

# MINOR PARTITION No. 2002-011

Situated in the Southeast quarter of the Northeast quarter of Section 17,  
Township 3 South, Range 38 East of the Willamette Meridian

Microfilm Number 20025166  
Plat Cabinet Number C669-670

## SCALE: 1"=100'

### BASIS OF BEARING

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

### LEGEND

- Found  $\frac{5}{8}$ " x 30" rebar with yellow cap marked "BGB SURVEY MARKER", set by Survey number 016-1997
- ⊙ Found 2 $\frac{1}{2}$ " aluminum pipe with cap as per Union County Monumentation Records
- ⊙ Found 1" pipe accepted as the Northeast 1/16 of Section 17, set by GRANDVIEW ADDITION.
- ◆ Found  $\frac{5}{8}$ " rebar set by Survey Number 14-77
- Set  $\frac{5}{8}$ " x 30" rebar with yellow cap marked "BGB SURVEY MARKER".
- Centerline of road or easement
- - - Overhead Power line
- ⊕ Power pole
- - - Edge of easement

### REFERENCE MATERIAL

Surveys  
Survey Number 16-1997 Survey Number 20-2000  
Survey Number 009-2001 Survey Number 14-77  
Plat of Grandview Addition Plat of Highland Hills

Deeds  
Book 135 Page 291 Microfilm 20002408  
Microfilm 20002409 Microfilm 20002410  
Microfilm 161840  
Abstract and Title Co. title report No. 39392

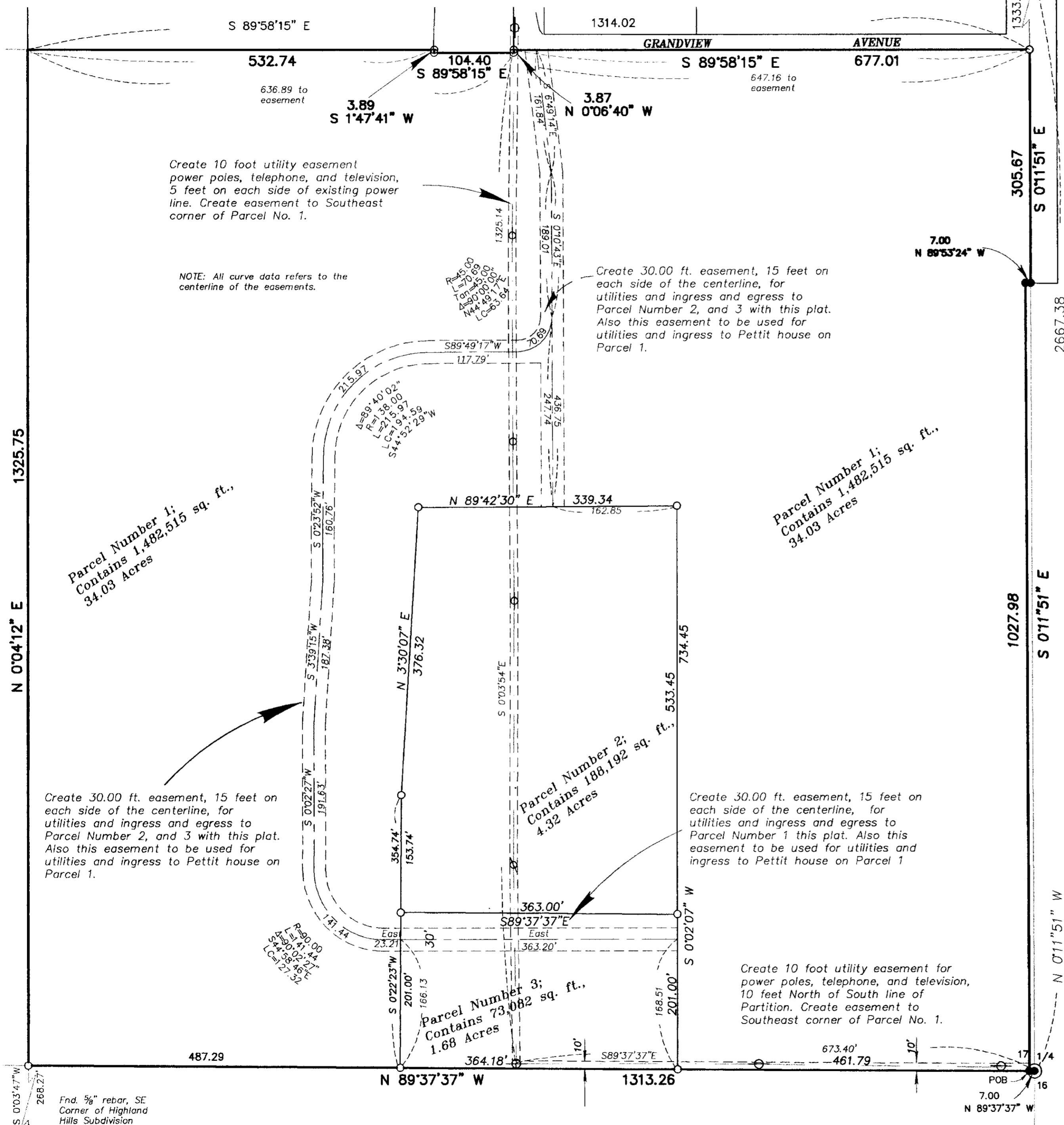
### NARRATIVE

This partition was ordered by Dr. William Pettit for the purpose of dividing off the existing house, as well as creating a single parcel for sale from his property. I use survey Numbered 16-1997 to establish the East line of this partition. The North and South lines are established from the section break defined by survey Numbered 020-2000. I accept the East line of Highland Hills Subdivision as the West line of the Pettit property. The remaining lines of the parcels were pointed out by Dr. Pettit. I find no unusual conditions on this survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2003



MINOR PARTITION No. 2002-017  
Situating in the Southeast quarter of the Northeast quarter of Section 17,  
Township 3 South Range 38 East, Willamette Meridian.

Microfilm Number 20025166  
Plat Cabinet Number C669-670

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 partition of a portion the Southeast Quarter of the Northeast Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the South line of said Southeast Quarter of the Northeast Quarter, said point being N 89°37'37" W, a distance of 7.00 feet from the East 1/4 corner of said Section 17;

Thence; North 89°37'37" West, along said South line of said Southeast Quarter of the Northeast Quarter, a distance of 1313.26 feet, to the East line of HIGHLAND HILLS Subdivision;

Thence; North 0°04'12" East, along the West line of said HIGHLAND HILLS, a distance of 1325.75 feet, to the North line of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence; South 89°58'15" East, along the North line of said Southeast Quarter of the Northeast Quarter, a distance of 532.74 feet, to the West line of the property conveyed to Robert W. and Julie A. Eytchison by Microfilm Number 161840, Union County Deed Records;

Thence; South 1°47'41" West, along said West line, a distance of 3.89 feet;

Thence; South 89°58'15" East, along the South line, of Eytchison a distance of 104.40 feet;

Thence; North 0°06'40" West, along the East line of Eytchison a distance of 3.87 feet, to the North line of the Southeast Quarter of the Northeast Quarter of Section 17;

Thence; South 89°58'15" East, along the North line of the Southeast Quarter of the Northeast Quarter, a distance of 677.01 feet, to the East line of Section 17;

Thence; South 0°11'51" East, along said East line, a distance of 305.67 feet;

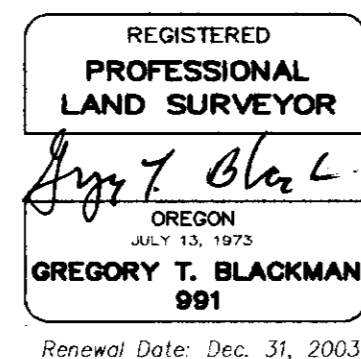
Thence; North 89°53'24" West, a distance of 7.00 feet;

Thence; South 0°11'51" East, parallel with and 7.00 feet West of the East line of said Section 17, a distance of 1027.98 feet to the point of beginning of this description.

Said tract containing 40.03 Acre (1,743,789 square feet).

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



DECLARATION

Know all people by these presents that William A. Pettit III and Julie A. Pettit 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, and we do hereby create the 30 ft. access easement, and the utility easements as shown on Page 1 of this plat, all in accordance with the provisions of O.R.S. ~~92.050~~ Chapter 92.

*William A. Pettit III*  
William A. Pettit III

*Julie A. Pettit*  
Julie A. Pettit

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 10<sup>TH</sup> day of SEPTEMBER, 2002, before me a Notary Public in and for said County and State, personally appeared William A. Pettit III and Julie A. Pettit, husband and wife who stated that they are the identical persons named in the foregoing instrument, and that said foregoing instrument was executed freely and voluntarily.

*Rick 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 9<sup>th</sup> day of September, 2002.

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

City of LaGrande Community  
Development Director/Planner

Approved this 10<sup>th</sup> day of September, 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 2002-2003 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: 9/9/2002  
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 10<sup>th</sup> day of Sept, 2002, at 3:23 o'clock P. M., and recorded in Plat Cabinet No. C669-670 Union County records. Microfilm Number 20025166

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