

Minor Land Partition Number 1999-18

Microfilm Number 993237

Plat Cabinet Number B-542

A Minor Partition of a portion of the South 1/2 quarter of the Southeast quarter of the Southwest quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian.

SCALE: 1"=40'

NARRATIVE

This partition was done at the request of Roberta C. Moore. The west line of this partition was established by CS 13-71. The South line runs along the south line of Section 8, Township 3 South, Range 38 East of the Willamette Meridian. The East line as established by offsetting the East line of said section the distance on instrument of record Microfilm Number 963005 along the South line of said section. The North line was established by CS 13-71 and ties to monuments set by CS 39-84 confirm this line. Easements are as shown. I find no other unusual conditions with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1999

REFERENCE MATERIAL

Union County Remonumentation Records
1922 Remonumentation of LaGrande
Survey Number 04-65
Survey Number 13-71
Survey Number 39-84
Survey Number 12-85

DEED REFERENCES

Eastern Oregon Title Report No. 98-10160
Book 152 Page 232
Microfilm Number 43461
Microfilm Number 963005

Conditions of Approval

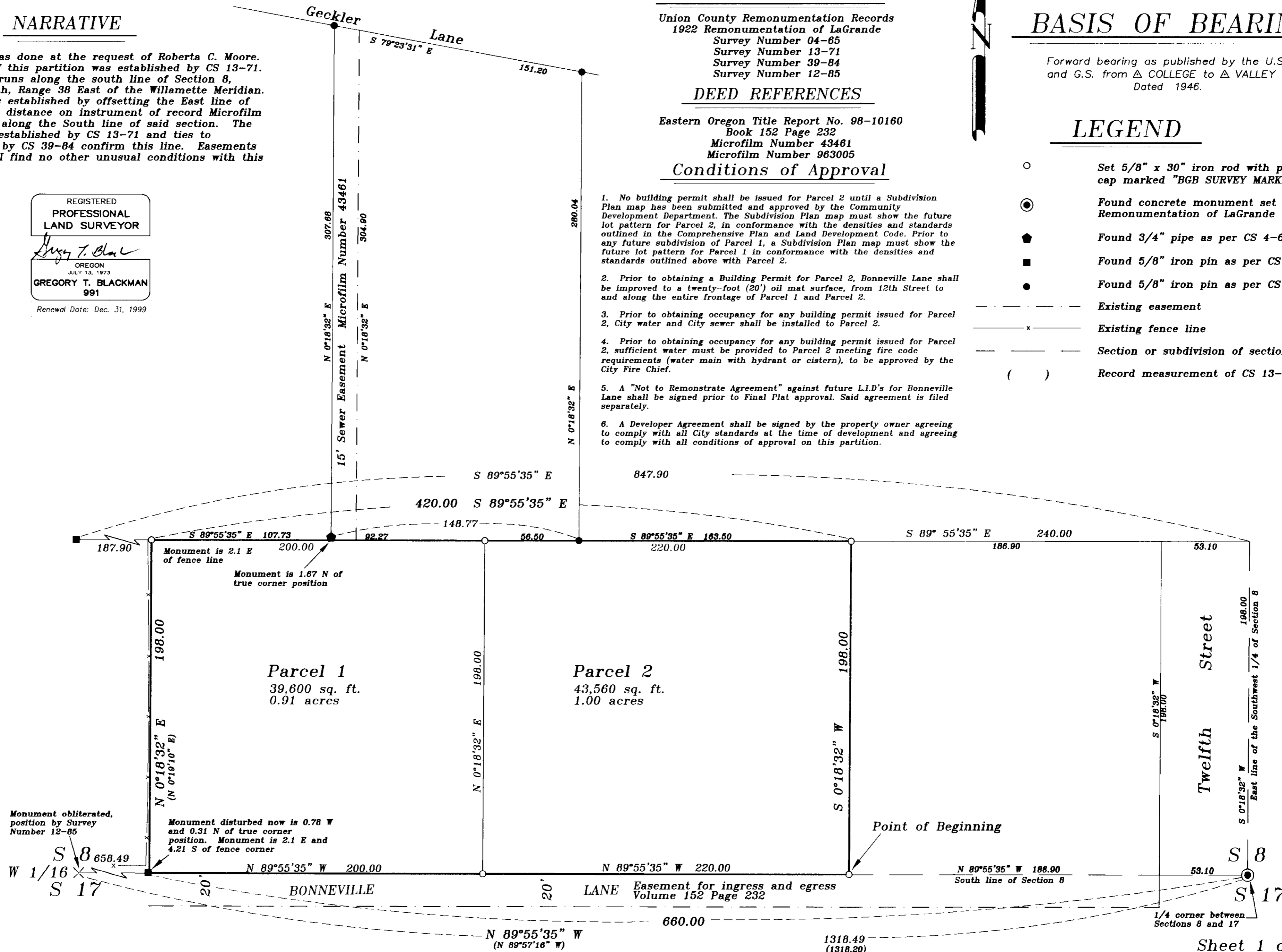
- No building permit shall be issued for Parcel 2 until a Subdivision Plan map has been submitted and approved by the Community Development Department. The Subdivision Plan map must show the future lot pattern for Parcel 2, in conformance with the densities and standards outlined in the Comprehensive Plan and Land Development Code. Prior to any future subdivision of Parcel 1, a Subdivision Plan map must show the future lot pattern for Parcel 1 in conformance with the densities and standards outlined above with Parcel 2.
- Prior to obtaining a Building Permit for Parcel 2, Bonneville Lane shall be improved to a twenty-foot (20') oil mat surface, from 12th Street to and along the entire frontage of Parcel 1 and Parcel 2.
- Prior to obtaining occupancy for any building permit issued for Parcel 2, City water and City sewer shall be installed to Parcel 2.
- Prior to obtaining occupancy for any building permit issued for Parcel 2, sufficient water must be provided to Parcel 2 meeting fire code requirements (water main with hydrant or cistern), to be approved by the City Fire Chief.
- A "Not to Remonstrate Agreement" against future L.I.D.'s for Bonneville Lane shall be signed prior to Final Plat approval. Said agreement is filed separately.
- A Developer Agreement shall be signed by the property owner agreeing to comply with all City standards at the time of development and agreeing to comply with all conditions of approval on this partition.

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 rod with plastic cap marked "BGB SURVEY MARKER"
- Found concrete monument set by 1922 Remonumentation of LaGrande
- ◆ Found 3/4" pipe as per CS 4-65
- Found 5/8" iron pin as per CS 13-71
- Found 5/8" iron pin as per CS 39-84
- - - Existing easement
- x - Existing fence line
- - - Section or subdivision of section line
- () Record measurement of CS 13-71



Minor Partition Number 1999-18

Microfilm Number 193237
Plat Cabinet Number B-542

Situated in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the South 1/2 of the Southeast 1/4 of the Southwest 1/4, of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows;

Beginning at a point on the South line of the Southeast 1/4 of the Southwest 1/4, of said Section, said point being N 89°55'35" W, along said Section line, a distance of 240.00 feet;

Thence; N 89°55'35" W, along said Section line, a distance of 420.00 feet,

Thence; N 0°18'32" E, parallel with the East line of the Southwest 1/4 of said Section, a distance of 198.00 feet,

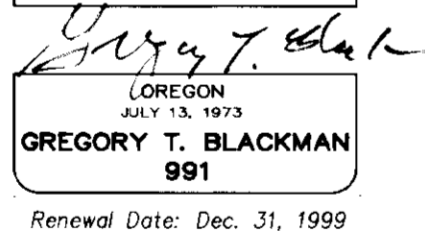
Thence; S 89°55'35" E, parallel with the South line of said section, a distance of 420.00 feet,

Thence; S 0°18'32" W, parallel with the East line of the Southwest 1/4 of said Section, a distance of 198.00 feet, to the Point of Beginning;

Said parcel of land containing 1.91 acres

I further certify that I have made this survey and plat by order and under the direction of the owners thereof, and that all monuments as indicated on the annexed plat are in accordance with O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that ROBERTA C. MOORE 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, all in accordance with the provisions of O.R.S. Chapter 92

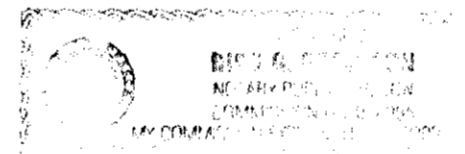
Roberta C. Moore
Roberta C. Moore

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of JUNE, 1999, before me a Notary Public in and for said County and State, personally appeared ROBERTA C. MOORE, who is 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.

Nate G. Whinn
Notary Public for
the State of Oregon



APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 3rd day of June, 1999.

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

City of LaGrande Community Development Director/Planner

Approved this 10th day of June, 1999.

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: 6/14/99
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 17th day of June, 1999, at 2:55 o'clock P.M., and recorded in Plat Cabinet No. B-542 Union County records. Microfilm Number 993237

R. Nellie Bogue Hibbert
Union County Clerk, by B. Nelson, Deputy