

Microfilm # 159715  
Plat Job A-397

# Minor Partition No. 1995-15

Situated in the Southeast quarter of Section 8,  
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  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946.

SCALE: 1" = 40'



## LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 124-78.
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Terra Lea Addition
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1994-03
- ▲ Found 5/8" iron pin with plastic cap marked APA set by survey number 23-75
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER.

## NARRATIVE

This partition was done at the request of Dale Epling. The exterior of this tract has been placed by the plat of Terra Lea Addition, Minor Partition 1994-03 and survey no. 124-78. The southwest corner of the tract was placed at the position shown on the plat of Terra Lea Addition. I place the dividing lines of the parcels within this partition at the direction of Mr. Epling. I find no unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*  
OREGON  
JULY 20, 1993  
JEFFERY P. PETERSEN  
2025

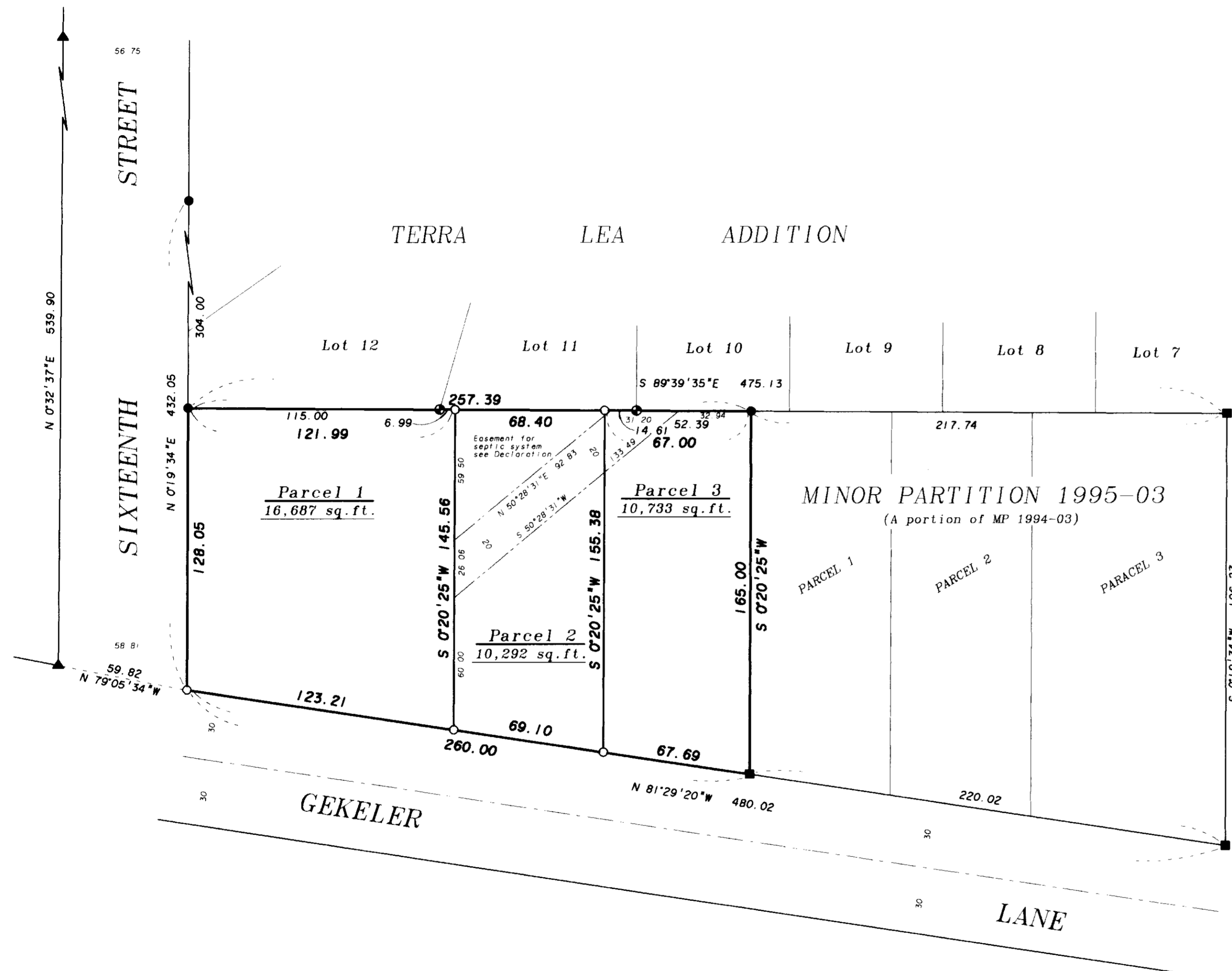
Renewal Date: Dec. 31, 1996

## REFERENCE MATERIAL

Plat of Terra Lea Addition  
Survey Number 124-78  
Survey Number 23-75  
Minor Partition Number 1994-03  
Minor Partition Number 1995-03  
  
Preliminary Title Report, Order  
No. 95-7046, dated May 24, 1995.  
Issued by Eastern Oregon Title,  
Inc., La Grande, Oregon.

## WATER RIGHTS STATEMENT

Water right Certificate No. 4837 is appurtenant to this property.



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## SURVEYOR'S CERTIFICATE

I, Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the East right of way line of Sixteenth Street, said point being the Southwest corner of Lot 12, Terra Lea Addition to La Grande, Union County, Oregon,

Thence: S 89°39'35" E, along the South lines of Lots 12, 11, and 10 of said Terra Lea Addition, 257.39 feet, to the Northwest corner of Minor Partition 1995-03,

Thence: S 0°20'25" W, along the West line of said Minor Partition 1995-03, 165.00 feet, to the North right of way line of Gekeler Lane,

Thence: N 81°29'20" W, along the said North right of way line of Gekeler Lane, 260.00 feet, to the East right of way line of Sixteenth Street,

Thence: N 0°19'34" E, along the said East right of way line of Sixteenth Street, 128.05 feet, to the Point of Beginning of this description.

Containing 37,712 square feet.

I further certify that I made this survey and plat by order of and under the direction of the owner 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.

*Jeffery P. Petersen*  
Jeffery P. Petersen, OPLS 2625  
Bogett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*  
OREGON  
JULY 20, 1995  
JEFFERY P. PETERSEN  
2625

Renewal Date: Dec. 31, 1996

## DEDICATION

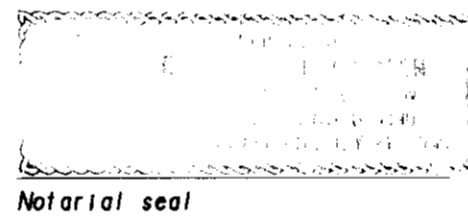
Know all people by these presents that I, Dale W. Epling, hereby depose and say that I am the sole owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance the provisions of O.R.S. Chapter 92, and do hereby cause to be created the 20 foot easement on Parcels 2 and 3 as shown on the annexed plat for the septic system serving Parcel 1. This easement shall become null and void when the current septic system is no longer in use.

*Dale W. Epling*  
Dale W. Epling

State of Oregon  
County of Union

Know all these people by these presents, on this \_\_\_\_\_ day of \_\_\_\_\_, 1995, before me a Notary Public in and for said County and State, personally appeared Dale W. Epling, 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.

*Myron Todd*  
Notary Public for  
the State of Oregon



## FILING STATEMENT

### UNION COUNTY CLERK

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 28<sup>th</sup> day of June, 1995, at 3:45 o'clock P.M. and in Plat Cabinet No. H-397, Union County records. Microfilm No. 159715

Union County Clerk by *R. Nellie Bogue Hibbert*  
*R. Church, deputy*

## 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: 6/28/95  
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 *Peggy Sutton* Date: 6/28/95  
Peggy Sutton, Union County Treasurer

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 26 day of JUNE, 1995.

*Dan Moore* for  
Dan Moore, City Planner

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 26<sup>th</sup> day of June, 1995.

*Norma J. Paulus*  
City Surveyor