

MINOR PARTITION PLAT NO. 1991-001

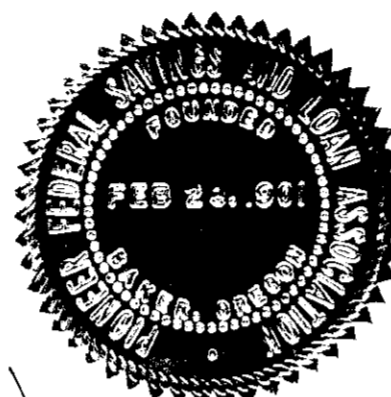
micro # 135983

NARRATIVE

This survey was ordered by Bakulesh Patel of Buggsi Inc. in order to partition this tract into two parts. The exterior of the tract was established by Union County Survey no 030-88. The partition lines were placed in accordance with Mr. Patel's instructions as pointed out to me on the grounds. I find no other problems with this survey.

Statement of Water Rights

There are no water rights appurtenant to this property.



BASIS OF BEARING

The forward bearing as published by the U.S.C. and G.S. from Δ College to Δ Valley, dated 1946.

20 foot easement for ingress and egress, and for 6 automobile parking spaces and ingress and egress to said parking spaces, the location of said parking spaces are not specified. Recorded on Microfilm no. 128488.

Subject to easement for gas main as revealed by deed recorded in Book 146 Page 218. Exact location is not specified.

Subject to easement for ingress and egress as specified on Microfilm no. 127648.

Subject to easement for ingress and egress as specified on Microfilm no. 128488.

South 1/16 corner between Sections 4 and 5, as per survey number 12-86. Position only, monument has been destroyed by road construction.

15 foot utility easement Microfilm no. 85802

Chiseled 4" cross on sidewalk

5 foot easement for sidewalk, and utilities.

Chiseled 4" cross on sidewalk

7.5 foot utility easement

5 foot easement for sidewalk, and utilities.

LEGEND

- Found 5/8" Iron pin (rebar)
- Set monument as noted
- Set 5/8" X 30" Iron pin (rebar) with plastic cap marked BGA SURVEY MARKER
- Easement line

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman

OREGON JULY 13, 1978 GREGORY T. BLACKMAN 991

DEDICATION

This is to certify that Buggsi Inc. is a Oregon Corporation, and is the owner of the land described in the annexed Surveyors Certificate, that said Buggsi Inc. did cause the same to be surveyed and platted as shown on the annexed plat: said land being subject to utility and ingress and egress easements as shown on the annexed plat, said land is also subject to those easements and restriction that are a matter of record.

Bakulesh Patel PRES.
Bakulesh Patel, President of Buggsi Inc.

This is to certify that Pioneer Federal Savings and Loan and United Savings Bank, are Oregon Corporations and are mortgage holders of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, and they have caused the same to be surveyed and partitioned into parcels as shown on the annexed map, and do hereby dedicate all easements as shown hereon and that are a matter of record to the public use forever. United Savings Bank is now doing business as First Security Bank of Oregon.

Jeff Puckett Pioneer Federal Savings and Loan
Jeff Puckett Vice President
Susan K. Carlson AWP First Security Bank of Oregon.
Susan K. Carlson Officer of the Bank

This is to certify that Bernard U. and Laurie Kuensting are mortgage holders of the land represented on the annexed map and more particularly described in the annexed Surveyors Certificate, and they have caused the same to be surveyed and partitioned into parcels as shown on the annexed map, and do hereby dedicate all easements that are shown hereon and that are a matter of record to the public use forever.

Bernard A. Kuensting
Bernard A. Kuensting
Laurie Kuensting
Laurie Kuensting

ACKNOWLEDGEMENTS

STATE OF OREGON
SS
COUNTY OF UNION

Know all people by these presents, on this 10 day of December 1990. Before me a Notary Public in and for said State and County personally appeared Bakulesh Patel, Bernard U. Kuensting, and Laurie Kuensting, who being duly sworn did say that they are the persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Sandra A. Rasmussen
Notary Public for the State of Oregon
My commission expires Sept 12, 1994

STATE OF OREGON
SS
COUNTY OF UNION

Know all people by these presents, on this 18th day of December 1990. Before me a Notary Public in and for said State and County personally appeared Jeff Puckett, Vice President of Pioneer Federal Savings and Loan, who being duly sworn did say that he is the person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

Mary E. McKenue
Notary Public for the State of Oregon
My commission expires 7-9-93

STATE OF OREGON
SS
COUNTY OF UNION

Know all people by these presents, on this 10 day of December 1990. Before me a Notary Public in and for said State and County personally appeared Susan K. Carlson, an officer of First Security Bank of Oregon who being duly sworn did say that he is the person named in the foregoing instrument and that he freely and voluntarily executed said instrument.

Sandra A. Rasmussen
Notary Public for the State of Oregon
My commission expires Sept 12, 1994

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, being first duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor Partition map, the parcel being described as follows:

A tract situated in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to map of survey number 030-88, as filed in the office of the Union County Surveyor.

Beginning at a point on the North line of R Avenue (formerly Elgin Avenue), said point being found by going S 89° 52' 49" E a distance of 218.51 feet from the South 1/16 corner of Sections 4 and 5, (said 1/16 corner also being the intersection of the North line of R Avenue and the East line of Albany Street), said beginning point being the Southeast corner of the property conveyed to McDonalds Corporation, M.F. 107462, Union County Deed Records:

- Thence: N 0° 05' 106" E, a distance of 190.48 feet to the South line of the property conveyed to Juarco Corporation, M.F. 31050, Union County Deed Records;
- Thence: N 54° 32' 47" E, along said South line of Juarco, a distance of 184.98 feet;
- Thence: N 89° 56' 04" E, a distance of 147.57 feet to the intersection of the West line of the I-84 on ramp, Eastbound;
- Thence: around a spiral curve left, 56.23 feet, (centerline: 200 foot spiral, S=10°, a=5) long chord bears S 26° 03' 49" E, a distance of 56.21 feet to the P.S.C. of a 672.96 foot radius circular curve left;
- Thence: around said curve left, (radius of 672.96 feet, long chord bears S 38° 17' 40" E, a distance of 233.85 feet) a distance of 235.04 feet;
- Thence: S 0° 05' 50" W, a distance of 72.62 feet to the North line of R Avenue;
- Thence: N 89° 52' 49" W, along said North line of R Avenue, a distance of 467.81 feet to the point of beginning of this description.

Said tract containing 2.54 acres:

Gregory T. Blackman Gregory T. Blackman OPLS 991
Barbara J. Crouch Notary Public Oregon
My Commission Expires 1-5-93

Subscribed and sworn to me this 22 day of JAN. 1990.

APPROVALS

STATE OF OREGON
SS
COUNTY OF UNION

I do hereby certify that the attached plat was received for record on the 22 day of Jan 1990, at 4:30 clock P.M. and recorded as Minor Partition Plat No. 1991-001 Union County records.

Gregory T. Blackman
Union County Clerk
CITY OF LA GRANDE SURVEYOR
Approved this 22 day of January, 1990.

Norman J. Pauls
City of LaGrande Surveyor

LA GRANDE PLANNING DIRECTOR

Approved this 22 day of January, 1990.
Pat Malone
La Grande Planning Director

BAGETT - GRIFFITH & ASSOCIATES LaGrande, Oregon		
MINOR PARTITION PLAT A tract situated in the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian UNION COUNTY, OREGON		
SURVEYED FOR	Buggsi Incorporated	
SURVEYED BY	GTB	11 - 90
Scale: 1" = 50'	Drawn by: JPP	11 - 90