

Minor Partition Number 1999-23

Situated in the Southwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon. Also being a portion of Parcels 2 and 3 of Minor Partition Number 1995-01



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.

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by the plat of EASTGATE ADDITION to LaGrande, Oregon.
- ◆ Found 5/8" iron pin with plastic cap marked PLS 699 set by Minor Partition Number 1995-001
- Set 5/8"x30" rebar with plastic cap marked "BGB SURVEY MARKER".
- ⊙ Found 2" aluminum cap set flush with pavement. Set by Minor Partition No. 1995-01.
- Centerline of road
- - - Section line or aliquot line of section
- () Record bearing or distance by Minor Partition Number 1995-01.

NARRATIVE

This survey was ordered by Larry Colozzi. Mr. Colozzi wanted to create a Parcel that extended 201.01 feet south from the South line of the Platted but not yet improved East "Q" Avenue. Eastgate Addition documented that Minor Partition Number 1995-01, was incorrectly surveyed along the East and West lines, in that the Surveyor turned right angles from the established South line of Section 4. A title search proved that the intent of the deeds as well as the chain of title showed that the East line of the aforementioned Minor Partition was to be parallel to and 15.00 feet west of the east line of the Southwest Quarter of the Southeast Quarter. The surveyor laid out the west line of the Minor Partition parallel to and 400.00 feet west of his East line. The new partition is intended to correct the erroneous lines and correctly set the exterior. The City planning director brought to our attention that the property had been lot line adjusted without planning approval. By partitioning the property we could properly document the lot line adjustment as well as create the parcel requested by Mr. Colozzi. Mr. Earl Wells currently owns what is shown as Parcel Number 1 on this partition. Mr. Wells agreed to participate in the partition by signing the plat to correct the Lot Line adjustment as well as help in correcting the exterior lines. The owners of Parcel Number 1 of Minor Partition Number 1995-01 did not participate in the plat. I have accepted his corner positions as they exist, and have set a new monument for his Northwest corner at the point of intersection on the West line of Eastgate Addition, which adds 2.4 feet to his most northerly line. I find no other problems with this survey.

REFERENCE MATERIAL

SURVEYS

Old Book Page 364 Survey No. 25-84
 Survey No. 26-88 Survey No. 91-71
 Minor Partition Plat No. 1995-01
 Plat of Eastgate Addition to LaGrande
 Union County Monumentation Records

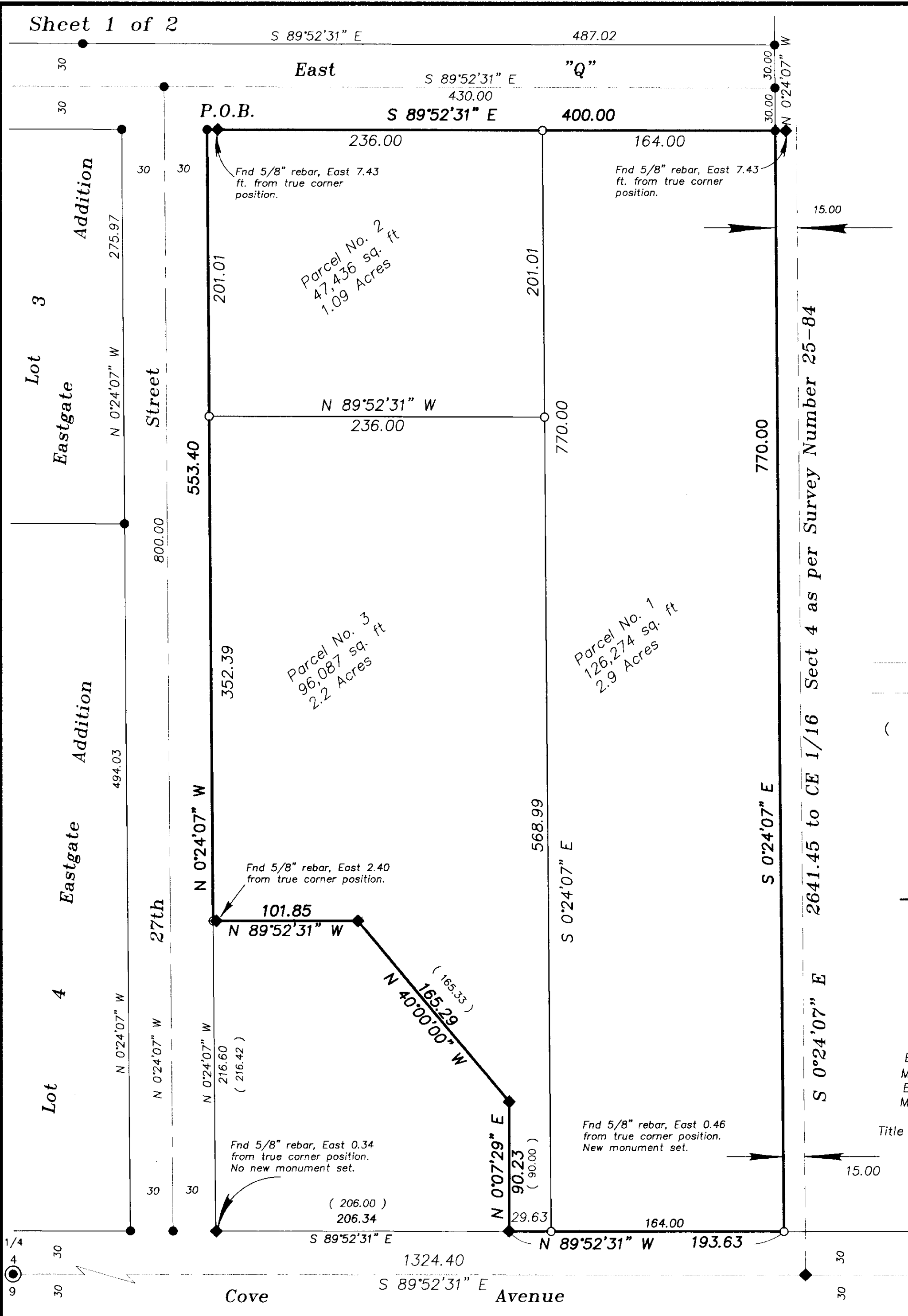
DEEDS

Book 156 Page 22 Microfilm No. 150152
 Microfilm No. 964831 Book "Y" Page 608
 Book 32 Page 329 Microfilm No. 980157
 Microfilm No. 980158 Microfilm No. 70915
 Microfilm No. 981660
 Title report from Eastern Oregon Title No. 98-9356

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Renewal Date: Dec. 31, 1999



1/4
 4
 9

Minor Partition Number 1999-23
Situated in the Southwest Quarter of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being a portion of Parcel 2 and 3 of Minor Partition Number 1995-01.

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 Southwest 1/4 of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being a portion of Parcel 2 and 3 of Minor Partition Number 1995-01, as filed in the Union County Plat Records, more particularly described as follows:
Beginning at the intersection of the East line of 27th Street and the South line of East "Q" Avenue as established by the plat of Eastgate Addition to LaGrande, said point being a 5/8" rebar at the corner of said Subdivision;

Thence; S 89°52'31" E, along said South line of said East "Q" Avenue, a distance of 400.00 feet;

Thence; S 0°24'07" E, parallel to and 15.00 feet west of the East line of the Southwest Quarter of the Southeast Quarter of said Section 4, a distance of 770.00 feet to the North line of Cove Avenue;

Thence; N 89°52'31" W, along the North line of said Cove Avenue, a distance of 193.63 feet to the southeast corner of Parcel 1 of Minor Partition Number 1995-01, as filed in the Union County Plat records;

Thence; N 0°07'29" E, along the East line of said Parcel 1, a distance of 90.23 feet to an angle point in said Parcel 1;

Thence; N 40°00'00" W, along said Northeasterly line of said Parcel 1, a distance of 165.29 feet to an angle point in said Parcel 1;

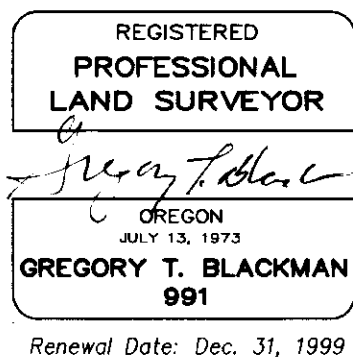
Thence; N 89°52'31" W, along the North line of said Parcel 1, a distance of 101.85 feet to the East line of 27th Street;

Thence; N 0°24'07" W, along said East line of 27th Street, a distance of 553.40 feet to the point of beginning of this description.

Said parcel of land containing 6.19 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that LARRY COLOZZI, GREGORY J. COLOZZI, CURTIS M. COLOZZI, and EARL F. WELLS are the owners 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

Larry Colozzi
Larry Colozzi

Gregory J. Colozzi
Gregory J. Colozzi

Curtis M. Colozzi
Curtis M. Colozzi

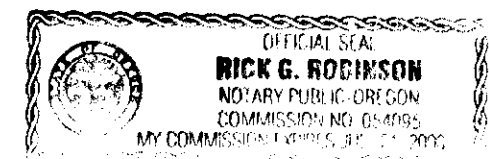
Earl F. Wells
Earl F. Wells

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all people by these presents, on this 20th day of August, 1999, before me a Notary Public in and for said County and State, personally appeared Larry Colozzi, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Nick G. Robinson
Notary Public for
the State of Oregon

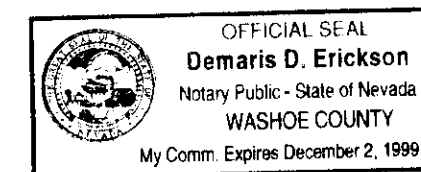


NOTARIAL SEAL

State of Nevada
County of Washoe

Know all people by these presents, on this 3rd day of August, 1999, before me a Notary Public in and for said County and State, personally appeared Gregory J. Colozzi and Curtis M. Colozzi 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.

Demaris D. Erickson
Notary Public for
the State of Nevada

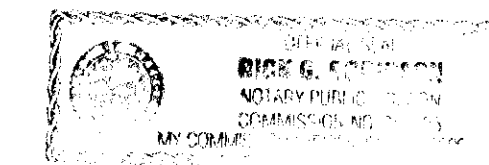


NOTARIAL SEAL

State of Oregon
County of Union

Know all people by these presents, on this 24th day of August, 1999, before me a Notary Public in and for said County and State, personally appeared Earl F. Wells, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Nick G. Robinson
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 19th day of August, 1999.

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

City of LaGrande Community Development Director/Planner

Approved this _____ day of _____, 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 1999-2000 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: 10/11/99
Patty Gooderham, Union County Assessor

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 11th day of Oct, 1999, at 9:00 o'clock A.M., and recorded in Plat Cabinet No. B-547 Union County records. Microfilm Number 995396

R. Nellie Bogue Hibbert
Union County Clerk, by R. Nellie Bogue Hibbert