

MINOR PARTITION NO. 1994-21

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 17, T3S, R38E, WM.

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"=100'

LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found brass screw in lead plug set in concrete as per survey 18-89.
- Found 5/8" iron pin (rebar) as per plat of Highland Hills Addition.
- △ Found 1/2" iron pin (rebar) as per plat of Highland Hills Addition.
- ▲ Found 1/2" iron pin (rebar) as per survey 5-65.
- Found 1/2" iron pin (rebar) as per survey 14-77.
- Found PK nail in stone, believed to be from plat of Highland Hills Addition.
- () Record information as per plat of Highland Hills Addition.
- [] Record information as per survey 14-77.
- () Record information deed MF#119513.
- Centerline 12th Street

NARRATIVE

This partition was ordered by Patty Glaze on behalf of DMcD Corporation. The monuments as shown on survey 14-77 and Minor Partition 1991-006 were used to establish the South line of this tract. It appears that the distance of 1074.43 given on the South line of survey 14-77 is in error. I find the distance to be 1090.66 between the two found monuments. Because of their relativeity to other found monuments I believe these two monuments to be undisturbed.

The North line of this tract is the South line of Highland Hills Addition. As shown all of the monuments at the original angle points were found to establish the South line of Highland Hills Addition. The East line of this tract was placed using the found monuments at the Southeast corner of survey 14-77 and the Southeast corner of Lot 29.

Survey 22-79, Minor Partition 1991-006, and Minor Partition 1992-006 were used to place 12th Street. This fits very harmoniously with the existing road way and improvements in this area. It appears that a different method was used to place 12th Street further North of this tract in the vicinity of Highland Hills and Sunny Hill Acres II. By the way I've placed 12th Street the 10 foot jog shown in the right of way of 12th Street at the West line of Highland Hills Addition is only approximately 6 feet. The centerline of 12th Street as established by survey 22-79 was used as the North-South centerline of Section 17 when the South 1/4 corner of Section 17 was set by survey Q22-1993.

The interior parcel lines were placed as directed by Doug McDaniels. A 10 foot utility easement exists along the North and West lines of this tract that is appurtenant to the tract to the South.

WATER RIGHTS STATEMENT

I find no water rights appurtenant to this tract.

REFERENCE MATERIAL

- UNION COUNTY SURVEYS
 - 5-65
 - 14-77
 - 22-79
 - 15-82
 - 022-1993
- UNION COUNTY PARTITIONS
 - 1991-006
 - 1992-006
- UNION COUNTY DEED RECORDS
 - MF#119513
 - MF#118005
 - MF#103020

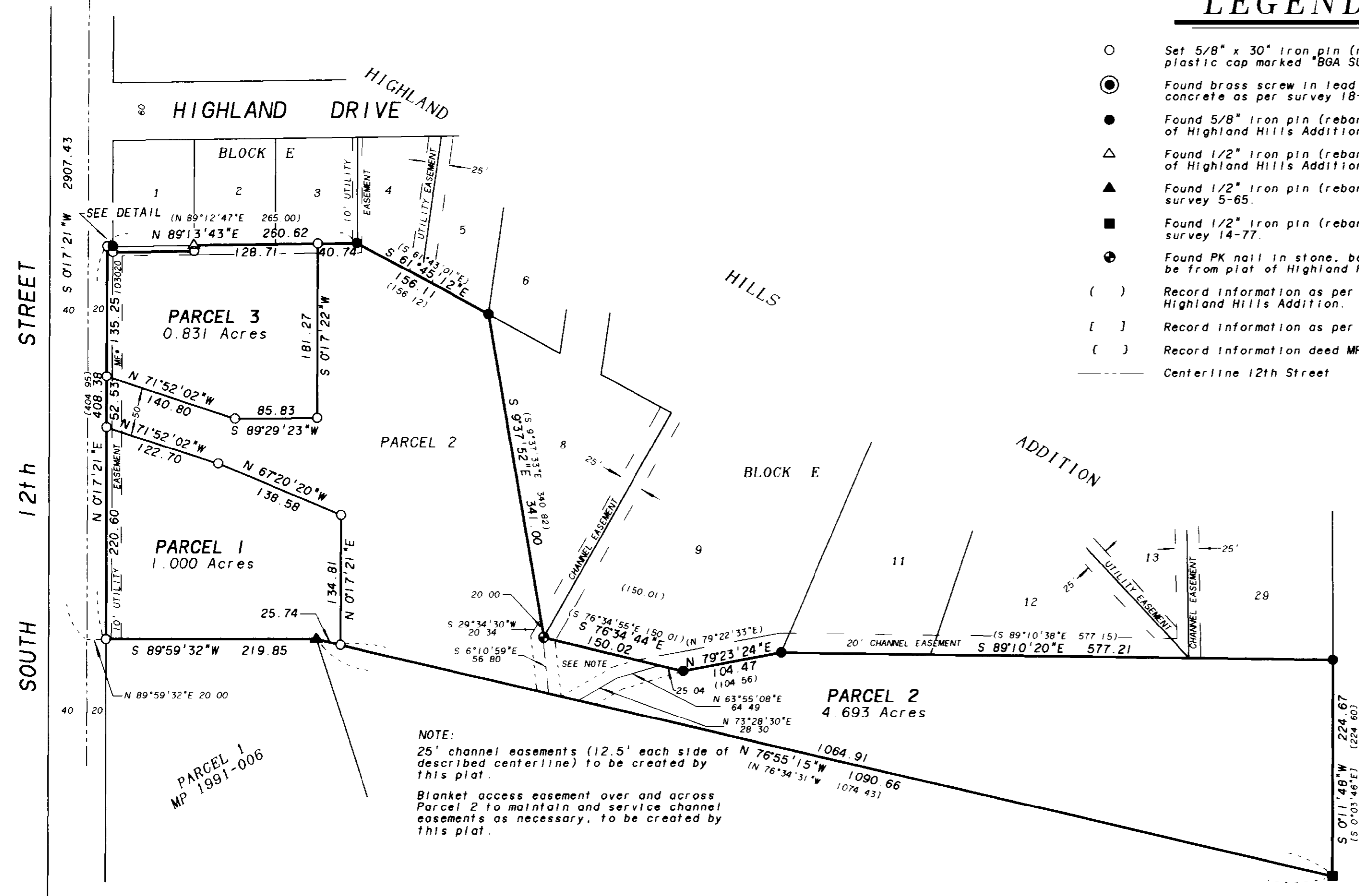
Preliminary title report by Eastern Oregon Title, dated 8-18-94, order no. 94-6668.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

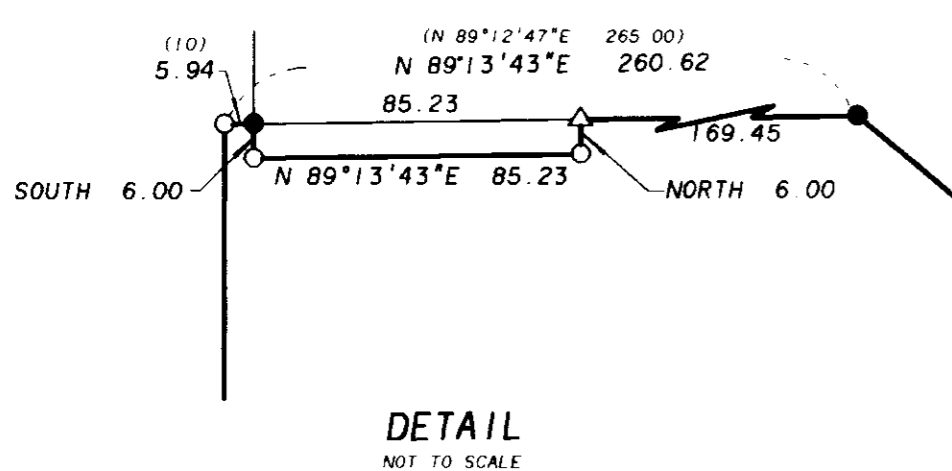
Gregory T. Blackman
OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1995

NORTH 1/4 CORNER SECTION 17



NOTE:
25' channel easements (12.5' each side of N 76°55'15"W 1090.66 described centerline) to be created by this plat.
Blanket access easement over and across Parcel 2 to maintain and service channel easements as necessary, to be created by this plat.



MINOR PARTITION 1994-21

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, 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.

A tract of land situated within the Southwest one-quarter of the Northeast one-quarter and the Northwest one-quarter of the Southeast one-quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows.

- 17. Commencing at the North one-quarter corner of said Section 17.
 - Thence: S 0°17'21" W, along the North-South centerline of said Section 17, 2907.43 feet.
 - Thence: N 89°59'32" E, 20.00 feet to the East right of way line of 12th Street and the True Point of Beginning of this description, said point also being the Northwest corner of Parcel 1 of Minor Partition 1991-006.
 - Thence: N 0°17'21" E, along said East right of way line, 408.38 feet to the South line of Highland Hills Addition.
 - Thence: N 89°13'43"E, along said South line, 5.94 feet to the Southwest corner of Lot 1 Block E of Highland Hills Addition.
 - Thence: South, 6.00 feet.
 - Thence: N 89°13'43"E, parallel with the South line of said Lot 1, 85.23 feet.
 - Thence: North, 6.00 feet to the Southeast corner of said Lot 1 and the South line of Highland Hills Addition.
 - Thence: Along said South line the following courses,
 - N 89°13'43" E, 169.45 feet to the Southeast corner of Lot 3 Block E.
 - S 61°45'12" E, 156.11 feet to the Southeast corner of Lot 5 Block E.
 - S 9°37'52" E, 341.00 feet to the Southeast corner of Lot 8 Block E.
 - S 76°34'44" E, 150.02 feet to the angle point in the South line of Lot 9 Block E.
 - N 79°23'24" E, 104.47 feet to the Southeast corner of Lot 9 Blk E.
 - S 89°10'20" E, 577.21 feet to the Southeast corner of Lot 29 Block E.
 - Thence: Leaving said South line, S 0°11'48" W, 224.67 feet.
 - Thence: N 76°55'15" W, 1090.66 feet to the Northeast corner of Parcel 1 of Minor Partition 1991-006.
 - Thence: S 89°59'32" W, along the North line of said Parcel 1, 219.85 feet to the True Point of Beginning of this description.
- Containing 6.524 acres.

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 14th day of October, 1994.

[Signature]
Dan Moore

CITY OF LAGRANDE CITY SURVEYOR

Approved this 13th day of October, 1994.

by [Signature]
Norman J. Paulus, 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 [Signature] Date: 10/14/94
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 [Signature] Date: 11-14-94
Peggy Sutton, Union County Treasurer

DEDICATION

This is to certify that DMCD Corporation, is a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, and is the owner of the land described in the annexed Surveyor's Certificate; and said DMCD Corporation, did cause the same to be surveyed and platted as shown on the annexed map and does for itself, its transferees, successors, and assigns hereby dedicate, donate, and convey to the public use forever, the 25 foot channel easements and the access easement as shown and noted on the annexed map.

In witness whereof, DMCD Corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President, Doug McDaniel.

[Signature]
Doug McDaniel, President DMCD Corporation

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Be it remembered that on this 2 day of Nov, 1994, personally appeared before me Doug McDaniel, President of DMCD corporation, and known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily as such officer on behalf of said corporation by authority of its Board of Directors

In witness whereof, I have hereunto set by hand and affixed my official notary seal this 2 day of Nov, 1994.

[Signature]
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 14th day of Nov, 1994, at 7:15 o'clock PM and in Plat Cabinet No. A373, Union County records. Microfilm No. 156752.

[Signature]
Union County Clerk by [Signature], Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1995

[Signature]
Gregory T. Blackman, OPLS 991
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850