Vavra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSIONERS

Approved this 19TH day of AUGUST, 2020.


Donna Beverage


Matt Scarfo


Paul Anderes

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 10TH day of September, 2020, at 4:16 o'clock P.M. and filed in Plat Cabinet No. E496-E497, Union County records. Microfilm No. 20203032

Union County Clerk by 
Helen Tucker, Deputy Clerk
Robin A. Church