

Minor Partition Number 1998-01

Microfilm Number 980165
Plat Cabinet B-484

Situated in a portion of Pratt's Subdivision and the SE 1/4 of the NE 1/4 of Section 5, Township 3 South, Range 38 East of the Willamette Meridian.

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 BGB SURVEY MARKER.
- ▲ Found 1/2" iron pin (rebar) from Plat of Helton Subdivision.
- Found 5/8" iron pin (rebar) from Plat of Helton Subdivision.
- Found 5/8" iron pin with plastic cap marked LS 1952, as per survey 048-1995
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, as per survey 059-1991
- [] Record information from Deed MF. No. 59870
- () Record information from Plat of Helton Subdivision
- () Record information from survey 048-1995

REFERENCE MATERIAL

UNION COUNTY SURVEYS
056-1991
048-1995
Plat of Helton Subdivision
Plat of Pratt's Subdivision

UNION COUNTY DEED RECORDS
Microfilm No. 45883
Microfilm No. 59610
Microfilm No. 102590
Microfilm No. 102592
Microfilm No. 129427

Preliminary Title Report No. 97-8590
by Eastern Oregon Title.

Pin has been disturbed. It is South 0.13' and West 0.11' of true position. True position falls in fence post. Bearings and distances are to true position.

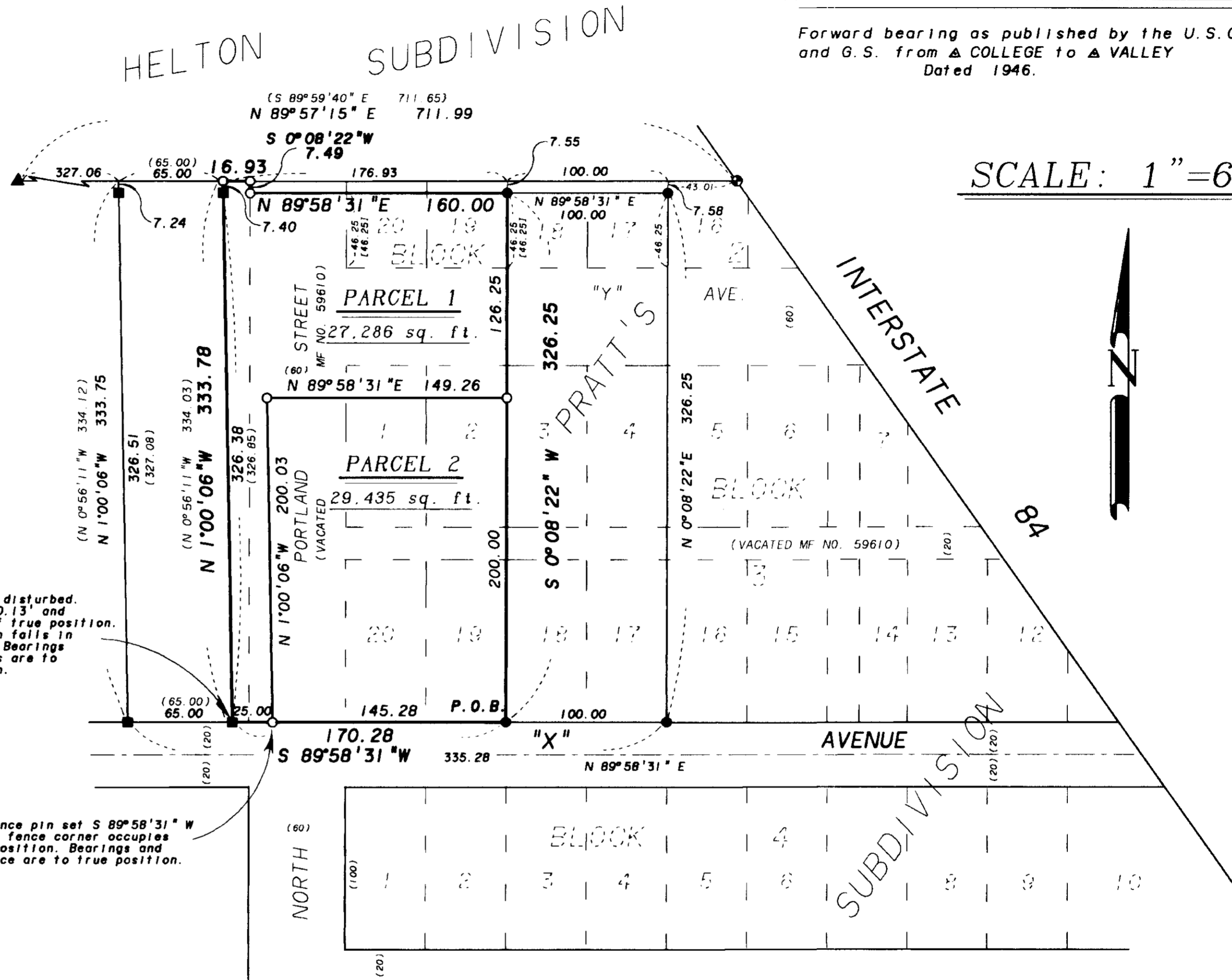
Reference pin set S 89°58'31" W 0.15', fence corner occupies true position. Bearings and distance are to true position.

NARRATIVE

This partition was ordered by Brenda Jackson of Caldwell Banker - Lester Real Estate Inc. on behalf of Larry and Claudine Nice the owners of the tract.
The easterly portion of this partitioned tract is located in Pratt's Subdivision, with the westerly portion being described in a metes and bounds description as per deed microfilm no. 59870. The portion of this tract in Pratt's Subdivision is Lots 1, 2, 19, and 20 in Block 3 and the south 46.25 feet of Lots 19 and 20 in Block 2. Survey 056-1991 established this portion of Pratt's Subdivision and "X" Avenue. I find there to be about a 7 foot gap between Helton Subdivision to the north and the south 46.25 feet of lots 19 and 20 in Block 2. The full width of N. Portland Street accrued to Lot 20 Block 2 upon the street vacation. I place an angle point on the west right of way line of vacated N. Portland Street on the extension of the north line of the south 46.25 feet of Lot 20 and then drive northerly along the right of way to the south line of Helton Subdivision. The north line of this tract then runs westerly along the south line of Helton Subdivision to the east line of survey 048-1995 which I accept as placing the west line of this surveyed partition. The southeast pin of survey 048-1995 appears to have been disturbed by fence construction. I used the record distance from the southwest pin of survey 048-1995 to re-establish the true position.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1999



SCALE: 1" = 60'

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SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows.

A tract of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, and in a portion of Pratt's Subdivision. Being more particularly described as follows.

Beginning at the southeast corner of Lot 19 Block 3 of Pratt's Subdivision.

Thence: S 89°58'31" W, along the northerly right of way line of "X" Avenue, 170.28 feet;

Thence: N 1°00'06" W, 333.78 feet, to the south line of Helton Subdivision;

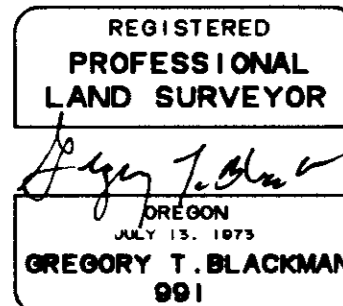
Thence: N 89°57'15" E, along said south line, 16.93 feet, to the westerly right of way line of North Portland Street (vacated MF No. 59610);

Thence: S 0°08'22" W, along said westerly right of way line, 7.49 feet, to a point on the westerly extension of the north line of the south 46.25 feet of Lots 19 and 20 in Block 2 of Pratt's Subdivision;

Thence: N 89°58'31" E, 160.00 feet, to a point on the east line of said Lot 19, said point being 46.25 feet northerly of the southeast corner of said Lot 19;

Thence: S 0°08'22" W, 326.25 feet, to the Point of Beginning of this description.

Containing 56,721 square feet.



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

Renewal Date: Dec. 31, 1999

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 13th day of JANUARY, 1998.

David E. Miller
David E. Miller,
Community Development, Director/Planner

CITY OF LAGRANDE CITY SURVEYOR

Approved this 12th day of JANUARY, 1998.

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

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 Godderham* Date: 1/13/98
Patty Godderham, 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: 1/13/98
Peggy Sutton, Union County Treasurer

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 13 day of JANUARY, 1998, at 4:15 o'clock P.M. and in Plat Cabinet No. B-484, Union County records. Microfilm No. 980165.

Union County Clerk
by *P. Susan Rogers Hibbet*

DECLARATION

Know all people by these presents that Claudine S. Nice and Larry W. Nice are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. They have caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

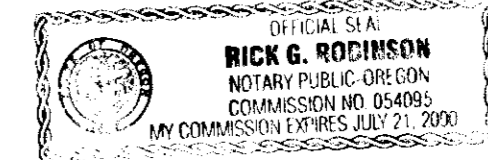
Claudine S. Nice *Larry W. Nice*
Claudine S. Nice KATRY W. Nice

ACKNOWLEDGEMENTS

State of OREGON
SS
County of UNION

Know all these people by these presents, on this 8th day of JANUARY, 1998, before me a Notary Public in and for said County and State, personally appeared Claudine S. Nice and Larry W. Nice who are 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.

Nick G. Robinson
Notary Public for
the State of OREGON



Notarial seal