

# Minor Partition Partition No. 1998-28

Microfilm Number 987686  
Plat Cabinet Number B 520

Located in the Southeast Quarter of Section 8, Township 3 South,  
Range 38 East of the Willamette Meridian  
LaGrande, Union County, Oregon

Surveyed and monumented  
December 3, 1998.



SCALE: 1"=50'

## BASIS OF BEARING

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

## LEGEND

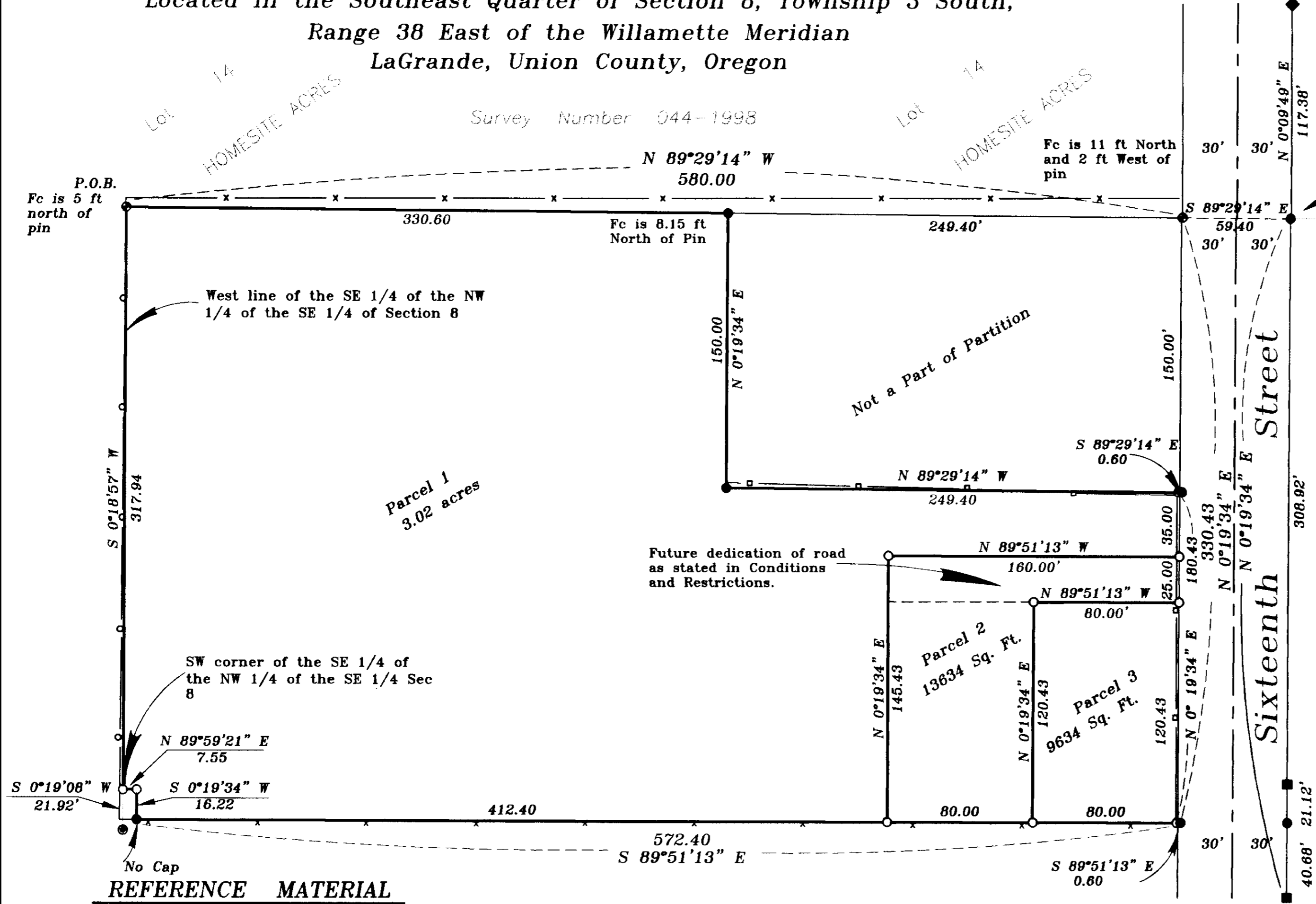
- $\circ$  Set 5/8x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER."
- $\blacklozenge$  Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by survey no. 80-1984.
- $\bullet$  Found 5/8" iron pin, with yellow plastic cap marked "BGA SURVEY MARKER" set by survey no. 94-1980.
- $\blacksquare$  Found 5/8' iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by survey no. 36-1991.
- $\circ$  Found 5/8 iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by survey no. 044-1998.
- $\bullet$  Found 5/8 iron pin with yellow plastic cap marked "BGA SURVEY MARKER" set by survey no. 32-1991.

- $\square$  Electric Fence
- $\circ$  Chain Link Fence
- $\times$  Wire Fence
- $- - -$  Centerline

## NARRATIVE

This Partition was ordered by Robert Brooks for the purpose of creating three parcels. I base my survey on survey number 94-1980 that was completed for Douglas Porter. The porter survey indicated that boundary line agreements were to be filed for the South line of Porter as well as the West line along the Cemetery. The South line was transferred by agreement, however the West line was never changed, and the cemetery moved their fence to the true line. When Porter sold, he did not convey the land to the agreement line to the South, and the County foreclosed on the new addition to the Porter deed. Mr. Brooks has purchased the land from the County, (MF. 987002 ) and we have added the land to the Partition. The original acquisition for Porter was written with the belief that the Cemetery would also boundary agree, however this did not occur, and the small rectangle at the Southwest corner of the parcel resulted. It appears that the North fence line along the Partition is North of the deeded property. This fact was documented on Survey Number 94-1980, as well as survey number 044-1998. I find no other problems with this survey.

Survey Number 044-1998



### REFERENCE MATERIAL

#### DEEDS

Book 144 Page 168	Book D Page 22
MF Number 97838	MF Number 97660
MF Number 97539	MF Number 99123
MF Number 987002	MF Number 97639

#### SURVEYS

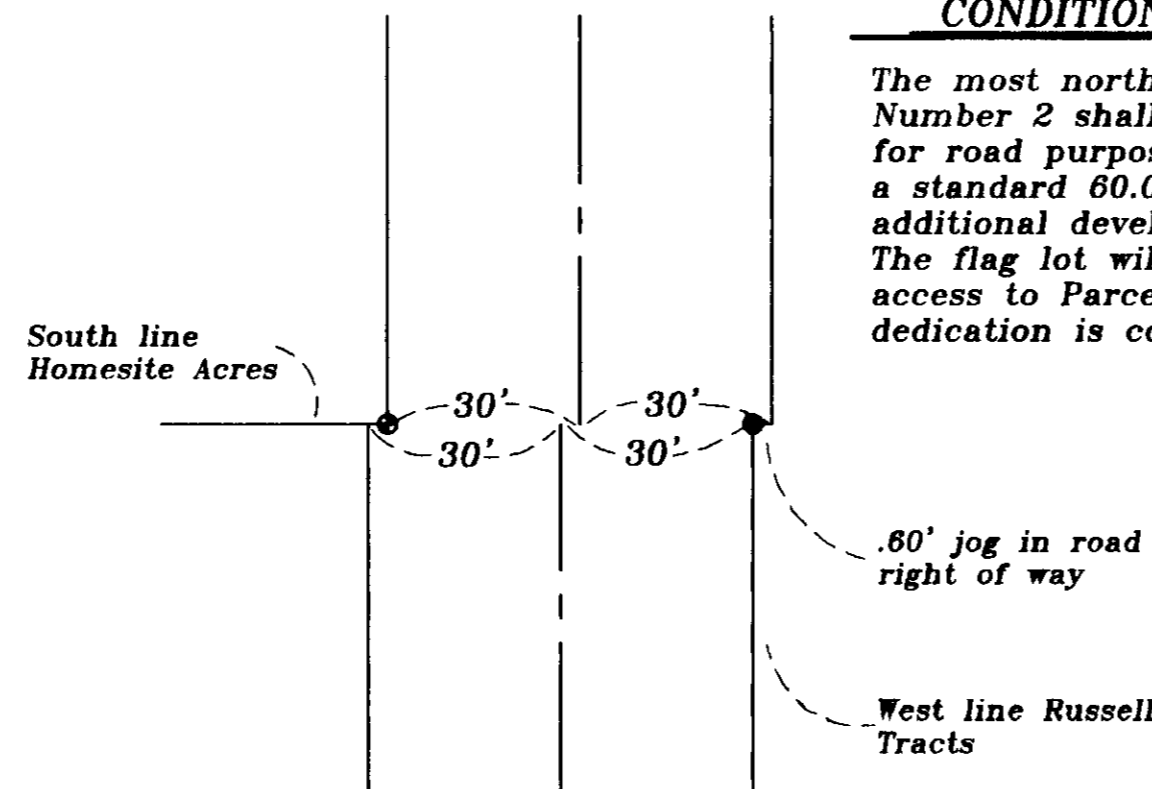
Survey Number 80-1984	Survey Number 036-1991
Survey Number 032-1991	Survey Number 044-1998
Plat of HOMESITE ACRES	RUSSELL TRACTS

Title Report by Eastern Oregon Title, Inc. Number 97-8675

NOTE: I find no irrigation ditches on this parcel of land, as conveyed by Book "D" page 22. I also find that the Pole Line mentioned in Right-of-Way Easement filed in Book 144, Page 168 has been removed from the land. The pipeline easement conveyed in Book 154 Page 440 is not located on this partition.

### Detail

Not to Scale



### CONDITIONS AND RESTRICTIONS

The most northerly 25.00 feet of Parcel Number 2 shall be dedicated to the public for road purposes when it is determined that a standard 60.00 foot road is required for additional development of Parcel Number 1. The flag lot will no longer be required for access to Parcel Number 2 after road dedication is complete.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1999

Minor Partition Plat Number 1998-28

Microfilm Number 987686  
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Located in the Southeast Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Union County Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have surveyed and platted the annexed partition, situated in the Southeast Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of lot fourteen (14) of Homesite Acres, said point situated on the West line of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 8.

Thence; S 0°18'57" W, along said West line of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter, a distance of 317.94 feet to the North line of land conveyed to the LaGrande Cemetery Maintenance District, MF. No. 97639 Union County Deed Records, said point being the Southwest Corner of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of said Section 8;

Thence; N 89°59'21" E along the South line of said Southeast Quarter of the Northwest Quarter of the Southeast Quarter, a distance of 7.55 feet, to the Northwest corner of the parcel of land conveyed to Douglas R. Porter, MF. No. 97638, Union County Deed Records;

Thence; S 0°19'34"W along the west line of said Porter land, a distance of 16.22 feet to the Southwest corner of said conveyed land;

Thence; S 89°51'13" E along the South line of said conveyed land, a distance of 572.40 feet to the West right of way line of Sixteenth (16) Street as dedicated to the public for a roadway by MF. document No. 99123, Union County Deed Records;

Thence; N 0°19'34" E along the West line of said Sixteenth (16) Street, a distance of 180.43 feet to the South line of the land conveyed to Marilyn D. Dittmar in MF. Number 97660, Union County Deed Records;

Thence; N 89°29'14" W, along the South line of said Dittmar property, a distance of 249.40 feet to the Southwest corner of said Dittmar parcel;

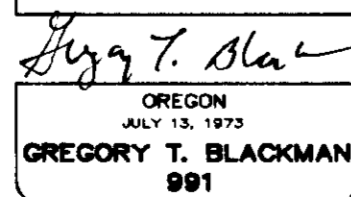
Thence; N 0°19'34" E along the West line of said Dittmar parcel, a distance of 150.00 feet to the South line of said Lot Fourteen ( 14 ) of said Homesite Acres;

Thence; N 89°29'14"W along the South Line of said Lot Fourteen, a distance of 330.60 feet to the point of beginning;

Said Parcel containing 3.56 acres, 155182.98 sq. ft.

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 90.060.

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



Renewal Date: Dec. 31, 1999

DECLARATION

Know all people by these presents that ROBERT L. BROOKS is the sole owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and I do for myself, my heirs and assigns, hereby place the Conditions and Restrictions detailed on page 1 of 2 of this partition on Parcel Number 2 of this partition, all in accordance with the provisions of O.R.S. Chapter 92.

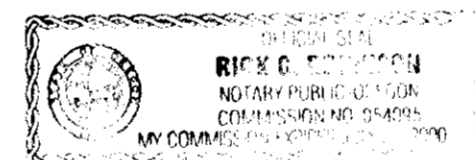
Robert L. Brooks  
ROBERT L. BROOKS

ACKNOWLEDGMENT

State of Oregon  
County of Union

Know all people by these presents, on this 18<sup>th</sup> day of December, 1998 before me a Notary Public in and for said State and County, personally appeared ROBERT L. BROOKS, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Rob G. Adams  
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 17<sup>th</sup> day of December, 1998.

by Norman J. Paullys, Jr.  
Norman J. Paullys, Jr.  
City Surveyor

City of LaGrande Community  
Development Director/Planner

Approved this 18<sup>th</sup> day of December, 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: 12/22/98  
Patty Gooderham, Union County Assessor

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 22 day of Dec, 1998, at 10:20 o'clock A.M., and recorded in Plat Cabinet No. B520 Union County records. Microfilm Number 987686

Union County Clerk by Barbara Bogue Nibbel