

# BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

# MINOR PARTITION 1994-04

SITUATED IN LOT 3 BLOCK 16 OF COGGAN'S ADDITION TO LAGRANDE

SCALE: 1"=50'

## LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" in 5" x 6" concrete collar.
- ✕ Chiseled 3" cross in concrete sidewalk.
- ⊗ Found X's on manhole rim as per survey 18-89.
- ▲ Found unrecorded brass screw in lead plug. Replaced with 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found 5/8" iron pin with plastic cap marked "LS 1925" as per survey 036-1993.
- Found unrecorded nail with shiner as shown on survey 017-1992.
- Found brass screw in lead plug set in curb as per survey 18-89.
- ⊙ Found brass cap in monument box as per survey 63-73.
- [ ] Record information from survey 18-89.
- ( ) Record information from Plat of Coggan's Addition to the City of LaGrande.

## NARRATIVE

This partition was requested by Henry and Marjorie Woodford to partition Lot 3 Block 16 into 2 parcels. The northerly 45 feet of Lot 3 was made a separate parcel as directed by the Woodfords. The City of LaGrande Planning Commission order number 04-1994 grants a variance to Parcel 2 for a 5' lot width variance and a 720.5 square foot lot size variance. A ten foot easement is required across Parcel 1 to provide utility access (a sanitary sewer line) to Parcel 2. The minor land partition approval letter dated March 31, 1994 and signed by LaGrande City Planner Dan Moore states that the existing underground natural gas line which runs across Parcel 2 and serves Parcel 1 must be relocated within the public right of way.

The centerline of Ninth and Washington was placed by proportionate measurement between the found centerline monuments at Washington and Hemlock and at Washington and Greenwood. I then drive from the centerline of Ninth and Washington to the found brass screw in lead plug at the centerline of Ninth and "L" to establish Ninth Street. The found reference monuments at Eighth and "O" and at Eighth and "L" are used to establish Eighth Street.

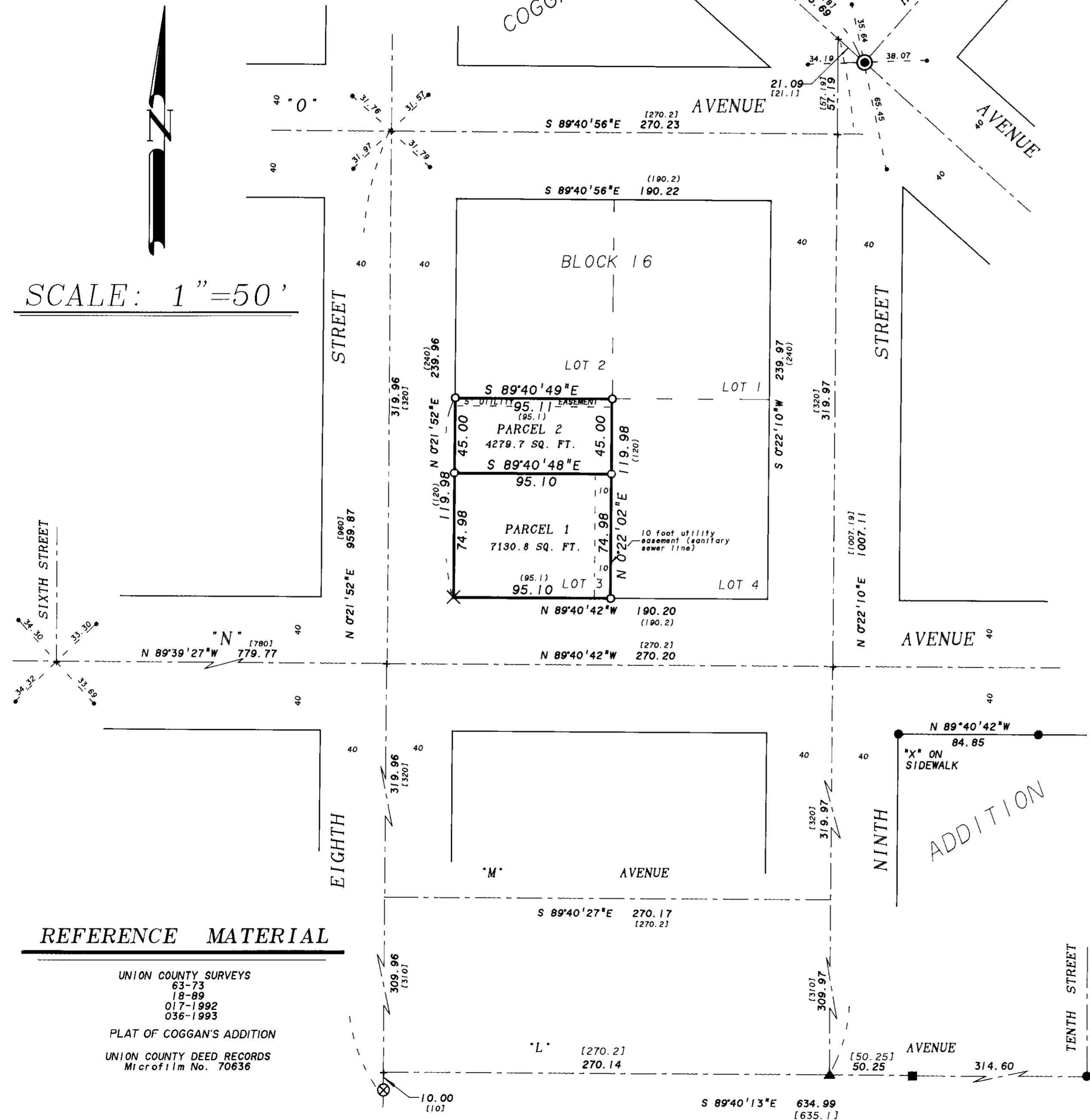
I place the centerline positions at Eighth and "N", Ninth and "N", and Ninth and "O" at proportionate distances along Eighth and Ninth Streets. I find that this method of placing Block 16 fits very well with the existing condition and the record calls of Coggan's Addition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jeffery P. Petersen*

OREGON  
 JULY 20, 1993  
 JEFFERY P. PETERSEN  
 2625

Renewal Date: Dec. 31, 1994



## REFERENCE MATERIAL

UNION COUNTY SURVEYS  
 63-73  
 18-89  
 017-1992  
 036-1993  
 PLAT OF COGGAN'S ADDITION  
 UNION COUNTY DEED RECORDS  
 Microfilm No. 70636

# MINOR PARTITION 1994-04

SITUATED IN LOT 3 BLOCK 16 OF  
COGGAN'S ADDITION TO LAGRANDE

## SURVEYOR'S CERTIFICATE

I Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows.

Lot 3 Block 16 of Coggan's Addition to LaGrande, Oregon. Being more particularly described as follows.

Beginning at the northwest corner of said Lot 3.

Thence: S 89°40'49" E, along the north line of said Lot 3, 95.11 feet, to the northeast corner of said Lot 3.

Thence: S 0°22'02" W, along the east line of said Lot 3, 119.98 feet, to the southeast corner of said Lot 3.

Thence: N 89°40'42" W, along the south line of said Lot 3, 95.10 feet, to the southwest corner of said Lot 3.

Thence: N 0°21'52" E, along the west line of said Lot 3, 119.98 feet, to the northwest corner of said Lot 3 and the Point of Beginning of this description.

Containing 11,380.5 square feet.

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PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*

OREGON  
JULY 20, 1993  
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2625

Renewal Date: December 31, 1994

*Jeffery P. Petersen*  
Jeffery P. Petersen, OPLS 2625  
Baggett, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850

## APPROVALS

### CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 7<sup>th</sup> day of April, 1994.

*Dan Moore*  
Dan Moore

### CITY OF LAGRANDE CITY SURVEYOR

Approved this 7<sup>th</sup> day of April, 1994.

by *Norman J. Paullus, Jr.*  
Norman J. Paullus, Jr.

### UNION COUNTY ASSESSOR

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 1993-1994 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.

by *Patty Gooderham* Date: 4/8/94  
Patty Gooderham, Union County Assessor

### UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date: 4/12/94  
Peggy Sutton, Union County Treasurer

## DECLARATION

Know all people by these presents that Henry J. Woodford Jr. and Marjorie Woodford are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. They have caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

*Marjorie Woodford* *Henry J. Woodford Jr.*  
Marjorie Woodford Henry J. Woodford Jr.

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 8<sup>th</sup> day of APRIL, 1994, before me a Notary Public in and for said County and State, personally appeared Marjorie Woodford and Henry J. Woodford Jr. 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.

*Nick G. Robinson*  
Notary Public for  
the State of Oregon

Notarial seal

## 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 8<sup>th</sup> day of April, 1994, at 2:00 o'clock P. M. and in Plat Cabinet No. A-353, Union County records. Microfilm No. 153086.

Union County Clerk  
by *Barbara Eugene Hill*

## REFERENCE MATERIAL

UNION COUNTY SURVEYS  
63-73  
18-89  
017-1992  
036-1993

PLAT OF COGGAN'S ADDITION

UNION COUNTY DEED RECORDS  
Microfilm No. 70636