

# MINOR PARTITION PLAT NO. 1995-001

Situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Oregon, Union County.

Microfilm No. 2133  
Plat Cabinet No. 6-7-23

## 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"=100'

## LEGEND

- Found 5/8" iron pin with plastic cap marked PLS 699 set by Minor Partition Number 1995-001
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 26-88
- ▲ Found 1" iron pipe with set in March 1915 as recorded on page 364 of Old Book of Surveys.
- ⊙ Found monument as described as per Union County Monumentation records
- Set 5/8" x 30" rebar with plastic cap Marked "BGB SURVEY MARKER"
- Centerline of road
- - - Section line or aliquot line of section

## REFERENCE MATERIAL

- SURVEYS**
- Old Book Page 364 Survey No. 25-84  
Survey No. 26-88 Minor Partition MP 1995-001  
Ore. State Highway Strip Map No. 8B-36-3
- DEEDS**
- Book 156 Page 22 Microfilm No. 150152  
Microfilm No. 964831 Title report AT No. 36149  
Book Y Page 608 Book 32 Page 329

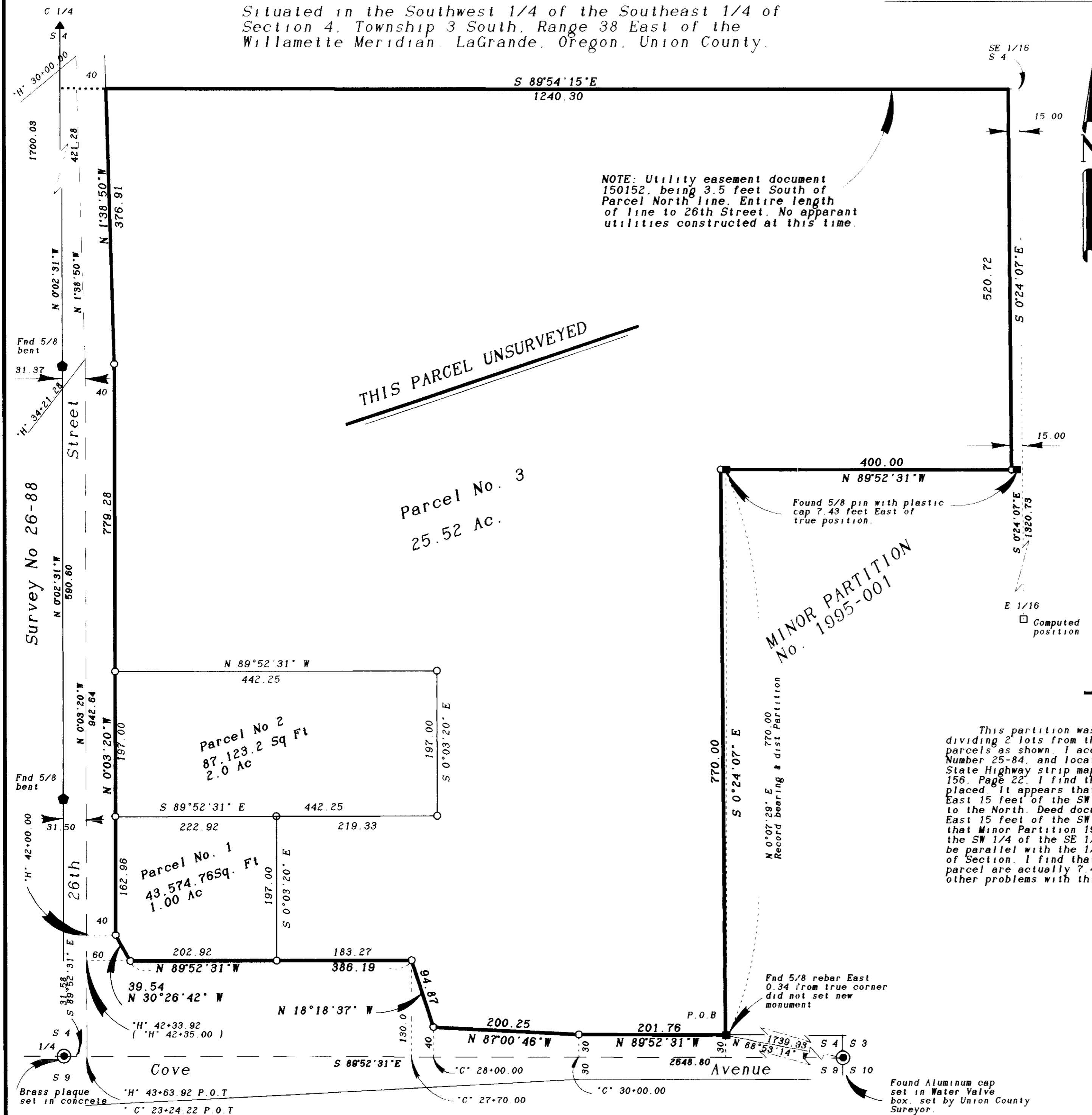
## NARRATIVE

This partition was ordered by Roger Goodman for the purpose of dividing 2 lots from the original parcel. I was instructed to create the parcels as shown. I accepted the section break as shown on Map of Survey Number 25-84, and locate the right of way of 26th street from Oregon State Highway strip map 8B-36-3, and deed document found in deed Book 156, Page 22. I find that Minor Partition 1995-01 was incorrectly placed. It appears that deed document in Book Y page 608 conveyed the East 15 feet of the SW 1/4 of the SE 1/4 to the Clarks who bought land to the North. Deed document in Book 32 page 329 also confirms that the East 15 feet of the SW 1/4 of the SE 1/4 was excluded in 1900. I believe that Minor Partition 1995-01 should be 15 feet West of and parallel with the SW 1/4 of the SE 1/4. The East and West lines of the parcel should be parallel with the 1/16 line and not perpendicular with the South line of Section. I find that the Northwest and Northeast corners of the parcel are actually 7.43 feet East of the true positions. I find no other problems with this survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997



# MINOR PARTITION PLAT NO. 1997-14

Microfilm No. 973361

Plat Cabinet No. B-463

Situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Union County Oregon.

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have surveyed, except Parcel Number 3, and platted the land within this partition, situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of Cove Avenue, said point being N 88°53'14" W, a distance of 1739.93 feet from the Southeast corner of Section 4:

Thence: Westerly along the North line of said Cove Avenue the following courses:

Thence: N 89°52'31" W, a distance of 201.76 feet:

Thence: N 87°00'46" W, a distance of 200.25 feet:

Thence: N 18°18'37" W, a distance of 94.87 feet:

Thence: N 89°52'31" W, a distance of 386.19 feet:

Thence: N 30°26'42" W, a distance of 39.54 feet, to the East line of 26th Street:

Thence: N 0°03'20" W, along the East line of 26th Street a distance of 779.28 feet:

Thence: N 138°50" W, along said East line of 26th Street, a distance of 376.91 feet to the intersection of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 4:

Thence: S 89°54'15" E, along said North line of said Southwest 1/4 of the Southeast 1/4, a distance of 1240.30 feet to a point 15.00 feet West of the Southeast 1/16 of said Section 4:

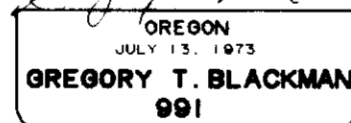
Thence: S 0°24'07" E, parallel to and 15.00 feet West of the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 520.72 Feet:

Thence: N 89°52'31" W, a distance of 400.00 feet:

Thence: S 0°24'07" E, a distance of 770.00 feet to the point of beginning of this description.

Said parcel containing 28.52 acres.

*Gregory T. Blackman*  
Gregory T. Blackman, PLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec 31, 1997

## DECLARATION

Know all people by these presents that We, Robert T. Woody and Roger M. Goodman, and Dwight W. Kline, hereby depose and say that we are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyors Certificate, and have caused the same to be partitioned and surveyed into parcels as shown on the annexed plat all in accordance with with the provisions of O.R.S. Chapter 92.

*Robert T. Woody*  
Robert T. Woody  
*Dwight W. Kline*  
Dwight W. Kline

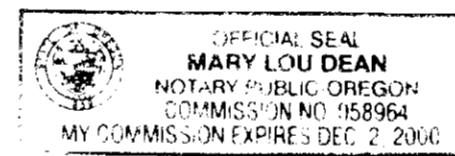
*Roger M. Goodman*  
Roger M. Goodman

## ACKNOWLEDGEMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 18 day of July, 1997, before me a Notary Public in and for said County and State, personally appeared Robert T. Woody, and Roger M. Goodman, 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.

*Mary Lou Dean*  
Notary Public for  
the State of Oregon



Notarial seal

## ACKNOWLEDGEMENT

State of Arizona SS  
County of Maricopa

Know all these people by these presents, on this 25th day of July, 1997, before me a Notary Public in and for said County and State, personally appeared Dwight W. Kline, 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.

*Michael H. ...*  
Notary Public for  
the State of Oregon  
ARIZONA



Notarial seal

## 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 1997-1998 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: 8/4/97  
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: 8-4-97  
Peggy Sutton, Union County Treasurer

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 5th day of August, 1997.

*R. Wes Hare, II*  
R. Wes Hare, II City Manager

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 6th day of August, 1997.

*Norman J. ...*  
City Surveyor

## 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 6th day of Aug., 1997, at 1:25 o'clock P.M. and in Plat Cabinet No. B-463, Union County records.

Microfilm No. 973361

*R. Nellie Dugue Hibbert*  
Union County Clerk  
by *B. Nelson, Deputy*