

# MINOR PARTITION NO. 2002-011

A replat of Parcel 1 and Parcel 2 of Minor Partition Number 1997-26, and of a portion of Parcel Number 3 of Minor Partition Number 1994-21, Situated in the Southwest quarter of the Northeast Quarter and Northwest quarter of the Southeast quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 2002311  
Plat Cabinet Number C657-658

SCALE: 1"=50'

## LEGEND

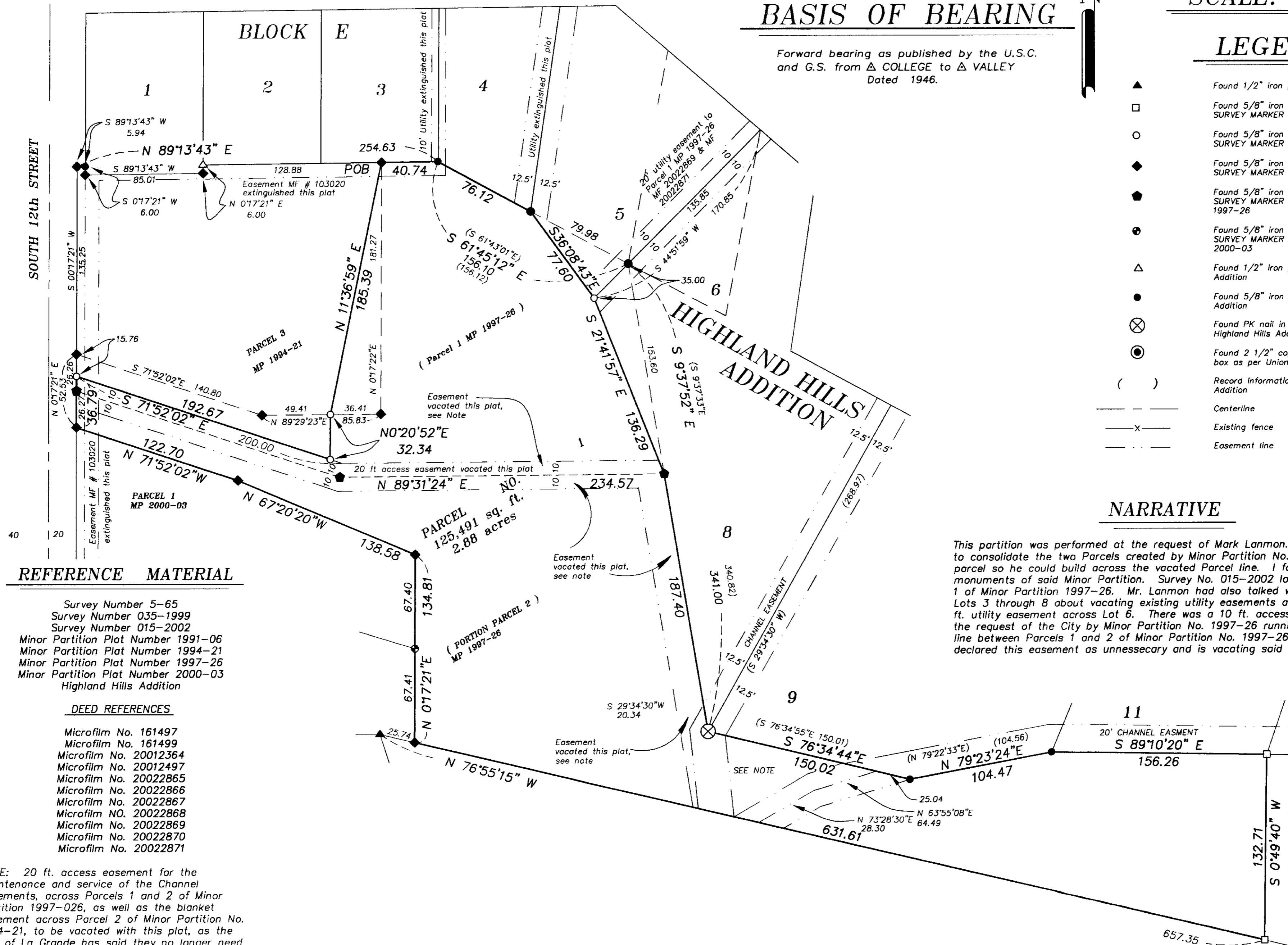
- ▲ Found 1/2" iron pin as per Survey No. 5-65
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 035-1999
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 15-2002
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1994-21
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1997-26
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 2000-03
- △ Found 1/2" iron pin as per plat of Highland Hills Addition
- Found 5/8" iron pin as per plat of Highland Hills Addition
- ⊗ Found PK nail in stone, believed to be from plat of Highland Hills Addition
- ⊙ Found 2 1/2" copper clad monument in water valve box as per Union County Monumentation Records
- ( ) Record Information as per plat of Highland Hills Addition
- Centerline
- x- Existing fence
- - - Easement line

## BASIS OF BEARING

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

## NARRATIVE

This partition was performed at the request of Mark Lanmon. Mr. Lanmon wanted to consolidate the two Parcels created by Minor Partition No. 1997-26 into one parcel so he could build across the vacated Parcel line. I found the exterior monuments of said Minor Partition. Survey No. 015-2002 lot line adjusted Parcels 1 of Minor Partition 1997-26. Mr. Lanmon had also talked with adjoining owners in Lots 3 through 8 about vacating existing utility easements and creating a new 20 ft. utility easement across Lot 6. There was a 10 ft. access easement created at the request of the City by Minor Partition No. 1997-26 running along the dividing line between Parcels 1 and 2 of Minor Partition No. 1997-26. The City has declared this easement as unnessecary and is vacating said easement.



### REFERENCE MATERIAL

- Survey Number 5-65
- Survey Number 035-1999
- Survey Number 015-2002
- Minor Partition Plat Number 1991-06
- Minor Partition Plat Number 1994-21
- Minor Partition Plat Number 1997-26
- Minor Partition Plat Number 2000-03
- Highland Hills Addition

### DEED REFERENCES

- Microfilm No. 161497
- Microfilm No. 161499
- Microfilm No. 20012364
- Microfilm No. 20012497
- Microfilm No. 20022865
- Microfilm No. 20022866
- Microfilm No. 20022867
- Microfilm No. 20022868
- Microfilm No. 20022869
- Microfilm No. 20022870
- Microfilm No. 20022871

NOTE: 20 ft. access easement for the maintenance and service of the Channel Easements, across Parcels 1 and 2 of Minor Partition 1997-026, as well as the blanket easement across Parcel 2 of Minor Partition No. 1994-21, to be vacated with this plat, as the City of La Grande has said they no longer need the easement, nor can they get their big equipment to the site with the easement.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2003

# Minor Partition Plat Number 2002-011

Microfilm Number 20023111  
Plat Cabinet Number C 657-658

A replat of Parcel 1 and Parcel 2 of Minor Partition Number 1997-26, and of a portion of Parcel Number 3 of Minor Partition Number 1994-21, Situated in the Southwest quarter of the Northeast Quarter and Northwest quarter of the Southeast quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a replat of Parcel 1 and Parcel 2 of Minor Partition Number 1997-26, and a portion of Parcel 3 of Minor Partition Number 3, of Minor Partition Number 1994-21, Situated in the Southwest Quarter of the Northeast Quarter and Northwest quarter of the Southeast quarter of Section 17, Township 3 South, Range 38 East described as follows:

Beginning at the Northeast corner of said Parcel Number 3 of Minor Partition Number 1994-21, said point being on the South line of Lot 3, Block "E" of HIGHLAND HILLS Addition to La Grande, Oregon;

Thence; North 89°13'43" East, along said south line of lot 3, block "E" of HIGHLAND HILLS Addition, a distance of 40.74 feet, to the Southwest corner of lot 4 of said Block "E",

Thence; South 61°45'12" East along south line of said lot 4, a distance of 76.12 feet, to the southwest corner of lot 5 of said Block "E",

Thence; South 36°08'43" East, along the west line of said lot 8 of Block "E", a distance of 77.60 feet,

Thence; South 21°41'57" East, along said west line of lot 8 block "E", a distance of 136.29 feet,

Thence; South 9°37'52" East along said west line of lot 8, a distance of 187.40 feet, to the Southwest corner of lot 9 of said Block "E",

Thence; South 76°34'44" East, along the south line of said lot 9, a distance of 150.02 feet,

Thence; North 79°23'24" East, along said south line, a distance of 104.47 feet, to the Southwest corner of lot 11 of said Block "E",

Thence; South 89°10'20" East, along the south line of said lot 11 of Block "E", a distance of 156.26 feet, to the Southeast corner of said lot 11 also being the Northeast corner of Parcel 2 of MP 1997-26,

Thence; South 0°49'40" West, along east line of said Parcel 2 MP 1997-26, a distance of 132.71 feet, to the Southeast corner of said Parcel 2 MP 1997-26,

Thence; North 76°55'15" West, along the south line of said Parcel 2, a distance of 631.61 feet, to the southwest corner of said Parcel 2 MP 1997-26,

Thence; North 0°17'21" East, along the west line of said Parcel 2, a distance of 134.81 feet,

Thence; North 67°20'20" West, a distance of 138.58 feet,

Thence; North 71°52'02" West, a distance of 122.70 feet, to the East right of way line of South 12th Street,

Thence; North 0°17'21" East, along said right of way line of South 12th Street, a distance of 36.79 feet;

Thence; South 71°52'02" East, a distance of 192.67 feet;

Thence; North 0°20'52" East, a distance of 32.34 feet;

Thence; North 11°36'59" East, a distance of 185.39 feet, to the Point of Beginning.

Said tract containing 2.88 Acres (125,501 sq. ft.).

## DECLARATION

Know all people by these presents that MARK A. LANMON and MARY D. LANMON husband and wife are the owners of the land within this partition, 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, all in accordance with the provisions of O.R.S. Chapter 92.

*Mark A. Lanmon*

Mark A. Lanmon

*Mary D. Lanmon*

Mary D. Lanmon

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 10th day of JUNE, 2002, before me a Notary Public in and for said County and State, personally appeared MARK A. LANMON and MARY D. LANMON, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Rick G. Robinson*

Notary Public for the State of Oregon

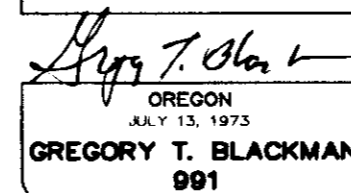


Notarial seal

I further certify that I made this survey and plat by order of and under the direction of the owners 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 92.060.

*Gregory T. Blackman*

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



Renewal Date: Dec. 31, 2003

## APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 7th day of June, 2002.

by *Norman J. Paulhus, Jr.*  
Norman J. Paulhus, Jr.  
City Surveyor

City of LaGrande Community Development Director/Planner

Approved this 10th day of June, 2002.

*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 2001-2002 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 *Ellen Wilhelm, Chief Deputy* Date: 6-16-02  
Patty Gooderham, Union County Assessor/Tax Collector

## 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 10th day of June, 2002, at 3:26 o'clock P.M., and recorded in Plat Cabinet No. C 656-657 Union County records. Microfilm Number 20023111

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