

# MINOR PARTITION NO. 1994-17

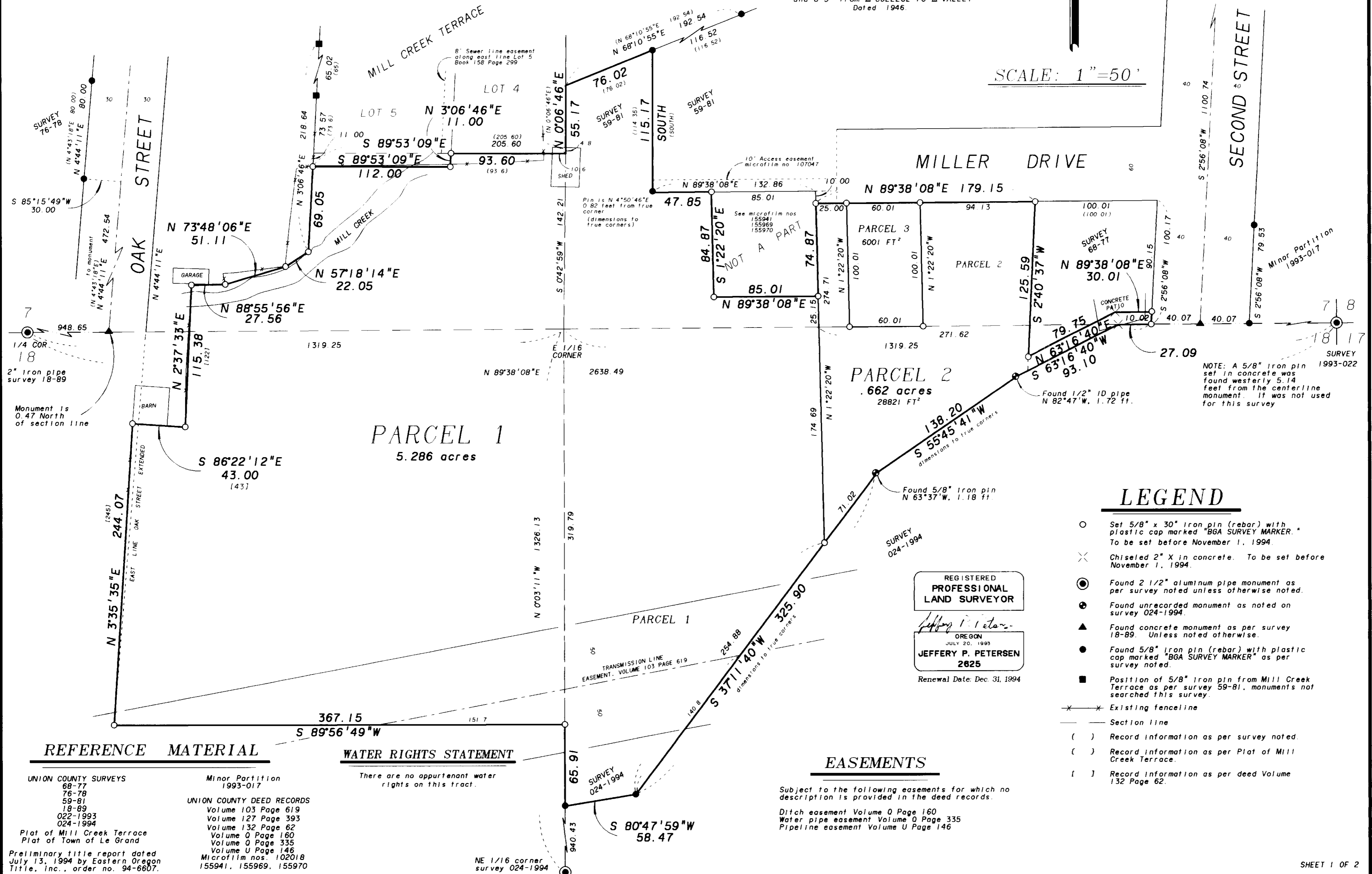
LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.

## BASIS OF BEARING

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



SCALE: 1"=50'



## LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER". To be set before November 1, 1994.
- ✕ Chiseled 2" X in concrete. To be set before November 1, 1994.
- Found 2 1/2" aluminum pipe monument as per survey noted unless otherwise noted.
- Found unrecorded monument as noted on survey 024-1994.
- ▲ Found concrete monument as per survey 18-89. Unless noted otherwise.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey noted.
- Position of 5/8" iron pin from Mill Creek Terrace as per survey 59-81. monuments not searched this survey.
- Existing fence line
- Section line
- ( ) Record information as per survey noted
- ( ) Record information as per Plat of Mill Creek Terrace.
- [ ] Record information as per deed Volume 132 Page 62.

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  
68-77  
76-78  
59-81  
18-89  
022-1993  
024-1994

Plat of Mill Creek Terrace  
Plat of Town of Le Grand

Preliminary title report dated July 13, 1994 by Eastern Oregon Title, Inc., order no. 94-6607.

## WATER RIGHTS STATEMENT

There are no appurtenant water rights on this tract.

## EASEMENTS

Subject to the following easements for which no description is provided in the deed records.

Ditch easement Volume Q Page 160  
Water pipe easement Volume Q Page 335  
Pipeline easement Volume U Page 146

### SURVEYOR'S CERTIFICATE

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

A tract of land situated in a portion of the Southeast 1/4 of Section 7 and the Northeast 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian. Also a portion of said tract being in Outlot No. 1 of the Town of Le Grand.

Beginning of a point N 0°03'11" W, 940.43 feet from the Northeast 1/16 corner of said Section 18.

- Thence: N 0°03'11" W, along the east line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, 65.91 feet.
- Thence: S 89°56'49" W, perpendicular to the said East line, 367.15 feet, to the Southerly projection of the East right of way line of Oak Street.
- Thence: N 3°35'35" E, 244.07 feet.
- Thence: S 86°22'12" E, 43.00 feet.
- Thence: N 2°37'33" E, 115.38 feet.
- Thence: N 88°55'56" E, 27.56 feet.
- Thence: N 73°48'06" E, 51.11 feet.
- Thence: N 57°18'14" E, 22.05 feet to the Southerly extension of the West line of Mill Creek Terrace.
- Thence: N 3°06'46" E, along said Southerly extension 69.05 feet.
- Thence: S 89°53'09" E, 11 feet Southerly of and parallel to the South line of Mill Creek Terrace, 112.00 feet.
- Thence: N 3°06'46" E, 11.00 feet, to the Southeast corner of Lot 5 in Mill Creek Terrace.
- Thence: S 89°53'09" E, along the South line of Mill Creek Terrace, 93.60 feet to the Southeast corner of Lot 4 in Mill Creek Terrace.
- Thence: N 0°06'46" E, along the East line of Mill Creek Terrace, 55.17 feet to the Westerly end of the boundary agreement line (Microfilm No. 102018).
- Thence: N 68°10'55" E, along said boundary agreement line, 76.02 feet.
- Thence: South, 115.17 feet.
- Thence: N 89°38'08" E, 47.85 feet.
- Thence: S 1°22'20" E, 84.87 feet to the Southwest corner of said tract.
- Thence: N 89°38'08" E, 85.01 feet to the Southeast corner of said tract.
- Thence: N 1°22'20" W, along the east line of said tract, 74.87 feet.
- Thence: N 89°38'08" E, 179.15 feet.
- Thence: S 2°40'37" W, 125.59 feet.
- Thence: N 63°16'40" E, 79.75 feet.
- Thence: N 89°38'08" E, 30.01 feet, to the East right of way line of Second Street.
- Thence: S 2°56'08" W, along said right of way line, 10.02 feet, to the South line of said Section 7.
- Thence: S 89°38'08" W, along said South line, 27.09 feet.
- Thence: S 63°16'40" W, 93.10 feet.
- Thence: S 55°45'41" W, 138.20 feet.
- Thence: S 37°11'40" W, 325.90 feet.
- Thence: S 80°47'59" W, 58.47 feet, to the Point of Beginning of this description.

Containing 6.086 acres.

### NARRATIVE

This partition was ordered by Don Miller on behalf of Dorothy Miller. The parcel lines were placed as directed by Mr. Miller.

A portion of this tract is described as the South 110 feet of Outlot No. 1 of the Town of Le Grand (Volume 127 Page 393). I place this line 110 feet from and parallel to the South line of Section 7. The South line of the excepted tract at Second Street and Miller Drive is placed 10 feet from and parallel to a portion of the North line of survey 024-1994. Record distances from survey 68-77 were used to place the West line of the excepted tract.

Another portion of this partitioned tract is in Outlot No. 1 and is shown as the Westerly parcel of survey 59-81. I find that the pin set for the Southeast corner of this Westerly parcel to be 0.82 feet Northerly of the North line of the South 110 feet of Outlot No. 1. I use survey 59-81 to place the lines of this portion of the surveyed partition except for the Southeast corner mentioned above. Survey 59-81 is also used to place the needed portions of the East, South, and West lines of Mill Creek Terrace.

Survey 024-1994 was used to place the line along the Southeast side of this partition. The East end of the line along the Southwest portion of this partition was placed at record distance from the Southeast corner of Mill Creek Terrace and on the one-sixteenth line (Volume 127 Page 393). From this point the line runs Westerly perpendicular to the one-sixteenth line to the extended East line of Oak Street as per Volume 132 Page 62. Said deed then calls "North along the East line of Oak Street extended, to the Southwest corner of the barn". Both the right of way call and the call to the barn corner can not be met. The extended east line of Oak Street intersects the barn approximately 5 feet Easterly of the Southwest corner of the barn. I use the call to the barn corner as best evidence for the intent of the deed. Therefore I run the line Northerly to the Southwest corner of the barn. The said deed then calls a 43 foot jog Easterly along the South side of the barn to the present fence line. This call fits very well with the present fence line. Similar to the above described situation the deed then calls "North along the present fence parallel with the east line of Oak Street extended". Again both of these calls can not be met since the fence line is not parallel with Oak Street. I use the fence as the best evidence for the intent of the deed and run the partition line along the existing old fence line. The line then runs to a point 1 foot South of the garage as called in said deed. I use the garage as it exists now. The said deed then calls "following the present fence which runs along the Northerly side of Mill Creek, to a point on the West line of Miller". The garage does sit on the Northerly bank of Mill Creek which was called in the said deed. Mr. Walter, the property owner to the North of Mill Creek informed me that the fence line along the Northerly bank of Mill Creek has been moved. Therefore I use the Northerly bank of Mill Creek as called in the said deed to place the partition line. I place the West line of Miller which refers to Volume 127 Page 393 on the Southerly extension of the West line of Mill Creek Terrace.

### DECLARATION

Know all people by these presents that Dorothy E. Miller is the owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. She has caused the same to be surveyed and plotted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

Dorothy E. Miller  
Dorothy E. Miller

### ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 29 day of September, 1994, before me a Notary Public in and for said County and State, personally appeared Dorothy E. Miller who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Jeannette J. Carr  
Notary Public for  
the State of Oregon

Notarial seal

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LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.

### APPROVALS

#### CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 29<sup>th</sup> day of Sept, 1994.

Don Moore  
Don Moore

#### CITY OF LAGRANDE CITY SURVEYOR

Approved this 29<sup>th</sup> day of September, 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 1994-1995 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: 9/30/94  
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: 9/30/94  
Peggy Sutton, Union County Treasurer

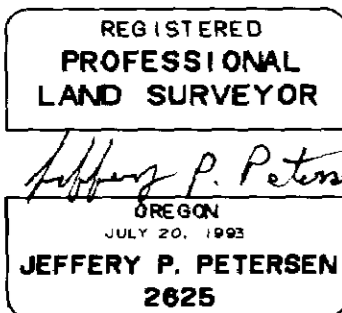
### FILING STATEMENT

#### 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 30<sup>th</sup> day of SEPT, 1994, at 1:13 o'clock P.M. and in Plat Cabinet No. A-368, Union County records. Microfilm No. 156034

R. Nellie Bosque Hibbert  
Union County Clerk  
by S. Nelson, Deputy



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