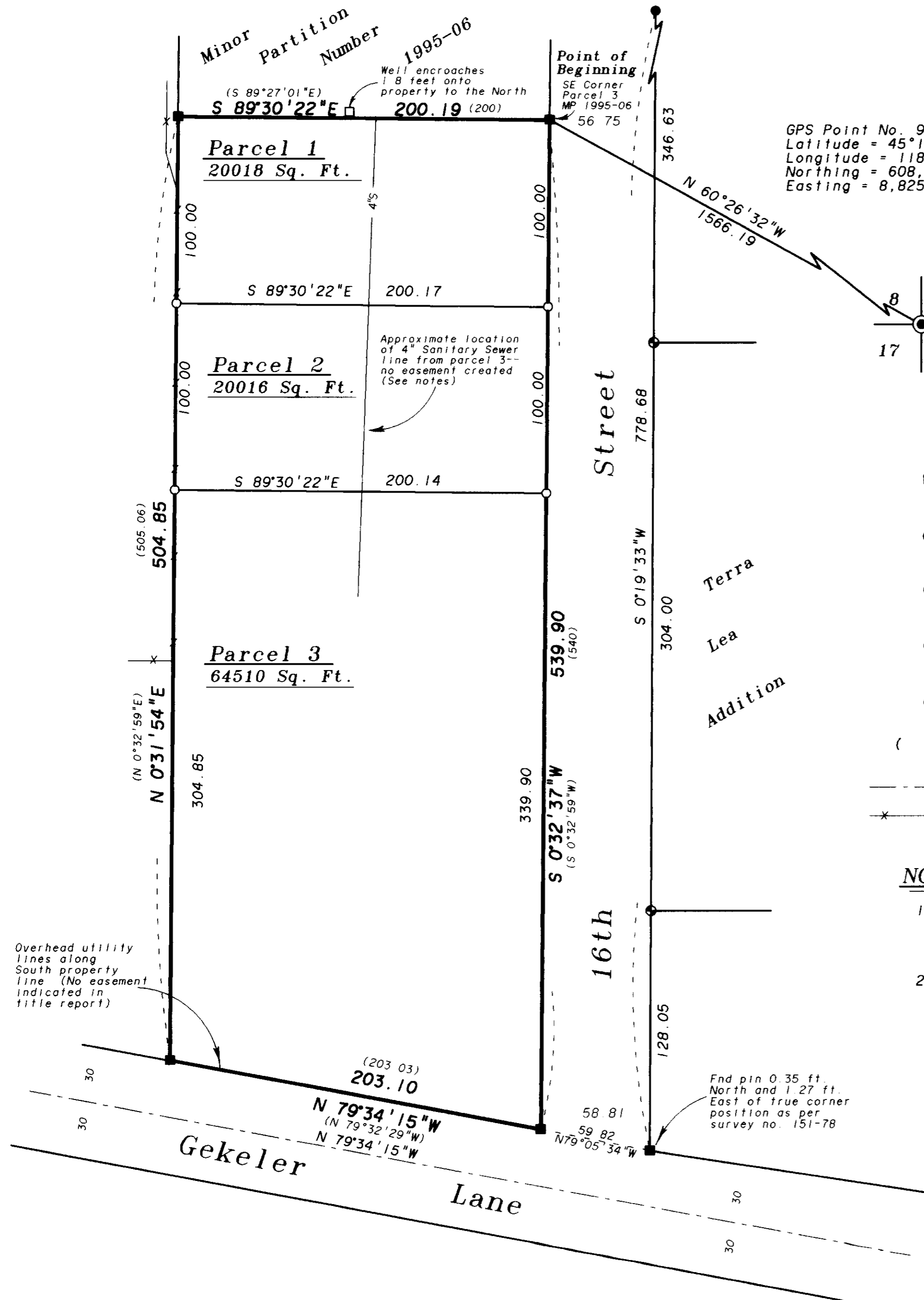


# Minor Partition Number 1996-21

Microfilm Number 964329  
Plat Cabinet B-441

Situated in the Southwest quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian.



GPS Point No. 9226  
Latitude = 45°18'40.69421"  
Longitude = -118°04'34.49274"  
Northing = 608,941.149  
Easting = 8,825,523.440

## 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" = 50'

## REFERENCE MATERIAL

Union County Monumentation Records  
Plat of Terra Lea Addition to LaGrande  
Survey Number 23-75  
Survey Number 124-78  
Survey Number 151-78  
Survey Number 65-80  
Survey Number 036-1991  
Minor Partition Plat Number 1995-06

Preliminary Title Report  
number 96-7865 prepared  
by Eastern Oregon Title, Inc.

## LEGEND

- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 23-75
- 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 survey number 036-1991
- Found aluminum monument in water valve box as per Union County monumentation records
- Set 5/8x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record bearing and distance of survey number 23-75
- Centerline
- Existing fence line

## NARRATIVE

This partition was done at the request of Cal Messick, on behalf of the LaGrande Church of Christ. I find the exterior of the property was originally monumented by survey number 23-75. I find the pins on the four corners of the exterior as shown. I place the dividing lines of the parcels at the direction of Mr. Messick. The existing fences are very harmonious as shown. There is an overhead utility line along the South line of the partition which has no easement listed in the stated title report. The well shown as encroaching on survey number 151-78 and minor partition plat number 1995-06 is still encroaching, although the well house has been removed. The existing sewer line for the church building goes through Parcels 1 and 2 as shown. No easement was created for this at the direction of Mr. Messick. The line will be abandoned, with a new tap provided on the future extension of the sewer line in 16th Street. I find no other unusual conditions on this partition.

## NOTES:

1. No occupation of parcels 1 or 2 will be allowed by the City of LaGrande until water and sewer are provided to the parcels.
2. The Church of Christ acknowledges that the existing 4" sanitary sewer line shown running through Parcels 1 and 2 will be abandoned and a new tap will be made to a new main line in 16th Street when the existing tap becomes damaged or is of no use.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1996

# Minor Partition Number 1996-21

Microfilm Number 964329  
Plat Cabinet B-441

Situated in the Southwest quarter of the Southeast quarter  
of Section 8, Township 3 South, Range 38 East  
of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, the exterior of which being more particularly the described as follows:

Beginning at the Southeast corner of Parcel 3 of Minor Partition Plat Number 1995-06, as filed in the office of the Union County Clerk, said point being on the West right of way line of 16th Street.

Thence: South 0°32'37" West, along said West line, a distance of 539.90 feet, to the Northerly right of way line of Gekeler Lane.

Thence: North 79°34'15" West, along said Northerly right of way line, a distance of 203.10 feet.

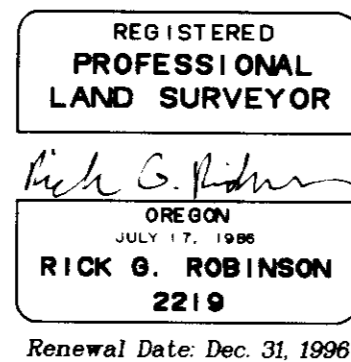
Thence: North 0°31'54" East, a distance of 504.85 feet, to the Southwest corner of Minor Partition Plat number 1995-06.

Thence: South 89°30'22" East, along said South line, a distance of 200.19 feet, to the Point of Beginning of this description.

Said parcel containing 104,544 Sq. Ft. (2.400 Acres).

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

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and 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 30<sup>th</sup> day of SEPT, 1996, at 10 o'clock A.M. and in Plat Cabinet No. B-441, Union County records.

Microfilm No. 964329

R. NELLIE BOSHE HIBBERT  
Union County Clerk

by C. Nelson, Deputy

## DECLARATION

Know all people by these presents that LAGRANDE CHURCH OF CHRIST, INC. is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have been directed by the congregation of said church at a special meeting, as per the corporate bylaws to cause the same to be surveyed and platted as shown on the annexed plat, and does further agree to the stipulations shown on the notes on page 1 of this partition plat, all in accordance with the provisions of O.R.S. Chapter 92.

Glen Henry  
Glen Henry, Trustee

Dexter Hodge  
Dexter Hodge, Trustee

James Lundy  
James Lundy, Trustee

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 25<sup>th</sup> day of Sept, 1996, before me a Notary Public in and for said County and State, personally appeared Glen Henry, Trustee for the LAGRANDE CHURCH OF CHRIST, INC., who stated that he is a trustee of said Corporation, and who acknowledged to me that the foregoing instrument was executed freely and voluntarily.

Lonnie Lester  
Notary Public for  
the State of Oregon

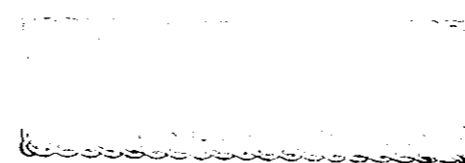


Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 25 day of Sept, 1996, before me a Notary Public in and for said County and State, personally appeared Dexter Hodge, Trustee for the LAGRANDE CHURCH OF CHRIST, INC., who stated that he is a trustee of said Corporation, and who acknowledged to me that the foregoing instrument was executed freely and voluntarily.

Jacqueline Ladd  
Notary Public for  
the State of Oregon



Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 25<sup>th</sup> day of Sept, 1996, before me a Notary Public in and for said County and State, personally appeared James Lundy, Trustee for the LAGRANDE CHURCH OF CHRIST, INC., who stated that he is a trustee of said Corporation, and who acknowledged to me that the foregoing instrument was executed freely and voluntarily.

Lonnie Lester  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 30<sup>th</sup> day of Sept, 1996.

Norman J. Pgullus, Jr.  
Norman J. Pgullus, Jr., City Surveyor

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 27<sup>th</sup> day of September 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 1996-1997 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 Godderham Date: 9/30/96  
Patty Godderham, 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: 9/30/96  
Peggy Sutton, Union County Treasurer