

MINOR PARTITION PLAT NO. 1996-12

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARY FORSYTHE 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 OREGON REVISED STATUTES, CHAPTER 92

Mary Forsythe
MARY FORSYTHE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF UNION
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF June, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARY FORSYTHE AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

Lorrie Lester
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: 6/14/96

APPROVALS

APPROVED THIS 13th DAY OF JUNE, 1996

Robt. G. Nelson - Deputy
FOR 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 ~~1990-1991~~ 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 Godderham 6/18/96
PATTY GODDERHAM, 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
PEGGY SUTTON, UNION COUNTY TREASURER

APPROVED THIS 17 DAY OF June, 1996

Janet Harris
UNION COUNTY PLANNING COMMISSION

FILING STATEMENT

STATE OF OREGON SS
COUNTY OF OREGON
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 18th DAY OF June, 1996, AT 2:08 PM. AND RECORDED AS PARTITION PLAT NO. 1996-12, UNION COUNTY RECORDS.

R. Nellie Boque Hibbert, Union County Clerk
by R. Church, deputy
UNION COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

H. E. McLendon
OREGON
JAN. 21, 1992
HARMON E. MCLENDON
2537

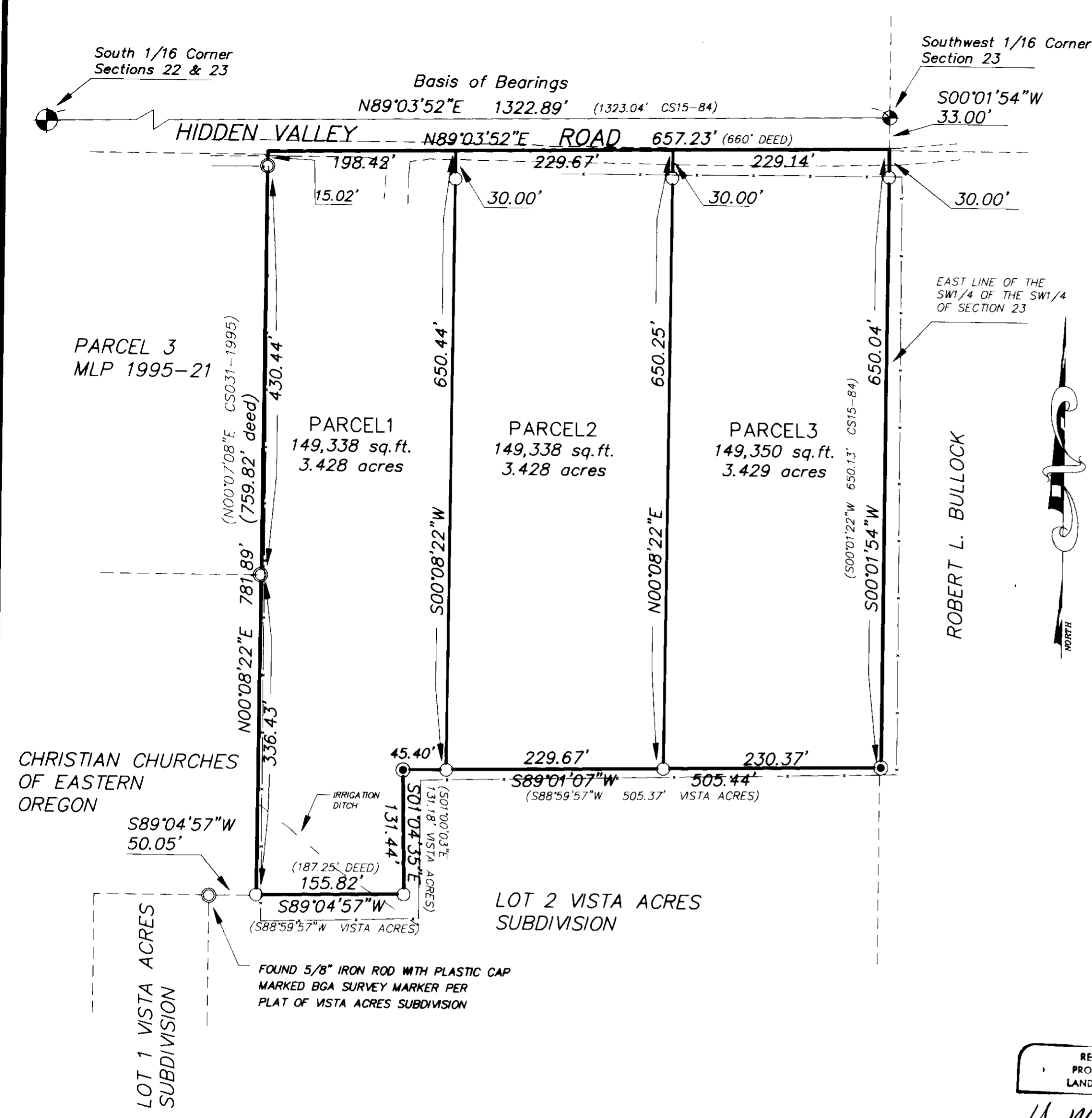
Reviews 12/31/96

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN MAY OF 1996 AT THE REQUEST OF MARY FORSYTHE FOR THE PURPOSE OF PARTITIONING A 10.285 ACRES PARCEL INTO THREE PARCELS OF EQUAL SIZE. RESEARCH SHOWS THE FORSYTHE PARCEL TO BE A REMAINDER OF THE ORIGINAL HULICH PARCEL AND AS SUCH IS JUNIOR TO ITS ADJOINERS SOUTH AND WEST. THOSE LINES WERE MADE TO CONFORM TO EXISTING SURVEYS AND MONUMENTS. THE EAST LINE OF THE FORSYTHE PARCEL IS THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23 AND FOUND MONUMENTS FROM CS #15-84 AND VISTA ACRES SUBDIVISION WERE ACCEPTED AS MARKING THAT LINE. THE TRAVELED WAY OF HIDDEN VALLEY ROAD ENCROACHES UPON THE NORTHERLY PORTION OF THIS PROPERTY AS SHOWN.

SUBJECT TO:

RIGHT-OF-WAY FOR A FENCE DESCRIBED IN BOOK 132, PAGE 193 DEED RECORDS OF UNION COUNTY. EXACT LOCATION NOT KNOWN.



LEGEND

- FOUND 5/8" IRON ROD VISTA ACRES SUBDIVISION
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AP&A SET THIS SURVEY
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED BGA SURVEY MARKER CS 31-1995
- FOUND 1/2" IRON PIN WITH PLASTIC CAP MARKED LS 934 PER CS15-84
- x - INDICATES EXISTING FENCE LINE
- INDICATES EDGE OF TRAVELED WAY HIDDEN VALLEY ROAD

REFERENCE MATERIAL

- PLAT OF VISTA ACRES SUBDIVISION CD #15-84 CS #31-1995 MLP #1995-21 CS#89-73
- PARTITION PLAT REPORT #96-7636 BY EASTERN OREGON TITLE, INC.
- BK 33 DEEDS PG. 541 BK 143 DEEDS PG. 295
- BK 44 DEEDS PG. 522 BK W DEEDS PG. 72
- BK 47 DEEDS PG. 100 BK X DEEDS PG. 45
- BK 101 DEEDS PG. 114 BK V DEEDS PG. 167
- BK 45 DEEDS PG. 122 BK H DEEDS PG. 264
- BK 33 DEEDS PG. 479 BK Y DEEDS PG. 91
- BK 33 DEEDS PG. 20

SURVEYOR'S CERTIFICATE

I, HARMON E. MCLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONER AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 40 EAST, W.M., UNION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 23, A 1/2" IRON ROD WITH PLASTIC CAP MARKED LS 934; THENCE S00°01'54"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23 A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUING ALONG SAID LINE S00°01'54"W A DISTANCE OF 650.04 FEET TO THE NORTHEAST CORNER OF LOT 2 OF VISTA ACRES SUBDIVISION; THENCE S89°01'07"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 505.44 FEET; THENCE S01°04'35"E ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 131.44 FEET; THENCE S89°04'57"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 155.82 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT BEARS S89°04'57"W A DISTANCE OF 50.05 FEET; THENCE LEAVING SAID LINE, N00°08'22"E A DISTANCE OF 781.89 FEET TO A POINT 33.00 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 23; THENCE N89°03'52"E, PARALLEL WITH SAID LINE A DISTANCE OF 657.23 FEET TO THE POINT OF BEGINNING, CONTAINING 10.285 ACRES.

MINOR LAND PARTITION PLAT SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER SECTION 23, TOWNSHIP 3 SOUTH, RANGE 40 EAST UNION COUNTY, OREGON	
FOR MARY FORSYTHE 1415 U AVENUE, LA GRANDE, OREGON	
SCALE: 1" = 100'	SHEET 1 OF 1
DATE: 5/1996	Anderson perly Associates, Inc.
JOB NO. 2715-40	ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.