

MINOR PARTITION PLAT NO. 1997-08

Microfilm No. 972105

Plat Cabinet No. B-457

A partition of parcel 3 of Minor Partition No. 1995-24 situated in a portion of Lot 7, Block 3 of Pleasant Home Addition.

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'

LEGEND

- Found 5/8" rebar with plastic cap marked BGA SURVEY MARKER as per survey noted.
- ▲ Found brass screw in lead plug as per survey number 18-89 unless otherwise noted.
- ⊙ Found 5/8" rebar with plastic cap marked BGB SURVEY MARKER set by Minor Partition Plat No. 1995-24.
- Set 5/8" x 30" rebar with plastic cap marked BGB SURVEY MARKER.
- Centerline
- () Record information from Pleasant Home Addition.
- [] Record information from survey number 44-79.
- Street centerline position as per survey number 22-82, no monument found or set.

NARRATIVE

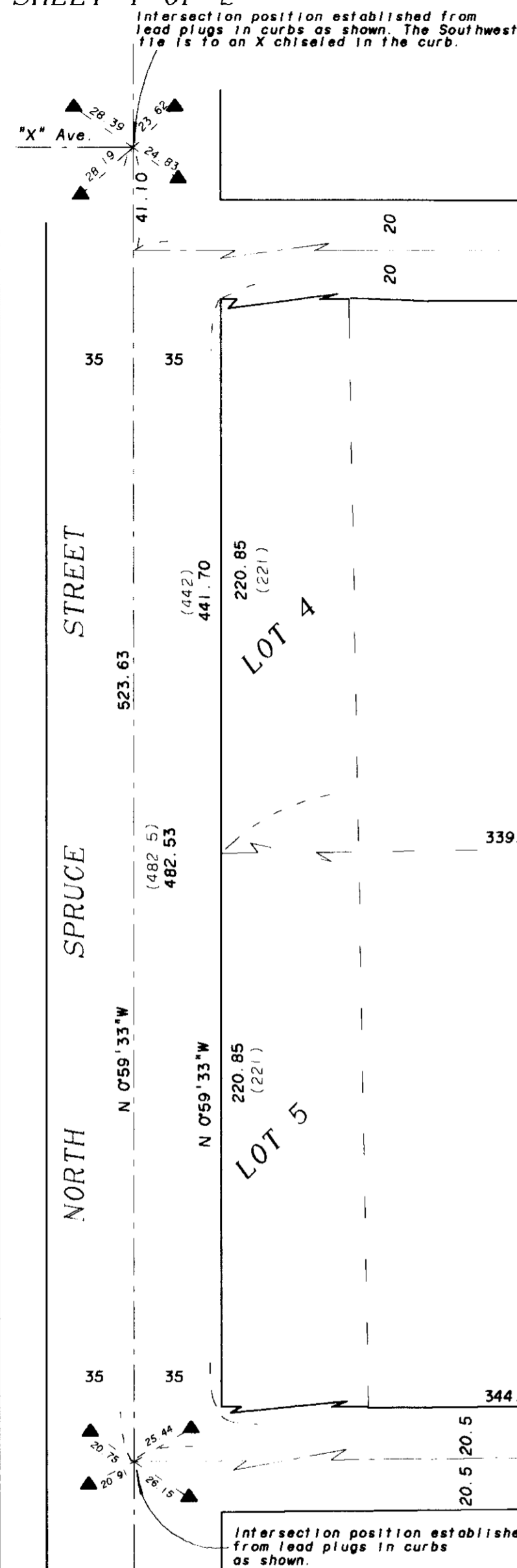
This partition was ordered by Charm Bogle of Northeast Oregon Real Estate on behalf of Joyce Langley the owner of the tract. Mrs. Bogle requested that Parcel 3 of Minor Partition 1995-24 be partitioned into 2 parcels. This partition is based on Minor Partition 1995-24. The interior parcel lines were placed as directed by Mrs. Bogle. This plat creates a water line easement granted from Parcel 2 of this partition to Parcel 2 of Minor Partition 1995-24. This easement is shown on the plat and addressed in the dedication.

REFERENCE MATERIAL

- Survey Number 44-79
- Survey Number 22-82
- Survey Number 18-89
- Minor Partition 1995-24
- Preliminary title report issued by Eastern Oregon Title, Inc., order number 96-7481
- Plat of Pleasant Home Addition

REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
 OREGON
 JULY 17, 1986
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1998



End Pin N 0°59'52"W, 4.50 ft. (Moved by others) Used as reference pin to true corner which is occupied by a utility pole.

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Plat Cabinet No. B-451

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have surveyed and platted the land within this partition, being Parcel 3 of Minor Partition 1995-24 situated in Lot 7 Block 3 of Pleasant Home Addition. Being more particularly described as follows.

Beginning at the Southeast corner of said Lot 7, said point also being the Southeast corner of said Parcel 3.

Thence: S 89°27'14" W, along the South line of said Lot 7 and the south line of said Parcel 3, 85.00 feet to the Southwest corner of said Parcel 3.

Thence: N 0°59'52" W, along the west line of said Parcel 3, 221.04 feet, to the Northwest corner of said Parcel 3 and the North line of said Lot 7.

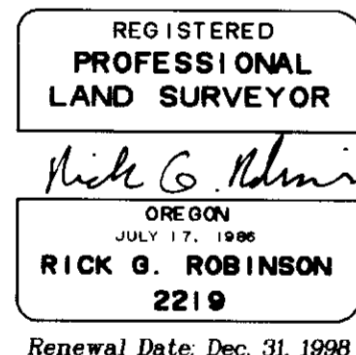
Thence: N 89°25'42" E, along the North line of said Lot 7 and the North line of said Parcel 3, 84.98 feet, to the Northeast corner of said Parcel 3 and the Northeast corner of said Lot 7.

Thence: S 1°00'03" E, along the East line of said Lot 7 and the East line of said Parcel 3, 221.08 feet to the Point of Beginning of this description.

Containing 18,783 square feet.

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



DEDICATION

Know all people by these presents that I, Joyce Langley, hereby depose and say that I am the sole owner 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 partitioned and surveyed into parcels as shown on the annexed plat. I do also hereby for myself, my heirs and assigns hereby create the 10 ft. water line easement as shown on Parcel 2 of this partition, to be appurtenant to Parcel 2 of Minor Partition 1995-24. All in accordance with the provisions of O.R.S. Chapter 92.

Joyce Langley
Joyce Langley

ACKNOWLEDGEMENT

State of Oregon SS
County of ~~Umatilla~~ Umatilla

Know all these people by these presents, on this 14 day of May, 1997, before me a Notary Public in and for said County and State, personally appeared Joyce Langley, 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.

Peggy Sutton
Notary Public for
the State of Oregon

Notarial seal

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 21 day of May, 1997, at 2:00 o'clock P.M. and in Plat Cabinet No. B-451, Union County records. Microfilm No. 972105.

Union County Clerk
by *Cynthia Dague Hibbard*

APPROVALS

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 1995-1996 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: 5/19/97
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: 5/19/97
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNER

Approved by the City Planner this 16th day of May, 1997.

Dan Moore
Dan Moore, City Planning Director

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 21st day of May, 1997.

Dorman Finner
City Surveyor