

MINOR PARTITION NO. 2000-27

A Partition of Lot 3 of Highway Acres Subdivision, situated in the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

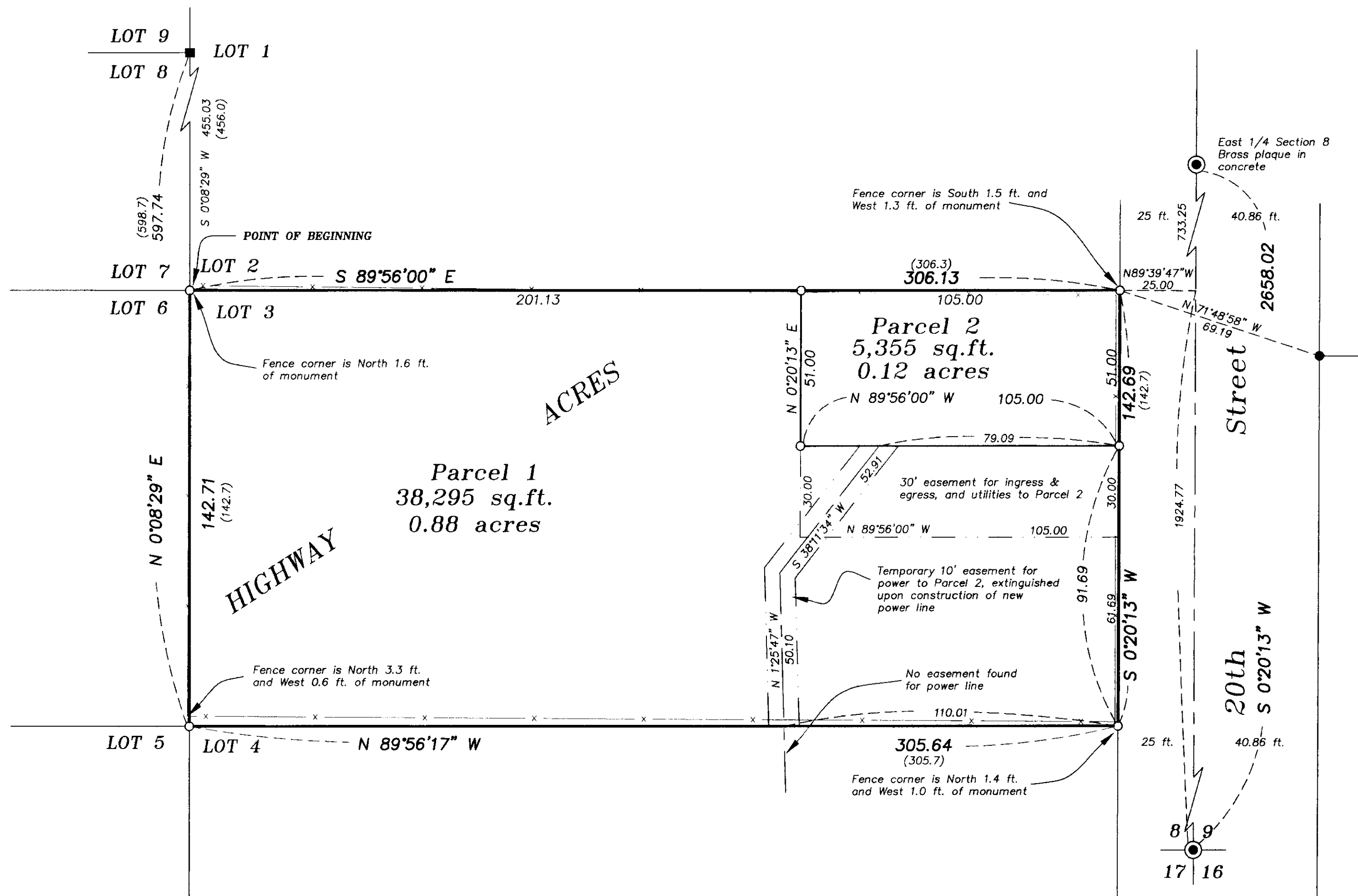
BASIS OF BEARING

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

SCALE: 1"=30'

LEGEND

- Found 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 23-87
- Found 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1995-07
- ⊙ Found 2 1/2" brass cap, or as noted, in valve box as per Union County Monumentation Records
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- x Fence line
- () Record measurement of plat of HIGHWAY ACRES



REFERENCE MATERIAL

UNION COUNTY MONUMENTATION RECORDS

UNION COUNTY SURVEYS
Survey 26
Survey No. 2-61
Survey No. 23-87

UNION COUNTY PLATS
Plat of Highway Acres
Minor Partition No. 1995-07

DEED REFERENCES

Abstract & Title Co. Report No. 39628
Microfilm No. MF#2002031

NARRATIVE

This partition was performed at the request of Brian Avila. Mr. Avila wanted to split his ownership into two parcels. Mr. Avila's property is Lot 3 of HIGHWAY ACRES Subdivision. The boundary of said subdivision was located by Minor Partition No. 1995-07. I accept said partitions location of HIGHWAY ACRES as correct and establish the lot corners accordingly by proportionate measure. There are a number of temporary easements on this property. Mr. Avila is constructing a new house and will fit all utilities in the permanent 30' easement to Parcel 2 at which point the temporary easements will be extinguished. The fences are away from the true property corners as shown. I find no other problems with this partition.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2001

Minor Partition Plat No. 2000-37

A partition of Lot 3 of the plat of HIGHWAY ACRES, situated in the Northeast 1/4 of the Southeast 1/4, Section 8, Township 3 South, Range 38 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition map in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows:

Lot 3 of the plat of HIGHWAY ACRES, situated in the Northeast 1/4 of the Southeast 1/4, Section 8, Township 3 South, Range 38 East of the Willamette Meridian

Beginning at a point bearing South 0°08'29" West, a distance of 455.03 feet, from the Southeast corner of Lot 9 of HIGHWAY ACRES, said point being the Northwest corner of Lot 3 of HIGHWAY ACRES,

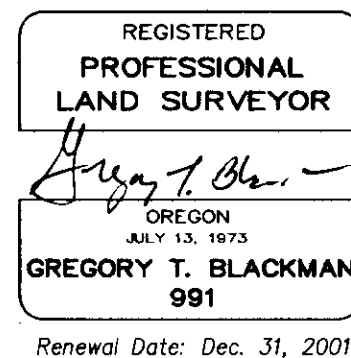
Thence; South 89°56'00" East, along the North line of Lot 3 of HIGHWAY ACRES, a distance of 306.13 feet, to the West right-of-way line of 20th Street,

Thence; South 0°20'13" West, along said West right-of-way, a distance of 142.69 feet, to the South line of said Lot 3,

Thence; North 89°56'17" West, along said South line, a distance of 305.64 feet, to the West line said Lot 3,

Thence; North 0°08'29" East, along said West line, a distance of 142.71 feet, to the Point of Beginning of this description.

Said parcel containing 43,650 square feet (1.00 acres)



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

DECLARATION

Know all people by these presents that BRIAN M. AVILA and KENNA AVILA are the owners of the land within this partition and that COMMUNITY BANK, an Oregon Corporation, is a Deed of Trust holder by virtue of microfilm number 20002031 of the deed records of Union County, Oregon, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, and do hereby create the 30' easement for ingress, egress, and utilities, to Parcel 2, and a temporary easement for power to Parcel 2, as shown on page 1 of this partition, in accordance with O.R.S. Chapter 92.

Brian M. Avila
Brian M. Avila

Kenna Avila
Kenna Avila

Paula R. Moisio
Authorized Representative of
Community Bank

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 16 day of Nov., 2000, before me a Notary Public in and for said State and County, personally appeared Brian M. Avila and Kenna Avila, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

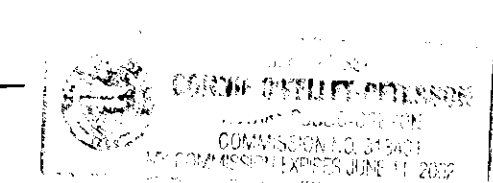
Mary Lou Dean
Notary Public for
the State of Oregon



State of Oregon
SS
County of Union

Know all people by these presents, on this 22nd day of November, 2000, before me a Notary Public in and for said State and County, personally appeared PAULA R. MOISIO who is known to me to be an authorized representative of COMMUNITY BANK, an Oregon Corporation, and who being duly sworn did say that they executed the same freely and voluntarily.

Crisis O'Keefe-Peterson
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 November, 2000.

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

City of LaGrande Community
Development Director/Planner

Approved this 6th day of December, 2000.

Michael A. Hyde
Michael A. Hyde
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 2000-2001 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: 12/6/2000
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 6th day of Dec, 2000, at 1:15 o'clock P.M., and recorded in Plat Cabinet No. B-589 Union County records. Microfilm Number 20005290

R. Nellie Bogue Hibbert
Union County Clerk, by

Robin A. Church, deputy