

MINOR LAND PARTITION PLAT NUMBER

1999-17

Situate in the Southwest Quarter of the Northeast Quarter of Section 6,
Township 3 South, Range 38 East, of the Willamette Meridian,
in Union County, City of La Grande, State of Oregon

Basis Of Bearings

The bearings expressed in this plat are based on the ties to the North Right of Way line of Palmer Avenue (formerly Division Street) that are shown in the Amended Plat of Gangloff's Addition to La Grande, Plat Book 1, Page 59, Union County Records. The bearing of Palmer Avenue produced from these ties is N. 89 degrees 56' 22" W. Said ties are based on the line between the Center East 1/16th Corner, and the Center 1/4 Corner of said Section 6, for which previous City Surveys have determined a bearing of S. 89 degrees 26' 46" W.

Reference Materials

PLATS AND SURVEYS:
Amended Plat of Gangloff's Addition to La Grande, Plat Book 1, page 59-August 21, 1899
Supplemental Plat of Grandy's Addition to La Grande, Plat Book 1, Page 81-April 24, 1905
County Survey 22-59, James Voelz
County Survey 16-74, Gregory Blackman
County Survey 146-78, William Hanley
County Survey 25-85, Paullus-Chevalier and Associates
County Survey 18-89, 1922 Remonumentation Record, A.H. McIn

DEEDS
Book 118, Page 492-February 9, 1949
Book 119, Page 389-July 6, 1949
Book 119, Page 453-July 14, 1949
Book 136, Page 500-February 15, 1956
Book 142, Page 766-November 5, 1959
Book 146, Page 53 and 54-May 14, 1962
Book 146, Page 115 and 116-July 5, 1962
Book 147, Page 130-March 13, 1963
Microfilm Number 86824, August 15, 1979

EASEMENTS
Microfilm Number 117500, November 27, 1985

Preliminary Title Report-Abstract and Title Company, Order Number 38195-February 24, 1999

Narrative

This partition plat was initiated by the City of La Grande, in order to obtain Parcel 2 for expansion of City Park facilities.

PALMER AVENUE RIGHT OF WAY:

In order to establish the Palmer Avenue Right Of Way, I investigated the original subdivision plats of this area. The Amended Plat of Gangloff's Addition to La Grande showed distance ties from the line between the Center East 1/16 Corner, and the Center 1/4 Corner of said Section 6, to the North Right of Way line of Division Street (now Palmer Avenue). I held the tie from the found monument at the intersection of Cedar and Palmer to the calculated Center East 1/16 Corner to establish its location (per C.S. 146-78 and C.S. 25-85). I then held the found monument at the Center 1/4 Corner, to establish the alignment of the sectional subdivision line. I then applied the distance ties from this line to establish the alignment of the North Right Of Way line of Palmer Avenue, and the intersection of the North Right of Way line of Palmer Avenue and the West Right of Way line of Cedar Street. The width of Palmer Avenue Right of Way was established according to distance ties from said 1/16 Corner as cited in the Supplemental Plat of Grandy's 2nd Addition to La Grande, to the South Right of Way line of Division Street (now Palmer Avenue).

CEDAR STREET RIGHT OF WAY:

In order to establish the West Right Of Way line of Cedar Street, I held the distance ties from said South 1/16 Corner as described above to locate the Right of Way intersection. I then held a 90 degree angle from the North Palmer Avenue Right of Way line to establish the alignment of the West Right of Way line of Cedar Street (per Amended Plat of Gangloff's Addition). The East Right of Way line of Cedar Street was established according to Union County Deed Records Book 125, Page 372 (County Survey 25-85 depicts a later survey of this property). I held the previously described position of said South 1/16 Corner and followed said Deed, as supported by said survey, but later modified by Microfilm Number 117831.

BOUNDARY OF PARTITIONED PROPERTY:

In order to establish the Boundary of subject property, I held the previously described Palmer and Cedar Street Right of Way intersection as the Southeast Corner of said tax lot. This intersection is cited as the Point Of Beginning in the referenced title report. After examination of the relevant deeds, I find no discrepancies with the body of said title report, and have followed its intent in determining the metes and bounds of this property.

UNION PACIFIC RAILROAD RIGHT OF WAY:

In order to establish the Union Pacific Railroad Right of Way location and alignment, I held coordinates as determined from previous City survey information for the Centerline of said Railroad Mainline.

RELOCATED OLD OREGON TRAIL HIGHWAY RIGHT OF WAY:

In order to establish the Relocated Old Oregon Trail Highway Right of Way location and alignment, I held the position of the Northwest Corner of said Section 6 as determined from previous City survey information, and applied a bearing conversion to information found in Book 147, Page 130, and Book 146, Page 53. These deeds were referenced in Microfilm Number 86824, which relinquished title to said property to the City of La Grande.

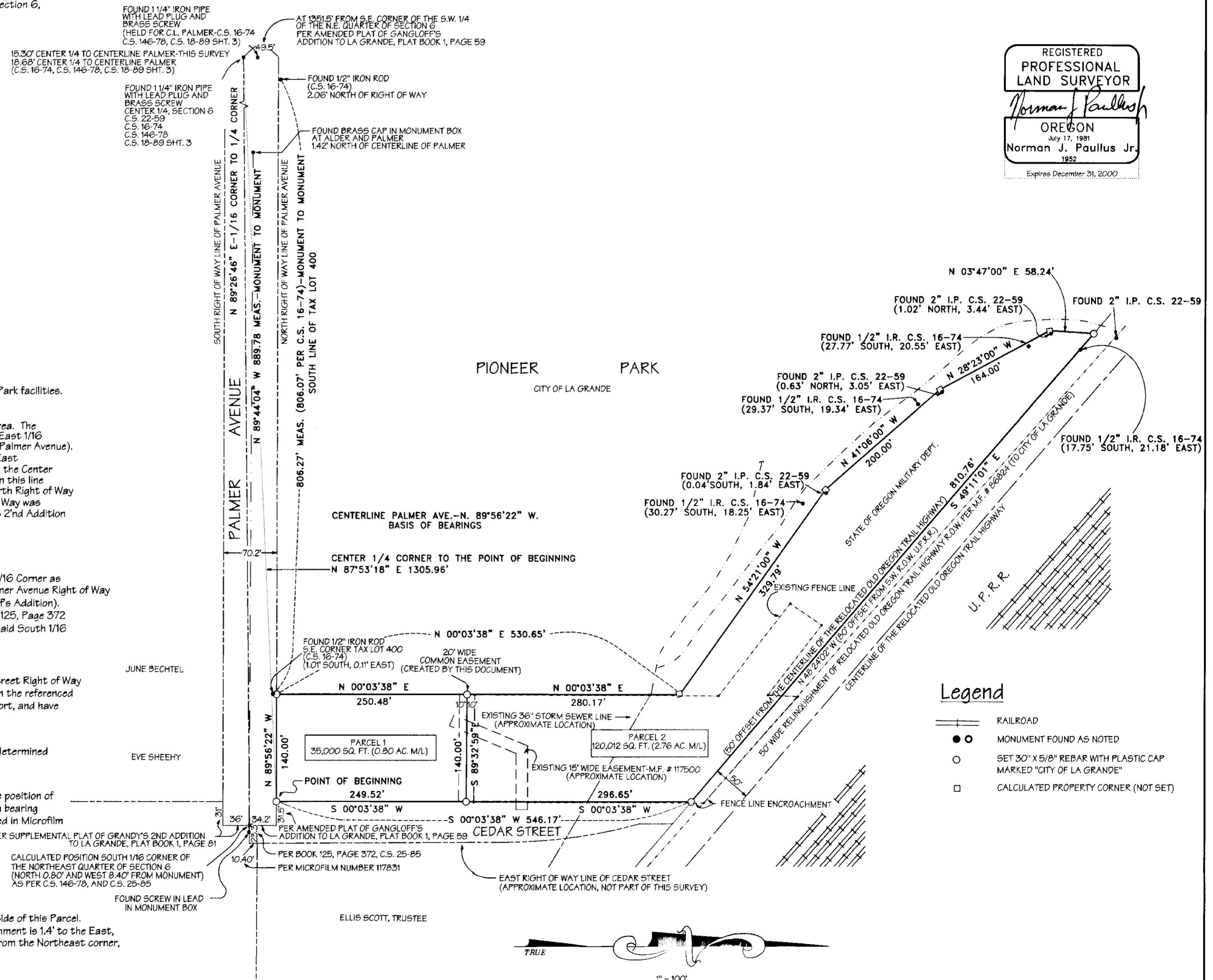
Statements

ENCROACHMENT:

The existing fence line located within Parcel 2 encroaches into the Cedar Street Right of Way on the East side of this Parcel. At the Southeast corner of said fence line the encroachment is 0.8', at the Northeast corner the encroachment is 1.4' to the East, and 13.5' to the Northeast into the adjoining property. At the angle point in the fence line Northwesterly from the Northeast corner, the encroachment is 16.7'.

EASEMENT CREATED:

A 20 foot wide common access and utility easement shall be created according to this document. It shall be 10 feet wide on each side, and parallel with, the North boundary of Parcel 1, as depicted herein.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Norman J. Paullus Jr.
OREGON
July 17, 1981
Norman J. Paullus Jr.
1952
Expires December 31, 2000

Legend

- RAILROAD
- MONUMENT FOUND AS NOTED
- SET 30" X 5/8" REBAR WITH PLASTIC CAP MARKED "CITY OF LA GRANDE"
- CALCULATED PROPERTY CORNER (NOT SET)



1" = 100'

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Township 3 South, Range 38 East, of the Willamette Meridian,
in Union County, State of Oregon

Surveyor's Certificate

I, Norman J. Paullus Jr., Oregon Professional Land Surveyor Number 1952, being duly sworn, depose and say that I have surveyed and platted the land as shown herein. Said land situate in the Southwest Quarter of the Northeast Quarter of Section 6, Township 3 South, Range 38 East, of the Willamette Meridian, Union County, City of La Grande, State of Oregon, and being more particularly described as follows:

Beginning at the intersection of the North Right of Way line of Palmer Avenue, and the West Right of Way line of Cedar Street, said intersection being N. 87 degrees 53' 18" E., 1305.96' from the Center 1/4 Corner of said Section 6. Said intersection also being the Southeast corner of Parcel 1 of this Minor Land Partition.

THENCE N. 89 degrees 56' 22" W., coincident with the North Right of Way line of Palmer Avenue, a distance of 140.00 feet;

THENCE N. 00 degrees 03' 38" E., leaving said North Right of Way line, parallel to the West Right of Way line of Cedar Street, a distance of 530.65 feet, to an angle point;

THENCE N. 54 degrees 21' 00" W., a distance of 329.79 feet, to an angle point;

THENCE N. 41 degrees 06' 00" W., a distance of 200.00 feet, to an angle point;

THENCE N. 28 degrees 23' 00" W., a distance of 164.00 feet, to an angle point;

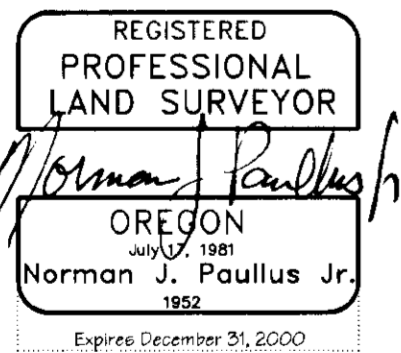
THENCE N. 03 degrees 47' 00" E., a distance of 58.24 feet, to the intersection with a line which is 50 feet Southwesterly, and parallel with, the Centerline of the Relocated Old Oregon Trail Highway;

THENCE S. 49 degrees 11' 01" E., coincident with said 50 foot offset line, a distance of 810.76 feet, to the intersection with the West Right of Way line of Cedar Street;

THENCE S. 00 degrees 03' 38" W., coincident with said Right of Way line, a distance of 546.17 feet, to the Point of Beginning, said property contains 3.56 Acres, more or less.

I certify I have made said survey and plat by order of and under the direction of the owners thereof; that the size of all lots and the widths of all streets and easements are as shown on the annexed plat; and that all lot corners and boundary corners are marked with iron pins as indicated on the annexed plat in accordance with Oregon Revised Statutes Number 92.050, and 92.060.

Norman J. Paullus Jr. 6-11-99
Norman J. Paullus Jr. Date



Declaration

STATE OF OREGON

State Seal

COUNTY OF UNION

Know all people by these presents that we, The State of Oregon Military Department, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of Oregon Revised Statutes Number 92.050, and 92.060. We, the owners of said property, and our heirs and assigns, hereby create the common access and utility easement as shown on the annexed map, in accordance with the provisions of Oregon Revised Statutes, Chapter 92.

Quintin H. H. 14 May 99 Quintin H. H. 14 May 99
Name of Owner Representative Date Name of Owner Representative Date

Acknowledgements

STATE OF OREGON

State Seal

COUNTY OF UNION rs. Marion

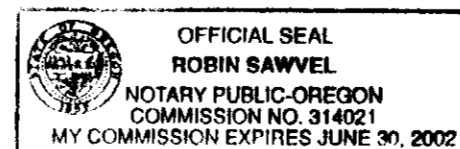
Be it remembered that on this month of May, day of 14, year of 1999, personally appeared before me Gen Alex Burgin & Col Mike Caldwell who are known to me to be the identical persons as described herein, and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF,

I have set my hand and affixed my official notary seal, this month of May, day of 14, year of 1999.

NOTARY PUBLIC FOR THE STATE OF OREGON

My commission expires: 6-30-02
Robin Sawvel



Approvals

Union County Assessor / Tax Collector

I hereby certify that pursuant to Oregon Revised Statute 92.095, all ad valorem taxes and all special assessments, fees, and other charges required by law to be placed on 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 yet certified to the tax collector for collection, have been paid to me.

Patty Goodenham 6/7/99
Union County Assessor / Tax Collector Date

Union County Surveyor

Approved this month of MAY, day of 20th, year of 1999

Union County Surveyor Mike G. Miller, DEPUTY

City Of La Grande Planner

Approved this month of June, day of 4th, year of 1999

Community Development Director/Planner David E. Miller

Filing Statement

Union County Clerk

STATE OF OREGON

State Seal

COUNTY OF UNION

I do hereby certify that the attached partition plat was received for recording on the month of June, day of 11, year of 1999, at 3:40 o'clock P.M., and recorded in Plat Cabinet Number B-541, Union County Court Records, Microfilm Number 993146

R. Nellie Doque Hibbert
Union County Clerk's Office By Sheehan Date 6-11-99