

# Minor Partition Number 1995-04

Situated in Lots 1 and 2, Block 1 of East Addition to LaGrande, Union County, Oregon  
(Being within the Southwest 1/4 of the Northwest 1/4 of Section 9,  
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 Δ COLLEGE to Δ VALLEY  
Dated 1946.

SCALE: 1"=50'

## REFERENCE MATERIAL

Union County Monumentation Records  
Plat of East Addition  
Plat of Collin's Subdivision  
Plat of Rogers Subdivision  
Plat of Eagle Cap Estates  
Survey Number 1-79

## DEED REFERENCES

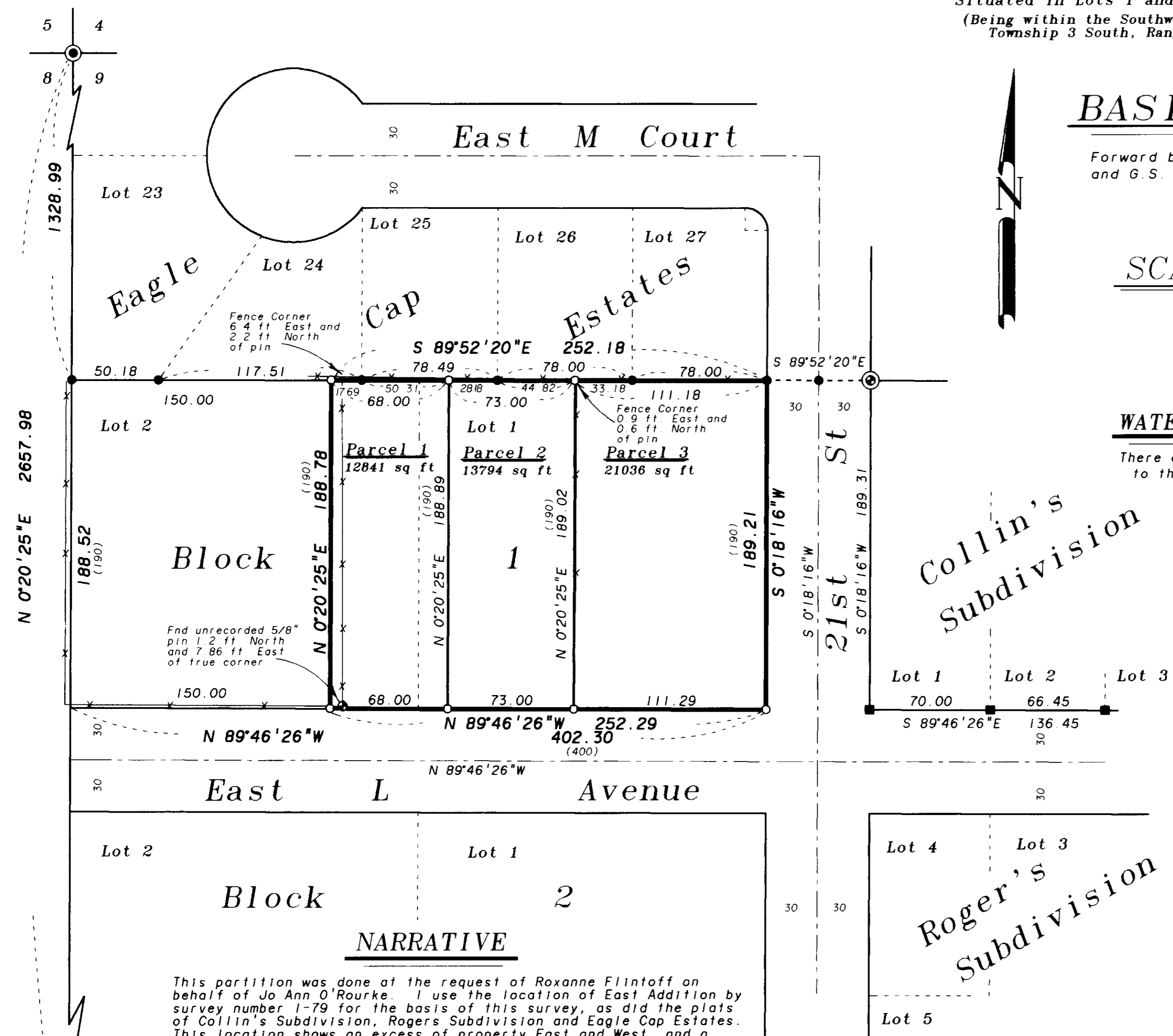
Volume 133 Page 485  
Volume 140 Page 488  
Volume 140 Page 592  
Microfilm Number 136702  
Preliminary Title Report No. 34654  
prepared by Abstract and Title Company

## WATER RIGHTS STATEMENT

There are no water rights appurtenant  
to the land within this partition

## LEGEND

- Found brass cap in valve box as per Union County monumentation records
- ⊙ Found brass cap monument set for the Initial Point of Collin's Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Collin's Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Eagle Cap Estates
- ⊙ Found unrecorded 5/8" iron pin
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- ( ) Record distance of the original plat of East Addition
- \*-\*-\* Existing Fence Line
- Centerline



## NARRATIVE

This partition was done at the request of Roxanne Flintoff on behalf of Jo Ann O'Rourke. I use the location of East Addition by survey number 1-79 for the basis of this survey, as did the plats of Collin's Subdivision, Rogers Subdivision and Eagle Cap Estates. This location shows an excess of property East and West, and a deficiency of property North and South from the original calls of the plat of East Addition. I find all of Block 1 was under one ownership at one time (Deed Volume 133 Page 485). The West 150 feet of Block 1 was sold in May of 1958, (Deed Volume 140 Page 488) giving that tract a senior right over the remainder of the Block. The remainder was sold in June of 1958 to the O'Rourkes (Deed Volume 140 Page 592). Because of the senior right of the West parcel, I place the West line of the partition at record distance East from the West line of the Block, treating the O'Rourke tract as a remnant. The West line of Parcel 3 was placed West of an existing fence line approximately 1 ft, at the direction of Jo Ann O'Rourke. The dividing line between parcels 1 and 2 was placed at the direction of Roxanne Flintoff. I find an unrecorded 5/8" pin near the Southwest corner of the partition, reportedly set by James G. Voelz. This explains the fence along the West line of the partition encroaching onto the parcel. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 1996

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Township 3 South, Range 38 East of the Willamette Meridian.)

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Lots 1 and 2, Block 1 of East Addition to LaGrande, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Northeast corner of said Block 1, said point also being the Southeast corner of Lot 27, Eagle Cap Estates Subdivision, said point also being on the West right of way line of 21st Street,

Thence: South 0°18'16" West, along the East line of said Block 1, and along said right of way line, a distance of 189.21 feet, to the Southeast corner of said block, said point being on the North right of way line of East L Avenue.

Thence: North 89°46'26" West, along said right of way line and along the South line of said Block 1, a distance of 252.29 feet, to a point 150.00 feet East of the Southwest corner of said Block 1.

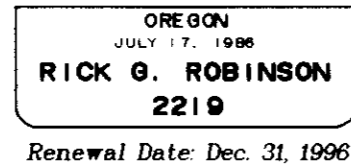
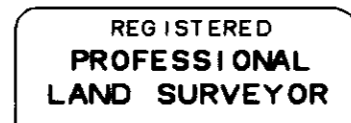
Thence: North 0°20'25" East, parallel with the West line of said Block 1, a distance of 188.78 feet, to a point on the North line of said Block 1, said point being 150.00 feet East of the Northwest corner of said Block 1, said point also being on the South line of Eagle Cap Estates Subdivision.

Thence: South 89°52'20" East, along the North line of said Block 1, and along the South line of Lots 24, 25, 26 and 27 of said Eagle Cap Estates, a distance of 252.18 feet to the Point of Beginning of this description.

Said parcel containing 47.671 Sq. Ft. (1.094 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 parcel 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.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

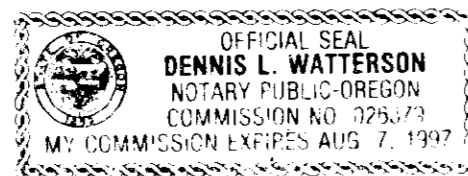


## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 17th day of March, 1995, before me a Notary Public in and for said County and State, personally appeared Michael B. O'Rourke, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



Notarial seal

## DECLARATION

Know all people by these presents that we, Jo Ann O'Rourke, Peter J. O'Rourke, Patrick R. O'Rourke and Michael B. O'Rourke are the owners of the land within this partition, said land being 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, in accordance with the provisions of O.R.S. Chapter 92.

Jo Ann O'Rourke  
Jo Ann O'Rourke

Peter J. O'Rourke  
Peter J. O'Rourke

Patrick R. O'Rourke  
Patrick R. O'Rourke

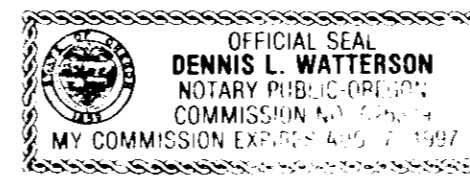
Michael B. O'Rourke  
Michael B. O'Rourke

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 17th day of March, 1995, before me a Notary Public in and for said County and State, personally appeared Jo Ann O'Rourke, 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.

Dennis L. Watterson  
Notary Public for  
the State of Oregon

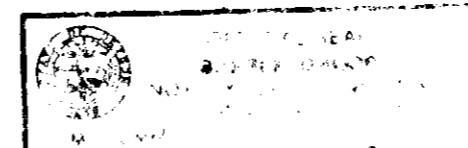


Notarial seal

State of Oregon SS  
County of Lane

Know all these people by these presents, on this 13th day of March, 1995, before me a Notary Public in and for said County and State, personally appeared Peter J. O'Rourke, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Shirley A. Shopp  
Notary Public for  
the State of Oregon

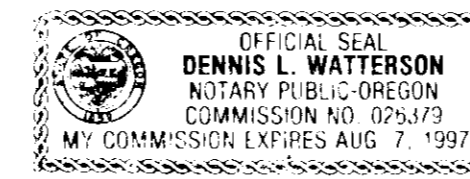


Notarial seal

State of Oregon SS  
County of Union

Know all these people by these presents, on this 15th day of March, 1995, before me a Notary Public in and for said County and State, personally appeared Patrick R. O'Rourke, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Dennis L. Watterson  
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: 3/21/95  
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 Geneva Sutherland, Deputy Date: 3-21-95  
Peggy Sutton, Union County Treasurer

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 21<sup>st</sup> day of March, 1995.

Dan Moore  
Dan Moore, City Planner

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 20<sup>th</sup> day of MARCH, 1995.

Norman J. Paullus, Jr.  
Norman J. Paullus, Jr., City Surveyor

## 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 21 day of March, 1995, at 1:15 o'clock P.M. and in Plat Cabinet No. A-386, Union County records. Microfilm No. 158307.

Union County Clerk by Barbara Regue Hiffert