

# Minor Partition No. 1994-19

A partition of Lot 4 and the Northwestern 50.55 feet of Lot 5, Block 7 of Coggan's Addition to LaGrande, 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"=40'

## REFERENCE MATERIAL

Plat of Coggan's Addition to LaGrande  
Survey Number 6-60  
Survey Number 23-72  
Survey Number 20-73  
Survey Number 13-88  
Survey Number 18-89

## DEED REFERENCES

Microfilm Number 150362  
Preliminary title report number 94-6672 prepared by Eastern Oregon Title, Inc.

## LEGEND

- Found brass disk set by survey number 13-88
- Found 3/4" iron pipe set by survey number 6-60
- ⊙ Found brass cap monument in water valve box set by survey no. 23-72
- Found brass screw in lead plug set by survey no. 18-89
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance of the plat of Coggan's Addition to LaGrande
- Centerline
- - - Easement line (Created by this plat)

## EASEMENT NOTES:

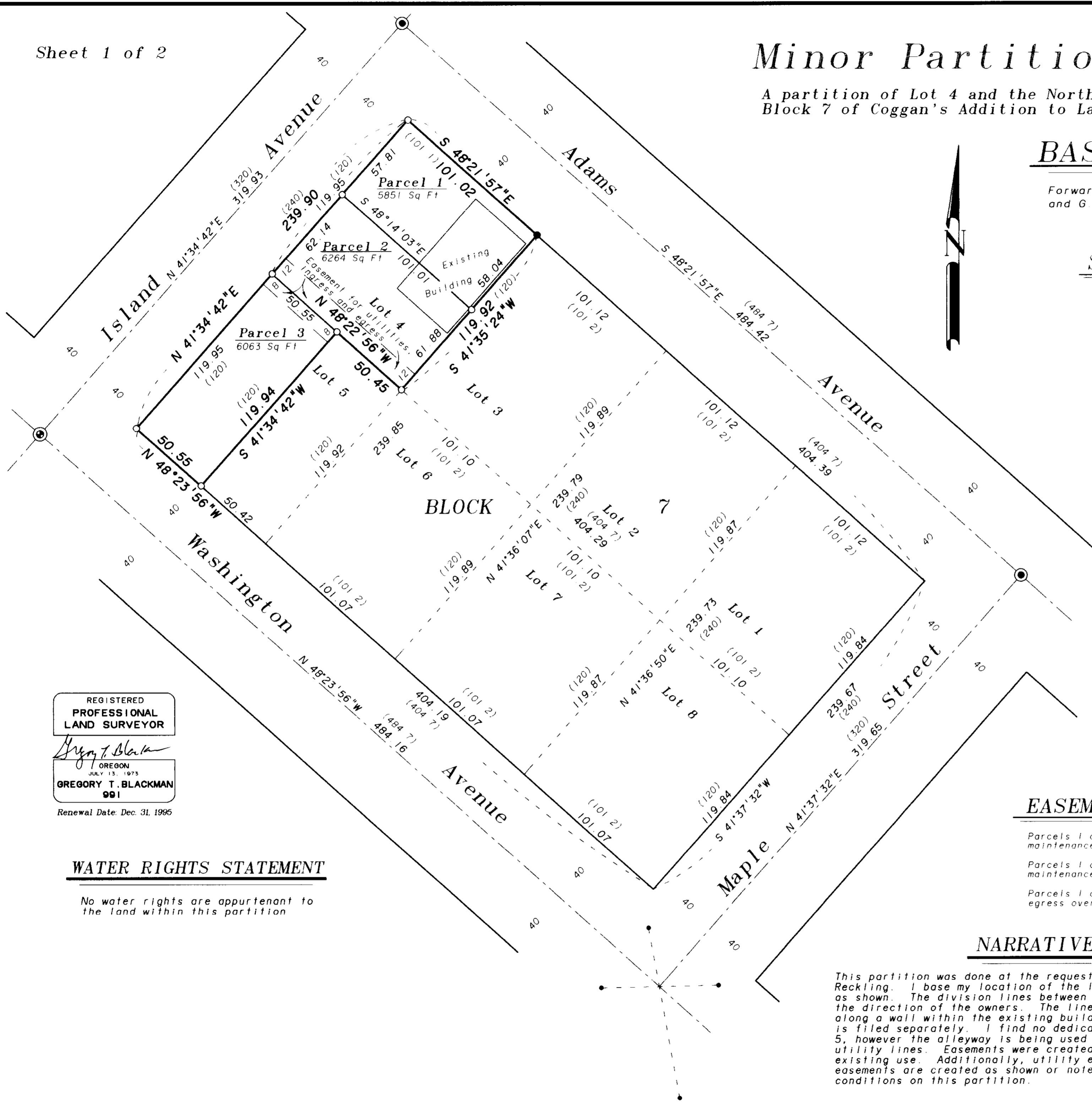
Parcels 1 and 2 hereby grant each other easements for the use and maintenance of the existing underground and overhead utility lines

Parcels 1 and 2 hereby grant to each other easements for the use and maintenance of the existing parking facilities

Parcels 1 and 2 hereby grant to each other easements for ingress and egress over and across each parcel on the existing travelled way

## NARRATIVE

This partition was done at the request of Gary Vaughn and Jim Reckling. I base my location of the lots on the found monuments as shown. The division lines between the parcels were placed at the direction of the owners. The line between Parcels 1 and 2 is along a wall within the existing building. A party wall agreement is filed separately. I find no dedicated alley between Lots 4 and 5, however the alleyway is being used and is occupied by several utility lines. Easements were created as shown to accommodate the existing use. Additionally, utility easements and parking easements are created as shown or noted. I find no other unusual conditions on this partition.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1995

## WATER RIGHTS STATEMENT

No water rights are appurtenant to the land within this partition

# Minor Partition No. 194-19

A partition of Lot 4 and the Northwesterly 50.55 feet of Lot 5, Block 7 of Coggan's Addition to LaGrande, Union County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition plat, in accordance with the provisions of O.R.S. Chapter 92, the exterior of which being described as follows:

Lot 4 and the Northwesterly 50.55 feet of Lot 5, Block 7 of Coggan's Addition to LaGrande, Union County, Oregon, said tract being more particularly described as follows:

Beginning at the Northwesterly corner of Said Lot 4, said point being the intersection of the Easterly right of way line of Island Avenue and the Southerly right of way line of Adams Avenue.

Thence: South 48°21'57" East, along the Northerly line of said Lot 4 and along said Southerly right of way line, a distance of 101.02 feet, to the Northeast corner of said Lot 4.

Thence: South 41°35'24" West, along the Easterly line of said Lot 4, a distance of 119.92 feet, to the Southeast corner of said Lot 4.

Thence: North 48°22'56" West, along the South line of said Lot 4, a distance of 50.45 feet.

Thence: South 41°34'42" West, parallel with the West line of said Lot 5, a distance of 119.94 feet to the South line of said Lot 5, said point being on the Northerly right of way line of Washington Avenue.

Thence: North 48°23'56" West, along said South line of said Lot 5 and the Northerly right of way line of Washington Avenue, a distance of 50.55 feet, to the Southwest corner of said Lot 5, said point also being on the Easterly right of way line of Island Avenue.

Thence: North 41°34'42" East, along said Easterly right of way line, and along the West line of said Lots 4 and 5, a distance of 239.90 feet, to the Point of Beginning of this description.

Said parcel containing 18,178 sq. ft. (0.417 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 lot 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.

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991  
Bageft, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850

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PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
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991

Renewal Date: Dec 31, 1995

## 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 13<sup>th</sup> day of Oct, 1994, at 4:50 o'clock P.M. and in Plat Cabinet No. A-370, Union County records.

Microfilm No. 156276

*R. Nellie Doque Hibbert*  
R. NELLIE DOQUE HIBBERT  
Union County Clerk

by *W. Nelson*, Deputy

## DEDICATIONS

Know all people by these presents that Gary L. Vaughn and Rebecca E. Vaughn, and James E. Reckling and Lisa Reckling hereby depose and say that we are the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all easements shown, in accordance with the provisions of O.R.S. Chapter 92.

*Gary L. Vaughn*  
Gary L. Vaughn

*Rebecca E. Vaughn*  
Rebecca E. Vaughn

*James E. Reckling*  
James E. Reckling

*Lisa Reckling*  
Lisa Reckling

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 5 day of OCTOBER 1994, before me a Notary Public in and for said County and State, personally appeared Gary L. Vaughn and Rebecca E. Vaughn, 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.

*Maguelite J. Wood*  
Maguelite J. Wood  
Notary Public for  
the State of Oregon

Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 5 day of OCTOBER, 1994, before me a Notary Public in and for said County and State, personally appeared James E. Reckling and Lisa Reckling, 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.

*Maguelite J. Wood*  
Maguelite J. Wood  
Notary Public for  
the State of Oregon

Notarial seal

## APPROVALS

### 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: 10/13/94  
Peggy Sutton, Union County Treasurer

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 29<sup>th</sup> day of Sept., 1994.

*Dan Moore*  
Dan Moore, City Planner

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval  
this 29<sup>th</sup> day of September, 1994.

*Norman J. Paulius, Jr.*  
Norman J. Paulius, Jr.  
City Surveyor