

# MINOR PARTITION NO. 1997-07

A partition of a portion of lot 1, Block 6 of Honan's Addition to the City of LaGrande, Union County, Oregon



SCALE: 1"=60'

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946

## LEGEND

- Centerline of road
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 32-B7
- Existing Fence line
- Brass Plaque in water valve box set by Greg Blackman on Survey No. 6-81
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by PARTITION No. 1996-10
- Sewer easement to Parcel 1, created on this Plat
- Record distances of the plat of Honan's Addition to LaGrande

## NARRATIVE

This partition was ordered by Ted Clausen. Mr. Clausen wished to divide his parcel into two lots as shown on the annexed plat.

The West line of Honan's addition was located by Survey number 86-78. I placed the centerline of East "O", the Northwest corner of block 6, the Southwest corner of Block 6, as well as the centerline of East "N" avenue by single proportionate measure along the West line of said addition. I then establish the centerline of North Willow by driving a straight line from the centerline monument in East "O" and North Willow, as established by ties from Minor Partition 1996-10, to the brass plaque monument in East "L" and North Willow, as established by survey number 6-81. I then drive a line from the centerline of East "O" at the west line of said Honan's Addition to the centerline of East "O" and North Willow. I then single proportion the centerline of East "O" and North Willow to the brass plaque in North Willow and East "L" Avenue. I then establish the Northeast and the Southeast corners of Block 6 by intersect 30 feet from the center lines of East "O", East "N" and North Willow streets. I then establish the lot corners within Block 6 in a standard single proportion manner. I establish the Southwest corner of Lot 1 by straight line intersect from the respective lot corners lying along the street lines.

I noted that at one time all of Lot 1 was owned by Mary J. Glass. She sold the South 42.5 feet of Lot 1 to Andrew Sundman, Deed Volume 60, page 423. She also sold a strip of land 50 feet in width and 119.5 feet long along the West line of Lot 1 to Eva May Parker, Deed Volume 63, page 255, leaving Mrs. Glass the remnant of Lot 1. I find that there is 149.12 feet instead of an apparent 150 feet along the North line of Lot 1, and 127.45 feet instead of 127.5 feet along the East line of Lot 1.

Mr. Clausen instructed me to create a 10 foot sanitary sewer easement across Parcel 2 to accommodate a sewer line to Parcel 1. I will create the easement with this plat. I find no other problems with this survey.

## REFERENCE MATERIAL

- |                  |                             |
|------------------|-----------------------------|
| Survey No. 19-63 | Deed Book No. 60 page 423   |
| Survey No. 60-77 | Deed Book No. 63, page 255  |
| Survey No. 6-81  | Minor Partition No. 1996-10 |
| Survey No. 18-89 | Deed Microfilm No. 156248   |
| Survey No. 32-87 | Title report No. 36562      |
| Survey No. 86-78 |                             |

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997

# MINOR PARTITION NO. 1997-07

A partition of part of Lot 1, Block 6 of Honan's Addition to the City of LaGrande, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the partition, situated in a portion of lot 1, Block 6 of Honan's Addition to the City of LaGrande, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at: The Northeast corner of block 6 said point being, S 45°08'38"W a distance of 85.16 feet from a 5/8" iron pin set for the Southwest corner of Block 2 by Partition No. 1996-10:

Thence: S 0°20'34"W: along East line of lot 1 of block 6 a distance of 127.45 feet to the NE corner of land conveyed to Andrew Sundman (Deed Book No. 60 page 423):

Thence: N 89°50'38"W: along the north line of said Sundman parcel a distance of 149.10 feet, to South East corner of parcel conveyed to Eva May Parker, (Deed Book No. 63 page 255):

Thence: N 0°20'15"E: along the East line of said Parker parcel a distance of 127.23 feet, to the North line lot 1:

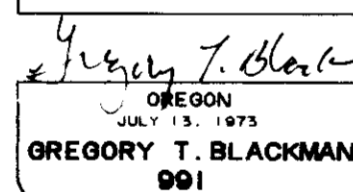
Thence: S 89°55'46"E: along said North line of lot 1 of block 6 a distance of 149.12 to the point of beginning.

Said parcel containing: 18959 sq. ft.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all lot 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  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 1997

## 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 14<sup>th</sup> day of May, 1997, at 4:05 o'clock P.M. and filed in Plat Cabinet No. B-456, Union County records Microfilm No. 972018.

R. NELLIE JOSUE HIBBERT  
Union County Clerk  
by B. Nelson, Deputy

## DECLARATION

Know all people by these presents that we, Teddy M. Clausen and Carol Clausen Harris 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 and we do for ourselves, our heirs and assigns, hereby create all easements as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Teddy M. Clausen  
Teddy M. Clausen

Carol Clausen Harris  
Carol Clausen Harris

## ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 10<sup>th</sup> day of MAY, 1997, before me a Notary Public in and for said County and State, personally appeared Teddy M. Clausen who are known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Nick G. Holman  
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 10<sup>th</sup> day of MAY, 1997, before me a Notary Public in and for said County and State, personally appeared Carol Clausen Harris who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Nick G. Holman  
Notary Public for  
the State of Oregon

Notarial seal

## APPROVALS

### CITY OF LAGRANDE CITY SURVEYOR

Approved this 12<sup>th</sup> day of May, 1997.

by Norman J. Paulhus Jr.  
Norman J. Paulhus, Jr.

### CITY OF LAGRANDE PLANNING COMMISSION

Approved this 12<sup>th</sup> day of May, 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 Patty Gooderham Date: 5/13/97  
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: 5/13/97  
Peggy Sutton, Union County Treasurer