

36 | 31 T 2 South
1328.53
1 | 6 S 69°50'37" E
T 3 South
R 37 R 38
End 4" Pipe

MINOR PARTITION PLAT NO. 1998-24

Situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, also being a Partition of Parcel Number 3 of Major Partition Number 1997-33 as filed in Plat Cabinet B-483 of the Union County Plat Records.

Microfilm Number 986553
Plat Cabinet 0516

LINE TABLE

L1	S 89°24'50" W	37.76
L2	N 77°22'00" W	30.00
L3	S 89°24'50" W	155.83
L4	N 0°33'05" W	62.77
L5	N 66°31'50" W	62.92

CURVE DATA

C-1	C-2
Δ = 33°46'34"	Δ = 67°03'36"
R = 62.01	R = 62.01
LC = 36.56	LC = 72.58
Lc = 36.03	Lc = 68.51
N 29°31'17" E	S 79°56'22" W

LEGEND

- Set 5/8 x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Found 5/8 rebar with plastic cap Marked BGB SURVEY MARKER, set by Survey Number 025-1997
- FOUND 5/8" rebar set by Survey Number 54-73
- ⊙ Found monument as noted
- Found 5/8" rebar with plastic cap Marked BGB SURVEY MARKER, set by MAJOR PARTITION 1997-33
- Existing fence line
- - - Centerline of Road
- () Record bearing or distance from Survey Number 54-73
- L1 Distance and bearing found in line table
- C1 Curve data found in Curve data table
- [] Record bearing or distance from Major Partition Number 1997-33



SCALE: 1" = 60'

BASIS OF BEARING

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

NARRATIVE

This partition was ordered by Elaine German in order to partition Parcel Number 3 of Major Partition Number 1997-33 into 2 new parcels. I recovered all of the monuments set on Parcel Number 3 of said Major Partition and at the direction of Mrs. German I created parcels 1 and 2 of this Minor Partition. My instructions were to create Parcel Number 2 as a 1.06 acre parcel leaving 1.45 acres for Parcel Number 1. I find no problems with this survey except that the length of curve on Parcel Number 1 listed as 275.67 feet on Major Partition Number 1997-33, is actually 278.53 feet. The 275.67 feet is in fact the long chord of this curve. I have corrected this distance with this plat. I find no other problems with this survey.

NOTE:

SEE COVENANTS AND RESTRICTIONS ON PAGE 2 of 2.

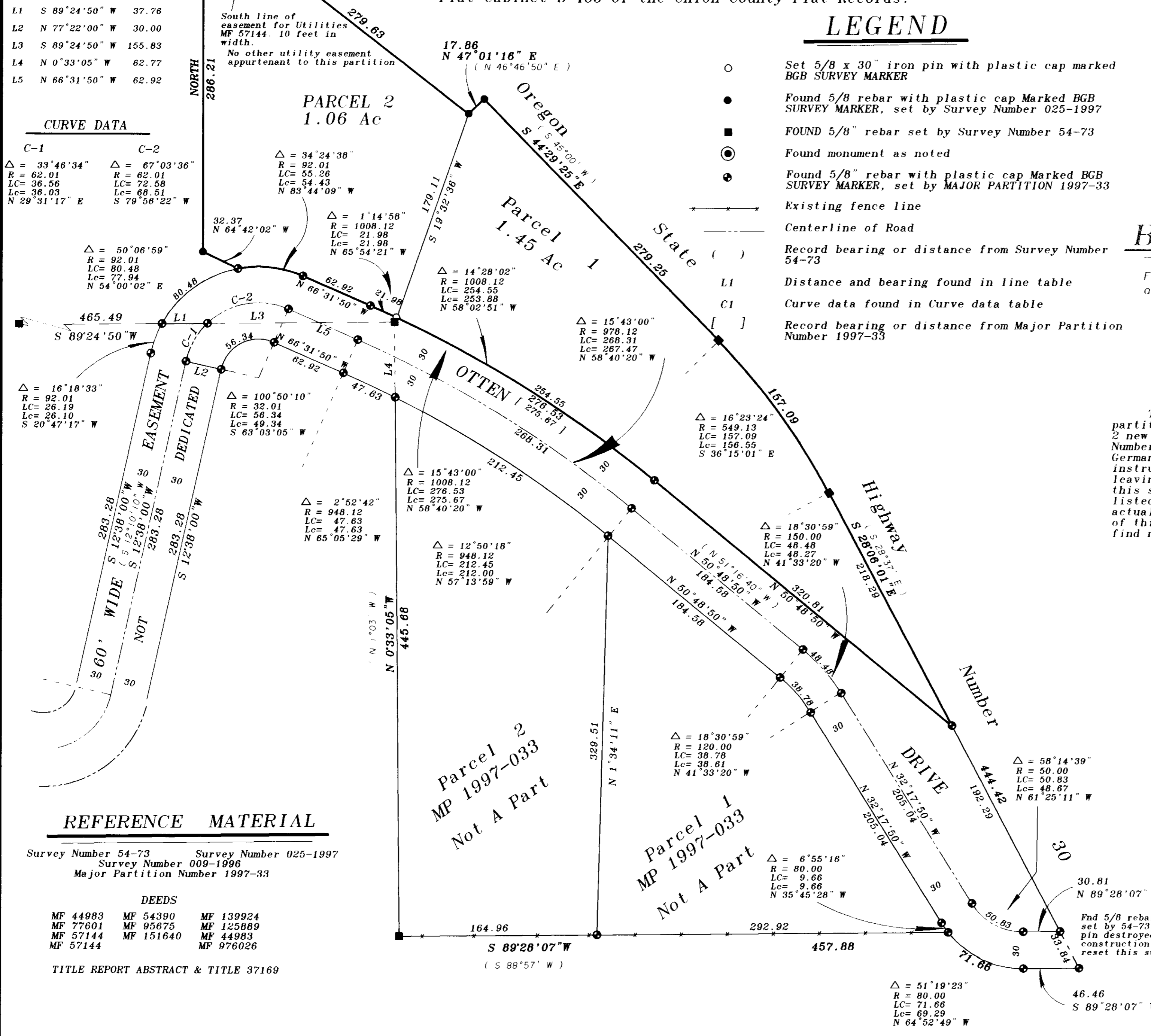
REFERENCE MATERIAL

Survey Number 54-73 Survey Number 025-1997
Survey Number 009-1996
Major Partition Number 1997-33

DEEDS

MF 44983	MF 54390	MF 139924
MF 77601	MF 95675	MF 125889
MF 57144	MF 151640	MF 44983
MF 57144		MF 976026

TITLE REPORT ABSTRACT & TITLE 37169



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1997

MINOR PARTITION PLAT NO. 1998-24

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Microfilm Number 986553
Plat Cabinet No. B516

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed Minor Partition, in accordance with the provisions of O.R.S. Chapter 92, said Minor Partition being situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being a partition of Parcel Number 3 of Major Partition Number 1997-33, a filed in Plat Cabinet Number B-483, Union County Plat Records, the exterior of which being more particularly described as follows:

Beginning at a the most Southeasterly corner of said Parcel Number 3 of said Major Partition, said point being at the intersection of the West line of Oregon State Highway Number 30 and the North line of OTTEN DRIVE:

Thence: N 50°48'50" W, along said North line of OTTEN Drive, a distance of 320.81 feet to the PC of a curve left with a radius of 1008.12 feet;

Thence: around said curve left, (long chord bears N 58°40'20" W, a distance of 275.67 ft) a distance of 276.53 feet;

Thence: N 66°31'50" W, a distance of 62.92 feet, to the P.C. of a curve left with a radius of 92.01 feet;

Thence: around said curve, (chord bears N 83°44'09" W, a distance of 54.43 ft.) a distance of 55.26 feet;

Thence: N 64°42'02" W, a distance of 32.37 feet;

Thence: North, a distance of 286.21 feet to the South line of said Highway Number 30;

Thence: S 52°14'30" E, along said South line of said Highway Number 30, a distance of 279.63 feet;

Thence: N 47°01'16" E, along said South line of said Highway, a distance of 17.86 feet;

Thence: S 44°29'25" E, along said South line of said Highway, a distance of 279.25 feet to the P.C. of a curve right, with a radius of 549.13 feet;

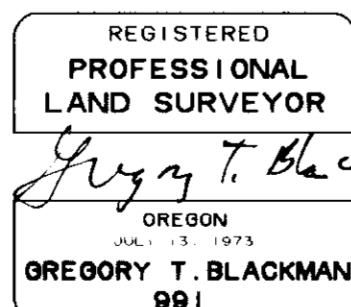
Thence: around said curve to the right, (long chord bears S 36°15'01" E, a distance of 156.55) a distance of 157.09 feet, to the P.T. of said curve;

Thence: S 28°06'01" E, along said South line of said Highway, a distance of 218.29 feet to the point of beginning of this description;

Said parcel containing 2.51 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 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.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman, Inc
2006 Adams Avenue
LaGrande, Oregon 97850



Renewal Date: Dec 31, 1997

DECLARATION

Know all people by these presents that Elaine V. German is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Elaine V. German
Elaine V. German

ACKNOWLEDGEMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 25th day of October, 1998, before me a Notary Public in and for said County and State, personally appeared Elaine V. German, 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.

Rich G. Nelson
Notary Public for
the State of Oregon

Notarial seal

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92, this 22nd day of October, 1998.

by *Norman J. Paulus, Jr.*
Norman J. Paulus, Jr.
City Surveyor

COVENANTS AND RESTRICTIONS

1. Parcels Numbered 1 and 2 of this Minor Partition shall not be further divided or partitioned.
2. Parcels Numbered 1 and 2 of this Minor Partition are subject to the road maintenance agreement filed in the Union County Deed Records as Microfiche Number 976026.
3. Parcels 1 and 2 of this Minor Partition are required to provide an on-site water supply acceptable to the City of LaGrande Fire Chief and shall be required to enter into an agreement for fire service from the City of LaGrande Fire Department in perpetuity or as long as structures remain on the respective lots.
4. Lot purchasers shall be required to construct fire truck turn around areas on Parcel 1 and Parcel 2 of this Minor Partition. The turn around areas shall be built to the satisfaction of the Fire Chief of the City of LaGrande Fire Department.

APPROVALS

CITY OF LAGRANDE PLANNING DIRECTOR

Approved by the Community Development Director/Planner this 29th day of September, 1998

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

UNION COUNTY ASSESSOR/ TAX COLLECTOR

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 1998-1999 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: 10/22/98
Patty Gooderham, Union County Assessor/ Tax Collector

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 23rd day of Oct, 1998, at 11:10 o'clock A.M. and filed in Plat Cabinet No. B516, Union County records. Microfilm No. 986553.

K. WELLS DOUGUE HIBBERT
Union County Clerk
by *S. Nelson, Deputy*