

MINOR LAND PARTITION

PLAT NO. 1996-07

BRYAN STREET (60' ROW)

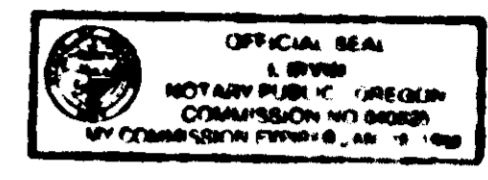
LEGEND

- ⊕ INDICATES A 5/8 INCH IRON ROD, 30" LONG WITH YELLOW PLASTIC CAP MARKED AP&A SET THIS SURVEY.
- INDICATES A 5/8" IRON ROD (REBAR) PER CS# 64-79 FOUND IN PLACE EXCEPT WHERE NOTED
- INDICATES EXISTING FENCE LINE
- { } RECORD INFORMATION FROM CS#24-73
- () RECORD INFORMATION FROM CS#64-79

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT URCELLE ALDRICH OWNER OF THE LAND REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THAT SHE HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREON IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Urcele Aldrich
URCELLE ALDRICH



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED URCELLE ALDRICH AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

G. Blackman
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: 11-11-1999

APPROVALS

APPROVED THIS 22 DAY OF April, 1996

Susan Briggs
SUSAN BRIGGS, MAYOR
CITY OF UNION

APPROVED THIS 30th DAY OF April, 1996

Gregory T. Blackman
GREGORY T. BLACKMAN
UNION COUNTY SURVEYOR

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 ~~1996-1997~~ 1995-96 TAX ROLL, WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Patty Gooderham 4/30/96
PATTY GOODERHAM, UNION COUNTY ASSESSOR

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 Deputy 4/30/96
PEGGY SUTTON, UNION COUNTY TREASURER

FILING STATEMENT

STATE OF OREGON
COUNTY OF OREGON

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 30th DAY OF April, 1996, AT 4:15 P.M., AND RECORDED AS PARTITION PLAT NO. B-424, UNION COUNTY RECORDS.

R. Nellie Boque Higbert
By: *G. Tolson Deputy*
UNION COUNTY CLERK

REFERENCE DOCUMENTS

- PARTITION PLAT REPORT #95-7417
- EASTERN OREGON TITLE
- CS#64-79
- CS#24-73
- DEED BOOK 143/214
- QUITCLAIM DEED, REC. #89370
- MEMORANDUM OF CONTRACT, REC. #76475
- DEED, REC. #60452

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED FOR URCELLE ALDRICH IN FEBRUARY OF 1996 FOR THE PURPOSE OF PARTITIONING HER PROPERTY WHICH IS DESCRIBED IN THE DEED RECORDED IN BOOK 143, PAGE 214 OF THE UNION COUNTY RECORDS. THE ALDRICH PARCEL IS A REMAINDER PARCEL, ORIGINALLY CONSISTING OF ALL OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, PARCELS WERE PARTITIONED OFF, SOMETIMES WITH AND SOMETIMES WITHOUT THE BENEFIT OF A SURVEY. THIS SURVEY DESCRIBES AND MONUMENTS THAT PORTION REMAINING IN ALDRICH OWNERSHIP. IT SHOULD ALSO BE NOTED THAT THE DEED LINES OF THIS PARCEL EXTEND TO THE RANGE LINE, (CENTERLINE OF FIFTH STREET). MONUMENTS WERE SET THIS SURVEY AT 30.00 FEET WESTERLY OF THAT LINE.

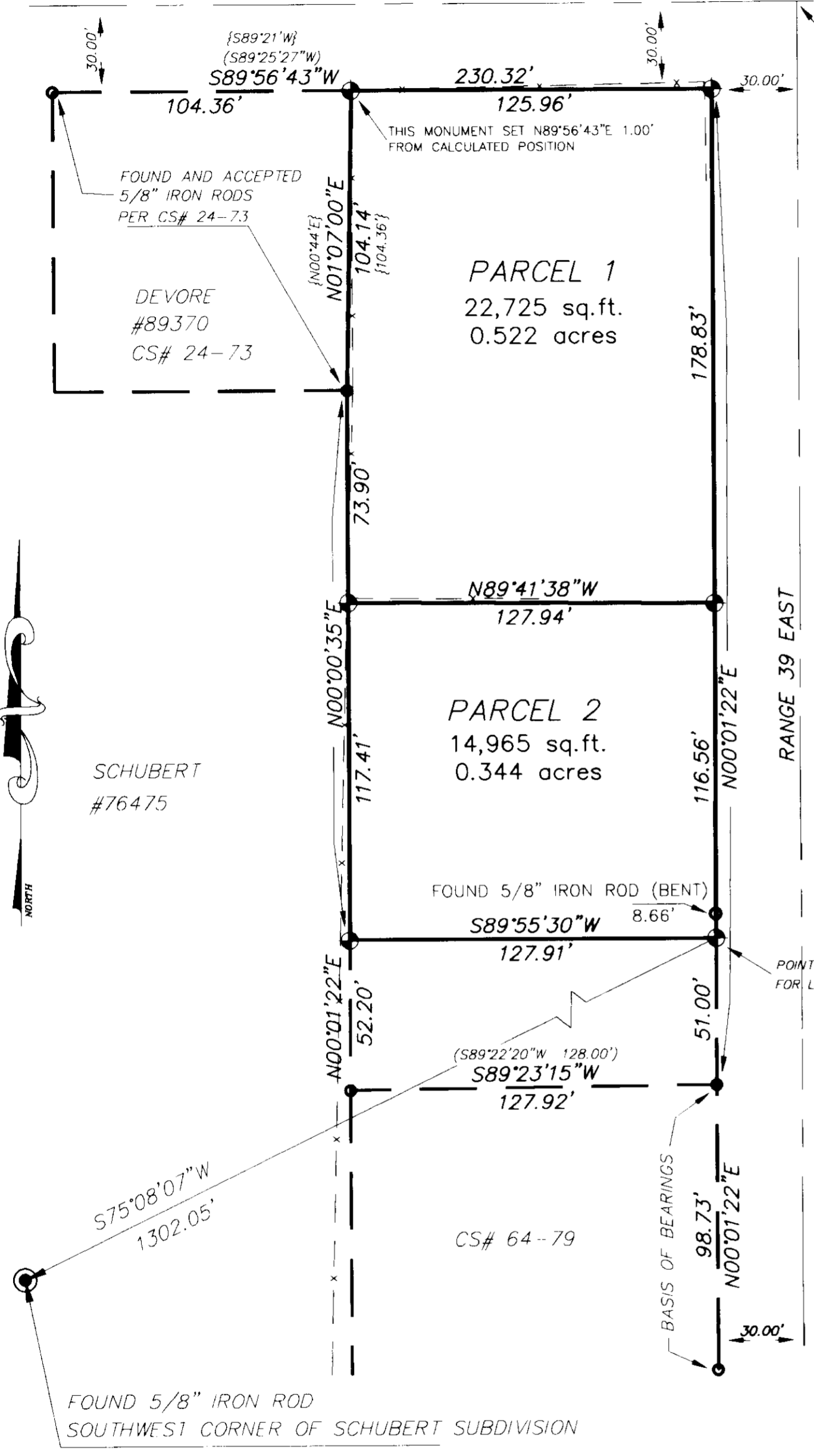
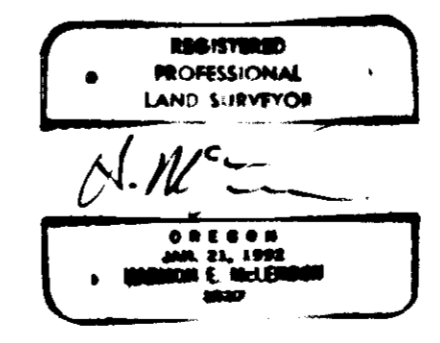
THE SOUTH LINE OF THE PARCEL WAS DETERMINED BY A QUITCLAIM DEED FROM SCHUBERT TO ALDRICH RECORDED AS RECEIPTION #89370 OF THE UNION COUNTY RECORDS. THE WEST LINE WAS DETERMINED BY PROJECTING A LINE THROUGH FOUND MONUMENTS FROM CS#64-79 AND #24-73. THE NORTH LINE OF THE PARCEL, (THE SOUTH RIGHT-OF-WAY OF BRYAN STREET), WAS DETERMINED BY LOCATING THE CENTERLINE OF BRYAN STREET AND PROJECTING THAT BEARING THROUGH THE FOUND MONUMENT FROM CS#24-73 TO ITS INTERSECTION WITH THE RANGE LINE AS CALCULATED FROM THE FOUND MONUMENTS FROM CS# 64-79.

SURVEYOR'S CERTIFICATE

I, HARMON E. MCLENDON, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MINOR PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, THE EXTERIOR OF WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 39 EAST, W.M., CITY OF UNION, UNION COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SCHUBERT SUBDIVISION BEARS S75°08'07"W A DISTANCE OF 1302.05', SAID POINT OF BEGINNING BEING MARKED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AP&A; THENCE S89°55'30"W A DISTANCE OF 127.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AP&A; THENCE N00°00'35"E A DISTANCE OF 191.31 FEET TO A 5/8 INCH IRON ROD; THENCE N00°07'00"E A DISTANCE OF 104.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRYAN STREET; THENCE ALONG SAID RIGHT-OF-WAY, N89°56'43"E A DISTANCE OF 125.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AP&A; THENCE S00°01'22"W A DISTANCE OF 295.39 FEET TO THE POINT OF BEGINNING, CONTAINING 37,690 SQUARE FEET OR 0.865 ACRES.



FIFTH STREET (60' ROW)

RANGE 39 EAST

SCHUBERT
#76475

PARCEL 1
22,725 sq. ft.
0.522 acres

PARCEL 2
14,965 sq. ft.
0.344 acres

FOUND 5/8" IRON ROD (BENT)

POINT OF BEGINNING FOR LEGAL DESCRIPTION

CS# 64-79

FOUND 5/8" IRON ROD
SOUTHWEST CORNER OF SCHUBERT SUBDIVISION

MINOR LAND PARTITION IN THE SOUTHEAST ONE-QUARTER OF SECTION 13, T4S, R39E, W.M. CITY OF UNION, UNION COUNTY, OREGON		
FOR URCELLE ALDRICH		PO BOX 96, UNION, OR.
SCALE: 1" = 40'	 anderson & associates, inc. <small>ENGINEERING - SURVEYING - MATERIALS TESTING</small> LA GRANDE, OR. WALLA WALLA, WA. LEVISTON, ID.	SHEET 1 OF 1
DATE: FEBRUARY, 1996		
JOB NO. 2714-90		