

MINOR PARTITION NO. 1997-26

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 17, T3S, R38E, WM, also being a portion of Parcel No. 2 of MINOR PARTITION NUMBER 1994-21.

BASIS OF BEARING

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



LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BOB SURVEY MARKER".
- ⊙ Found brass screw in lead plug set in concrete as per survey 18-89.
- Found 5/8" iron pin (rebar) as per plat of Highland Hills Addition.
- △ Found 1/2" iron pin (rebar) as per plat of Highland Hills Addition.
- ▲ Found 1/2" iron pin (rebar) as per survey 5-65.
- Found 1/2" iron pin (rebar) as per survey 14-77.
- ⊙ Found PK nail in stone, believed to be from plat of Highland Hills Addition.
- ◆ Found 5/8" iron pin (rebar) with plastic cap marked BOA SURVEY MARKER set by MINOR PARTITION NUMBER 1994-21.
- () Record information as per plat of Highland Hills Addition.
- [] Record information as per survey 14-77.
- () Record information deed MF#119513.
- Centerline 12th Street.
- Ingress and egress easement to service channel easement. Ingress and egress easement created this partition.

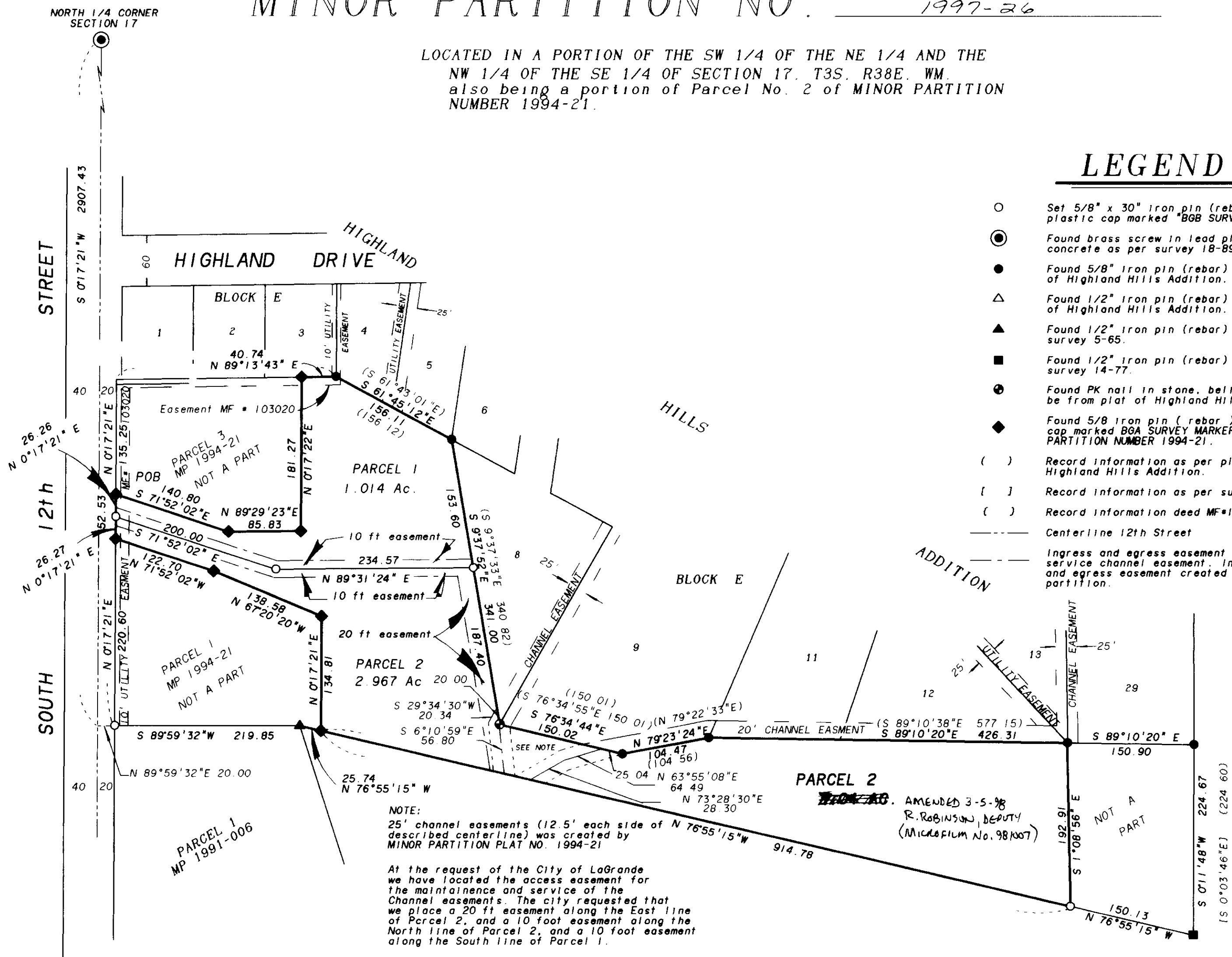
SCALE: 1"=100'

NARRATIVE

This survey was ordered by Patty Glaze on behalf of D mc D Corporation. The monuments as shown found on this survey were recovered during the platting process of MINOR PARTITION 1994-21. The exterior of this partition was monumented by MINOR PARTITION 1994-021, with the exception of the most easterly line. This line was created by a lot line adjustment to Lot 29, Block E of HIGHLAND HILLS ADDITION. I created the new Parcel Number 1 and Parcel Number 2 as directed by the owner. The City of LaGrande required that we create an easement to maintain the Channel Easements over and across Parcel Number 2. I find no other problems with this survey.

NOTE:

Both parcels in this partition are within a geological hazard zone and need to go through site plan approval with the City of LaGrande prior to any construction.



REFERENCE MATERIAL

UNION COUNTY SURVEYS	UNION COUNTY PARTITIONS
5-65	1991-006
14-77	1992-006
22-79	1994-021
15-82	
18-89	
022-1993	
UNION COUNTY DEED RECORDS	
MF#119513	
MF#118005	
MF#103020	
MF#156985	
MF#961223	

Preliminary title report by Eastern Oregon Title, dated 8-18-94, order no. 94-6668.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY T. BLACKMAN
OREGON JULY 13, 1973
D91

Renewal Date: Dec. 31, 1997

MINOR PARTITION 1997-26

Microfilm Number 975311

Plat Cabinet No. B-476

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, ALSO BEING DESCRIBED AS A PORTION OF PARCEL NUMBER 2 OF MINOR PARTITION NUMBER 1994-21.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, Hereby Certify that I have surveyed and platted this Minor Partition Plat, being a portion of Parcel Number 2 of MINOR PARTITION NUMBER 1994-21, situated in the Southwest Quarter of the Northeast Quarter, and in the Northwest Quarter of the Southeast Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of South 12th Street, said point being the Southwest Corner of Parcel Number 3 of MINOR PARTITION NUMBER 1994-21.

Thence: S 71°52'02" E, along the South line of said Parcel Number 3, a distance of 140.80 feet;

Thence: N 89°29'23" E, along said South line of Parcel Number 3, a distance of 85.83 feet to the Southeast corner of said Parcel Number 3;

Thence: N 0°17'22" E, along said East line of Parcel 3, a distance of 181.27 feet to the Northeast Corner of said parcel;

Thence: N 89°13'43" E, a distance of 40.74 feet to the Southeast corner of Lot 3 Block E of HIGHLAND HILLS ADDITION to LaGrande;

Thence: S 61°45'12" E, along the South line of Block E of said HIGHLAND HILLS ADDITION, a distance of 156.11 feet to the Southeast corner of Lot 5 Block E of said addition;

Thence: S 9°37'52" E, along the West line of Lot 8 of said addition, a distance of 341.00 feet, to the Southwest Corner of Lot 9 of Block E of said Addition;

Thence: S 76°34'44" E, along the South line of said Lot 9 of Block E, a distance of 150.02 feet;

Thence: N 79°23'24" E, along said South line of Lot 9, a distance of 104.47 feet, to the Southwest corner of Lot 11 of said Block E;

Thence: S 89°10'20" E, along the South line of said Block E, a distance of 426.31 feet to the Southeast Corner of Lot 12;

Thence: S 1°08'56" E, a distance of 192.91 feet to the South line of Parcel Number 2 of said Minor Partition Number 1994-21;

Thence: N 76°55'15" W, along said South line of Parcel Number 2, a distance of 914.78 feet to the Southeast Corner of Parcel 1 of Minor Partition Number 1994-21;

Thence: N 0°17'21" E, along the East line of said Parcel Number 1, a distance of 134.81 feet;

Thence: N 67°20'20" W, along the North line of said Parcel Number 1, a distance of 138.58 feet;

Thence: N 71°52'02" W, along the North line of said Parcel Number 1, a distance of 122.70 feet to the Northwest corner of said Lot 1, being on the East line of South 12th Street;

Thence: N 0°17'21" E, along said East line of South 12th Street, a distance of 52.53 feet to the point of beginning of this partition;

Said partition containing 3.981 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 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997

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

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 9th day of September, 1997.

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

CITY OF LAGRANDE CITY SURVEYOR

Approved this 9th day of September, 1997 as per ORS. Chapter 92.100.

by *Norman J. Paulkus Jr.*
Norman J. Paulkus, Jr.

UNION COUNTY ASSESSOR

I hereby certify that pursuant to O.R.S. 92.085, 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 *Donna Lewis* City Assessor Date: 11/12/97
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* Deputy Date: 11-12-97
Peggy Sutton, Union County Treasurer

DECLARATION

This is to certify that DMCD Corporation, is a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, and is the owner of the land described in the annexed Surveyor's Certificate; and said DMCD Corporation, did cause the same to be surveyed and platted as shown on the annexed map and does for itself, its transferees, successors, and assigns hereby create the 20 foot ingress and egress easement as shown on annexed plat, in accordance with the provisions of O.R.S Chapter 92.

In witness whereof, DMCD Corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President, Doug McDaniel.

Doug McDaniel
Doug McDaniel, President DMCD Corporation

ACKNOWLEDGEMENTS

State of Oregon

SS
County of Union Wahoua

Be it remembered that on this 11th day of November, 1997, personally appeared before me Doug McDaniel, President of DMCD Corporation, and known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily as such officer on behalf of said corporation by authority of its Board of Directors.

In witness whereof, I have hereunto set by hand and affixed my official notary seal this 11th day of November, 1997.



Cathy Johnson
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 12th day of Nov, 1997, at 4:35 o'clock P.M. and in Plat Cabinet No. B-476. Union County records. Microfilm No. 975311.

Nellie Dague Hibbert
Union County Clerk
by *S. Delaney* Deputy