

Microfilm Number 971275

Plat Cabinet B 453

# MINOR PARTITION NUMBER 1997-05

Situated in the Northwest Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian.

## REFERENCE MATERIAL

**DEEDS**

Book 145 Page 557	Book 153 Page 606
Book 153 Page 607	Book 104 Page 389
Microfilm 174219	Microfilm 131516
Microfilm 152602	Microfilm 46263
Microfilm 107331	Title Report # 35317 Abstract & Title
Microfilm 61619	

**SURVEYS**

Survey Number 52-82	Survey Number 33-76
Survey Number 51-75	Survey Number 15-82
Survey Number 30-75	Survey Number 046-1995

LaGrande planning department variance order 02-1987

## NARRATIVE

This partition was ordered by Forest Fletcher. I base my partition on the exterior survey number 046-1995. The boundaries of parcel number 2 and 3 were pointed out on the ground by the Fletchers. None of the property has frontage on a public road. On January 14, 1987 the city of LaGrande granted a Variance allowing for the creation of three residential lots without frontage to a dedicated right of way. That approval is documented under order number 02-1987. Filed with the LaGrande planning commission. I find no other problems with the survey.

NOTE: Fc. cor is 3.3 ft North of true line

Found unrecorded 1/2" iron pipe inside 2" tubing, presumed set by Ricker.

Found 3" pipe fence post set in concrete for fence corner.

## 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'

NOTE: Found Reference monument 1.00 feet N 0°09'46" W of true corner. True corner falls on concrete footing of cyclone fencing.

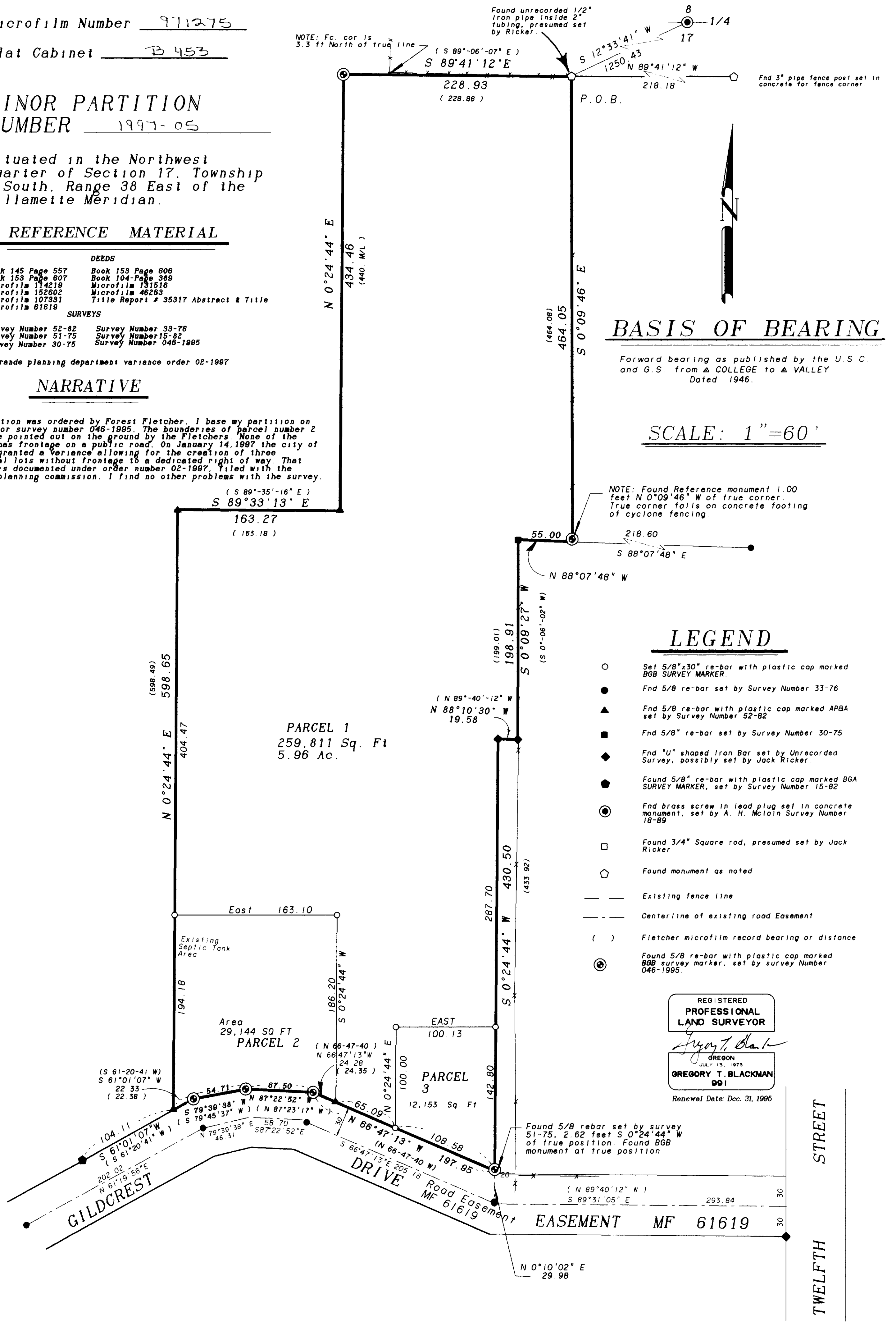
## LEGEND

- Set 5/8"x30" re-bar with plastic cap marked BGB SURVEY MARKER.
- Found 5/8 re-bar set by Survey Number 33-76
- ▲ Found 5/8 re-bar with plastic cap marked APBA set by Survey Number 52-82
- Found 5/8" re-bar set by Survey Number 30-75
- ◆ Found "U" shaped Iron Bar set by Unrecorded Survey, possibly set by Jack Ricker.
- Found 5/8" re-bar with plastic cap marked BGA SURVEY MARKER, set by Survey Number 15-82
- ⊙ Found brass screw in lead plug set in concrete monument, set by A. H. McInain Survey Number 18-89
- Found 3/4" Square rod, presumed set by Jack Ricker.
- ◇ Found monument as noted
- Existing fence line
- - - Centerline of existing road Easement
- ( ) Fletcher microfilm record bearing or distance
- ⊕ Found 5/8 re-bar with plastic cap marked BGB survey marker, set by survey Number 046-1995.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gregory T. Blackman*  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1995



# Minor Partition Number 1997-05

Microfilm Number 971275  
Plat Cabinet B-453  
1997-05

Situated in the Northwest quarter of Section 17, Township 3 South,  
Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Northwest quarter of section 17, Township 3 South Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the North East corner of parcel number 1, said point being S 12°-33'-41" W a distance of 1250.43 feet from the North 1/4 corner of said section 17:

Thence: S 0°-09'-46" E, a distance of 464.05 feet, (Record distance being 464.08 feet) to a point on the North line of property conveyed to M.W. Murphy (Deed book 145-page 557)

Thence: N 88°-07'-48" W, along said Murphy line, a distance of 55.00 feet, to the Northwest corner of said Murphy land.

Thence: S 0°-09'-27" W, along the West line of said Murphy land, a distance of 198.91 feet (Record distance being 199.01 feet) to the Southwest corner of said Murphy land said point also being the Northeast corner of land conveyed to Virginia Lee Flannery (M.F. 46263).

Thence: N 88°-10'-30" W (Record N 89°-40'-12" W), along the North line of said Flannery land, a distance of 19.58 feet to the Northwest corner of said Flannery land.

Thence: S 0°-24'-44" W, along said West line of said Flannery land, a distance of 430.50 (Record distance 433.92 feet) to the North line of the easement described in microfilm number 61619 of the deed records of Union County.

Thence: Along said North line of said easement the following courses N 66°-47'-13" W (Deed Record N 66°-47'-40" W, 197.90 feet), a distance of 197.95 feet.

Thence: N 87°-22'-52" W, (Record deed being N 87°-23'-17" W, 67.53 feet) a distance of 67.50 feet.

Thence: S 79°-39'-38" W, (Record deed S 79°-45'-37" W, 54.63 feet) a distance of 54.71 feet.

Thence: S 61°-01'-07" W, (Record deed S 61°-20'-41" W, 22.38 feet) a distance of 22.33 feet to the Southwest corner of the Fletcher parcel.

Thence: N 0°-24'-44" E, leaving said North line of said easement, a distance of 598.65 feet (Record deed 598.49 feet).

Thence: S 89°-33'-13" E, (Record deed S 89°-35'-16" E 163.18 feet) a distance of 163.27 feet.

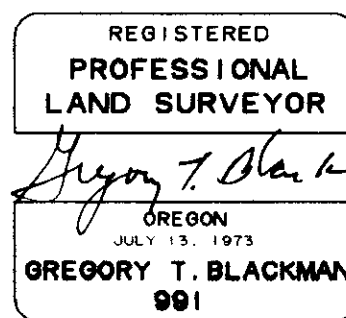
Thence: N 0°-24'-44" E, a distance of 434.46 feet to a point that is 60 feet West of the Northwest corner of land conveyed to O. Edward Wheaton et ux (Exhibit "B" of microfilm number 107331, Union County deed records).

Thence: S 89°-41'-12" E, along said North line of said Wheaton land, (Record deed S 89°-06'-07" E, distance 228.88 feet) a distance of 228.93 feet to the point of beginning of the description.

Said parcel containing 6.91 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.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Bageff, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 1997

## DECLARATION

Know all people by these presents that we, Forest W. Fletcher and Deana R. Fletcher are the owners 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 with the provisions of O.R.S. Chapter 92.

Forest W. Fletcher  
Forest W. Fletcher

Deana R. Fletcher  
Deana R. Fletcher

Know all people by these presents that PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the partition on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Jeff Puckett  
Jeff Puckett, Vice President of Pioneer Bank

## ACKNOWLEDGMENTS

State of Oregon  
County of Union

Know all these people by these presents, on this 27th day of JANUARY, 1997, before me a Notary Public in and for said County and State, personally appeared Forest W. Fletcher and Deana R. Fletcher, known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Notary Public for the State of Oregon

Notarial seal

State of Oregon  
County of Union

Know all these people by these presents, on this \_\_\_\_\_ day of \_\_\_\_\_, 1997, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, Vice President of the above named Pioneer Bank, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he is an authorized representative of said Pioneer Bank, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon



Notarial seal

## 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 26 day of MARCH, 1997, at 1:15 o'clock P.M. and in Plat Cabinet No. B-453, Union County records.  
Microfilm No. 971275

Union County Clerk

by B. L. Bogue Hibbert

## APPROVALS

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 30th day of JANUARY, 1997.

Norman J. Paullus, Jr.  
Norman J. Paullus, Jr., City Surveyor

### CITY OF LAGRANDE PLANNING DIRECTOR

Approved by the Planning Director this 30th day of JANUARY, 1997.

Dan Moore  
Dan Moore, Planning Director

### 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 Donna Lewis for Patty Gooderham Date: 3/26/97  
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: 3/26/97  
Peggy Sutton, Union County Treasurer