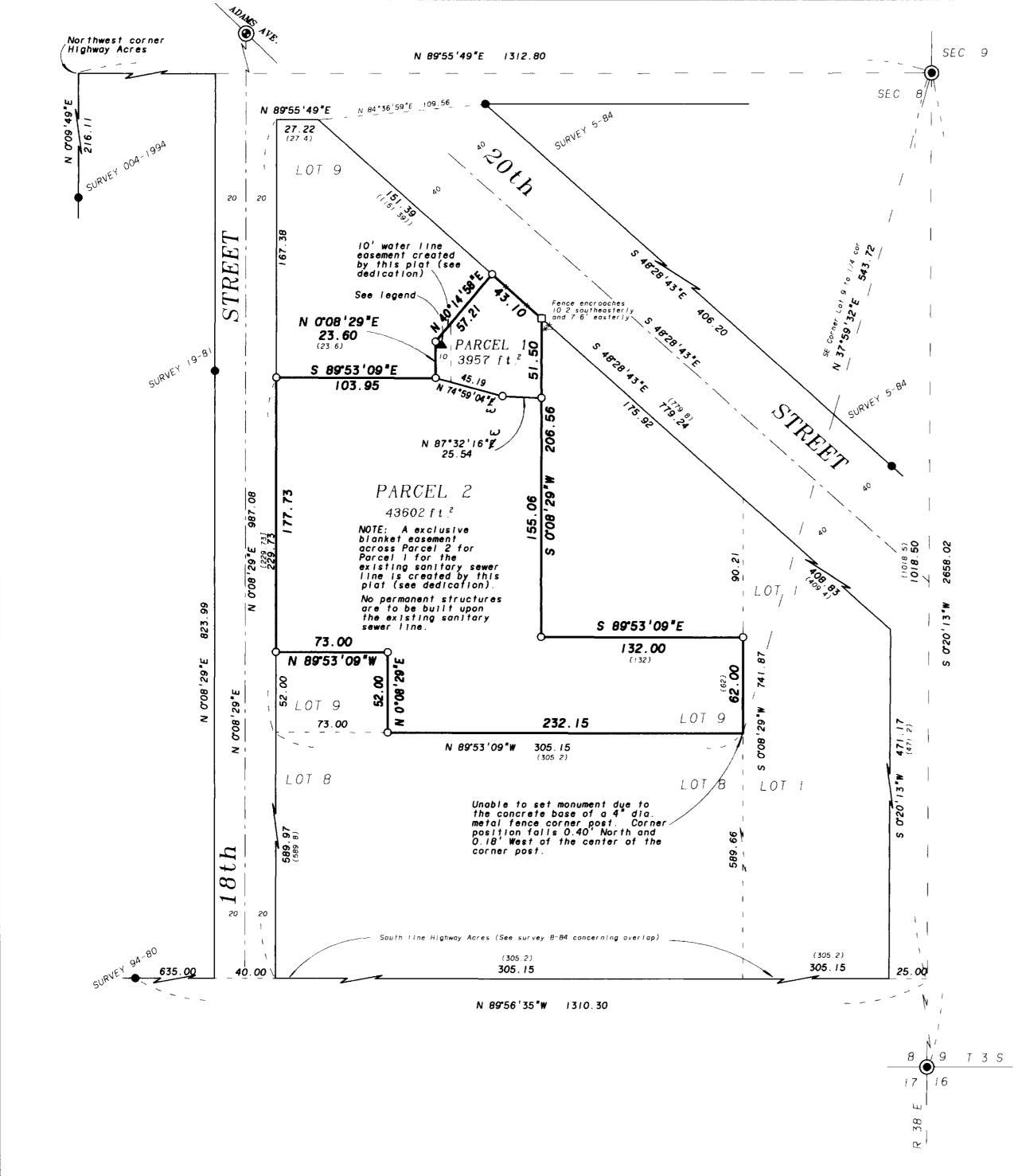
PLATCAB. No. A389

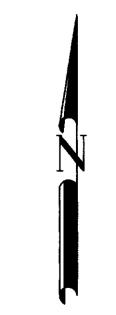


MINOR PARTITION NO. 1995-07

SITUATED IN A PORTION OF LOT 9 IN HIGHWAY ACRES SUBDIVISION

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 "BGB SURVEY MARKER".
- Chiseled 2" cross in concrete fence base.
- Found 2 1/2" brass cap in valve box as per Union County monumentation records.
- Found 2 1/2" brass cap set in concrete with 1/8" diameter drilled hole as per survey 13-88.
- Found 5/8" iron pin (rebar) as per survey noted.
- Found unrecorded 5/8" iron pin (rebar) probably from survey 32-68. South 0.19 and East 0.90 from
- Record information from plat of Highway Acres.
- Record information from Book 155 Page 639.
- Record information from Book 155 Page 640.
- Record information from Book 160 Page 525. ---- Centerline

NARRATIVE

This partition was done at the request of Wendell Rock. The interior parcel lines were set as directed by Mr. Rock.
The Southeast corner of Highway Acres was established on the section line at record distance of 1018.5 feet from the East 1/4 corner of Section 8. The South line of the subdivision was placed by running from the Southeast corner to the found monument from survey 94-80. Survey 004-1994 placed the Northwest corner of the subdivision. Surveys 19-81 and 13-88 were used to place 18th Street. Survey 5-84 was used to place 20th Street. The lot corners were established by proportionate measurement. corners were established by proportionate measurement.

The exterior lines of this partition lie within Lot 9. The calls of the deeds listed in the reference material were used to place these exterior lines.

REFERENCE MATERIAL

UNION COUNTY SURVEY RECORDS
Survey 32-68
Survey 94-80
Survey 19-81
Survey 5-84
Survey 13-88
Survey 004-1994 Monumentation records

UNION COUNTY DEED RECORDS
Book 115 Page 608
Book 129 Page 104
Book 135 Page 544
Book 155 Page 639
Book 155 Page 640
Book 160 Page 525

LAND SURVEYOR Lefforg P. Peterser JULY 20. 1993

JEFFERY P. PETERSEN 2625

REGISTERED

PROFESSIONAL

Renewal Date: Dec. 31, 1996

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this tract.

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.

A tract of land situated in a portion of Lot 9 in Highway Acres Subdivision. Being more particularly described as follows.

Beginning at the Southeast corner of said Lot 9, which bears S 37°59'32" W, 543. 72 feet from the East 1/4 corner of Section 8, Township 3 South, Range 38 East of the Willamette Meridian.

Thence: N 89°53'09" W. 232.15 feet, along the South line of said Lot 9, to a point 73.00 feet easterly of the Southwest corner of said Lot 9,

Thence: N 0°08'29" E, parallel with the West line of said Lot 9, 52.00 feet.

Thence: N 89°53′09° W, parallel with the South line of said Lot 9, 73.00 feet to the West line of said Lot 9,

Thence: N 0°08'29" E, along the West line of said Lot 9, 177.73 feet,

Thence: S 89°53'09" E, parallel with the South line of said Lot 9, 103.95 feet,

Thence: N 0°08'29" E. parallel with the West line of said Lot 9, 23.60 feet,

Thence: N 40°14'58" E, 57.21 feet, to the Northeasterly line of said Lot 9.

Thence: S 48°28'43" E, along said Northeasterly line, 43.10

Thence: S 0°08'29" W, parallel with the West line of said Lot 9, 206.56 feet,

Thence: S 89°53'09" E, parallel with the South line of said Lot 9, 132.00 feet, to the East line of said Lot 9.

Thence: S 0°08'29" W, along the East line of said Lot 9, 62.00 feet, to the Point of Beginning of this description.

Containing 46.559 square feet

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1996

Jeffery P. Petersen. OPLS 2625

Derfery P. Petersen, OPLS 2625 Bagett, Griffith & Blackman 2006 Adams Avenue LaGrande, OR 97850

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 7th day of APRIL, 1995, at 4:550'clock M. and in Plat Cabinet No. 1995, Union County records. Microfilm No. 158546

R. NEWE BOGUE HIBBERT Union County Clerk by S. Melson Seputy

MINOR PARTITION NO.

1995-07

SITUATED IN A PORTION OF LOT 9 IN HIGHWAY ACRES SUBDIVISION

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 315+ day of March .1995

Dan Moore, City of La Grande Planning Director

CITY OF LAGRANDE CITY SURVEYOR

Approved this 3rd day of April . 1995

Norman J. Paullus, Jr., City of La Grande Surveyor

UNION COUNTY ASSESSOR

I hereby certify that pursuant to 0.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.

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.

Peggy Sutton. Union County Treasurer

DEDICATIONS

Know all people by these presents that Wendell W. Rock and Ila Beth Rock are owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned and surveyed into parcels as shown on the annexed map, and do hereby grant a 10 foot exclusive water line easement across Parcel I to serve Parcel 2 and the exclusive blanket sewer line easement across Parcel 2 to serve Parcel I, as shown or noted on the annexed map. All In accordance with 0.R.S. Chapter 92

Wendell W Rock

The Beth Rook

Know all people by these presents that Bank of America Oregon, hold a deed of trust for a portion of this partitioned land, recorded February 17, 1994, as Microfilm Document No. 152056, Mortgage Records of Union County, Oregon. They have consented to the partitioning and the granting of the easements as shown or noted on the annexed plat. All in accordance with O.R.S. Chapter 92.

Officer. Bank of Agerica Oregon

ACKNOWLEDGEMENTS

State of OREGON

County of WASHING TON

Know all these people by these presents, on this 6th day of APRIL. 1995, before me a Notary Public In and for said County and State, personally appeared CRAIC F. JOHNSON. an officer of the above named Bank of America Oregon, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he is an authorized representative of said Bank of America Oregon, and that said instrument was executed freely and voluntarily.

Notary Public for the State of OREGON OFFICIAL SEAL
V L HARRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 037380
MY COMMISSION EXPIRES OCT. 1, 1998

State of Oregon SS County of Union

Know all these people by these presents, on this day of Aph 1995, before me a Notary Public in and for said state and county, personally appeared Ila Beth Rock and Wendell W. Rock who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Degan

Notarial seal