

MAJOR PARTITION PLAT No. 1996-05

Microfilm No. 961496

Plat Cabinet No. B-422

A Partition of Parcel 2 of Minor Partition plat No. 1994-003
 Situated In the SE 1/4 of the SE 1/4 of Section 8,
 Twp 3 S, Rng 38 E, 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" = 60 Feet

NARRATIVE

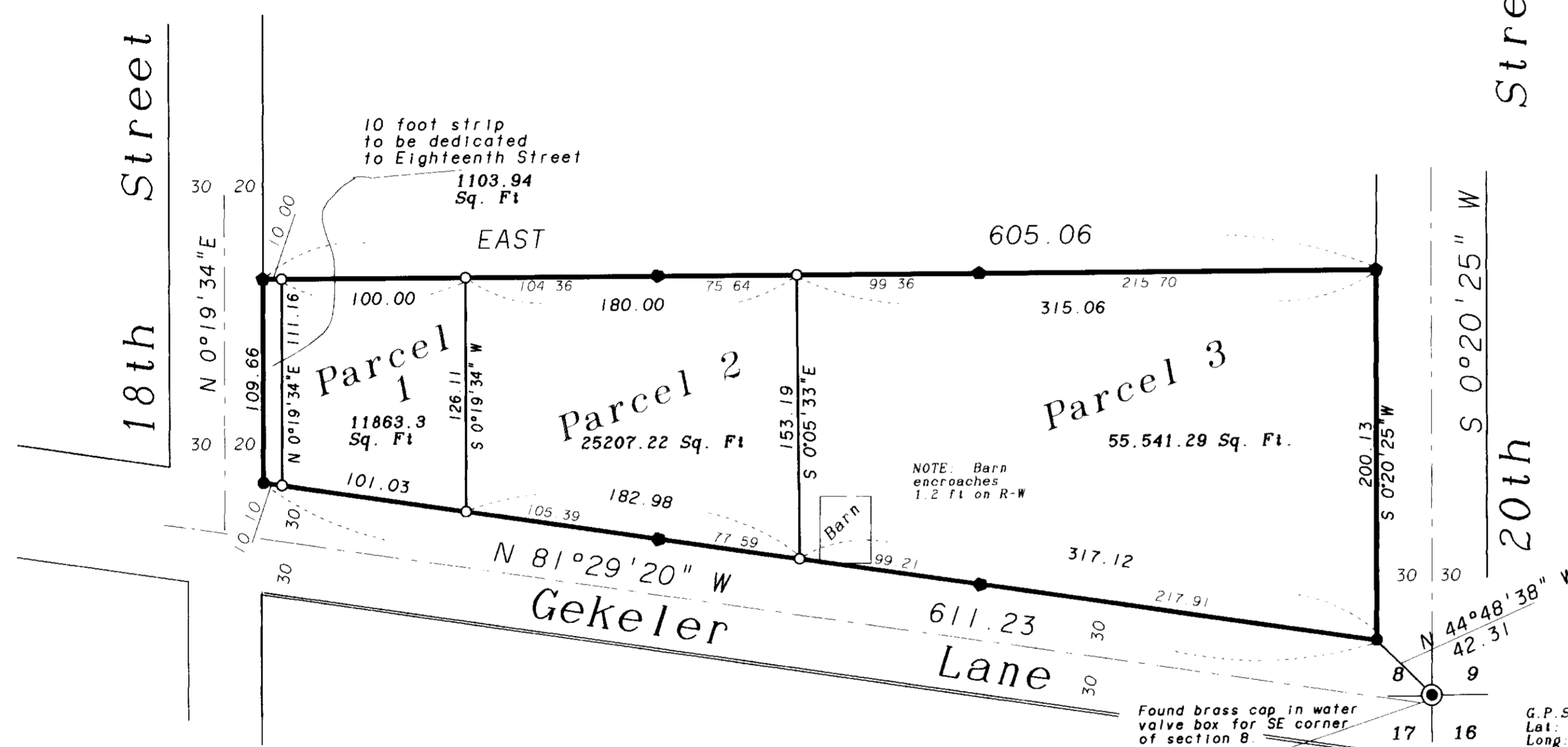
This survey was made at the request of Morris Sawyer to partition the parcel hereon shown. This is a partition of Parcel 2 as created in Minor Partition 1994-003, as filed in the Office of the Union County Clerk. This survey is based on said Minor partition 1994-003. The ten foot strip on the west end is dedicated to the public to widen Eighteenth Street. The barn on the south side of parcel 3 encroaches on Gekeler Avenue as shown.
 I find no unusual conditions in the execution of this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman

OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 1997



LEGEND

- Found 5/8" rebar with plastic cap marked "BGA SURVEY MARKER", Map of Survey 006-1994.
- Found 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" Minor Part. Plat 1994-003
- Set 5/8" X 30" rebar with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Street or Lane.
- Brass Cap Monument as per Union County monumentation records.

REFERENCE MATERIAL

Survey Number 124-78
 Plat of Terra Lea Addition
 Minor Partition Number 1994-003
 Preliminary Title Report No. 96-7596
 Union County Monumentation Records
 Union County Probate Case 95-02-7162

DEED RESTRICTIONS

Parcel Number 1 shall remain at its present size, and shall not be further divided by subdivision or partition.

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APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. 92.100
Approved this 11th day of April, 1996.

Norman J. Paulus, Jr.
Norman J. Paulus, Jr.

City of LaGrande Planning Commission

Approved this 12th day of April, 1996.

Dan Moore
Dan Moore City Planner

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 1995-1996 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: 4/11/96
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: 4/15/96
Peggy Sutton, Union County Treasurer

UNION COUNTY COMMISSION

Approved this 17th day of April, 1996

John Howard
John Howard
Lorence D. Savage
Lorence D. Savage
Steve McClure
Steve McClure

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 17 day of April, 1996, at 1:30 o'clock P.M., and recorded in Plat Cabinet No. B-422 Union County records. Microfilm Number 961496

Union County Clerk
by *R. L. Eugene Hibbert*

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed Partition situated in the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 3 South, Range 38 East, of the Willamette Meridian, said Partition being Lot 2 of Minor Partition 1994-003, the exterior of which being particularly described as follows:

Beginning at the intersection of the North line of Gekeler Lane and the West line of Twentieth Street, said point being the SE corner of said Parcel 2 of Minor Partition 1994-003, said point also being N 44°48'38" W, 42.31 feet from the Southeast corner of said Section 8:

- Thence: N 81°29'20" W, along the North line of said Gekeler Lane, a distance of 611.23 feet to the East line of Eighteenth Street;
- Thence: N 0°19'34" E, along Said East line 109.66 feet to the NW corner of said Parcel 2;
- Thence: East, along the North line of said Parcel 2, 605.06 feet to the West line of Twentieth Street;
- Thence: S 0°20'25" W, along the West line of Twentieth Street 200.13 feet to the point of beginning.

Said parcel containing 2.151 acres.

I further depose and say that I made this survey and plat by order of and under the direction of the owners thereof. That all lot corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. Chapters 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman

BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850
Phone (541) 963-6092

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997

DEDICATION

Know all people by these presents that Morris Sawyer, contract buyer and Star Sawyer, a protected person, 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 streets shown, and do hereby place the restriction as detailed on page 1 of this Partition, in accordance with the provisions of O.R.S Chapter 92.

Morris Sawyer
Morris Sawyer

Charles A. Snyder
Star Sawyer
by Charles A. Snyder, conservator for
the Estate of Star Sawyer, Union County
Probate Case No. 95-02-7162

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 15th day of April, 1996, before me a Notary Public in and for said County and State, personally appeared Morris Sawyer, and being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Klein
Notary Public for
the State of Oregon

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 15th day of April, 1996, before me a Notary Public in and for said County and State, personally appeared Charles A. Snyder, Conservator for the Estate of Star Sawyer as granted by Union Circuit Court Probate Case No. 95-02-7162, and being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

James L. Snyder
Notary Public for
the State of Oregon

