

# Minor Land Partition No. 2003 0004 Situating in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Union County, Oregon

## Conditions and Restrictions

1. The first 250' of the 25' flag pole of Parcel 1 shall be reserved for a future right-of-way dedication. Each owner shall pay their fair share of cost of improvements
2. Property lying in 12th Street shall be dedicated to a width and at a time determined by the Community Development Director/Planner. Owners consent to a Local Improvement District for 12th Street.

## BASIS OF BEARING

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

Microfilm Number 20032342T

Plat Cabinet Number 689-690

SCALE: 1"=60'

## LEGEND

- ▲ Found 5/8" iron pin set by Survey No. 13-71
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey No. 028-1993
- ⬢ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition No. 1999-018
- ⊕ Found monument as noted by Survey No. 18-89
- Found 5/8" rebar with plastic cap marked BGB SURVEY MARKER, set by Survey Number 020-2000
- x — Fence line
- - - - - Right of Way line
- ⋯ Center of stream
- ( ) Record measurement 1993 Union County GPS observations, (see GPS Conversion, page 2)
- (( )) Record measurement Survey No. 022-1993
- [ ] Record measurement Survey No. 028-1993
- [[ ]] Record measurement Minor Partition No. 1995-016
- { } Record measurement Minor Partition No. 1999-18

## REFERENCE MATERIAL

- UNION COUNTY SURVEYS  
Survey No. 4-61  
Survey No. 29-64  
Survey No. 13-71  
Survey No. 018-1989  
Survey No. 028-1993  
Survey No. 020-2000
- UNION COUNTY PLATS  
Minor Partition MP#1995-016  
Minor Partition MP#1999-018  
Union County 1993 GPS Survey

## DEED REFERENCES

- Eastern Oregon Title, Inc.  
Partition Plat Report  
Order No. 00-11340
- UNION COUNTY DEED RECORDS  
Book 105 Page 365  
Book 140 Page 267  
Book 142 Page 339  
Book 146 Page 107  
Microfilm No. MF#60858  
Microfilm No. MF#130849  
Microfilm No. MF#132577  
Microfilm No. MF#145074  
Microfilm No. MF#971222

## NARRATIVE

This partition was performed at the request of Gary Tucker. Mr. Tucker wished to break his property into 2 parcels. This parcel is part of a string of sequential conveyances. The original owner, Frank Thomas, conveyed to Hayes, all of his property excepting out a 330 by 660 portion of land. I believe the intent of the deed was to except out the aliquot portion described as the S1/2 of the NE1/4 of the NE1/4 of the NW1/4 of Section 17, which would be 660 by 330 in a perfect section. To establish Mr. Tucker's property boundary I base the North, West, and East lines on this aliquot break. Mr. Hayes later transfers title to Sims and Sims transfers a portion of their land to Rasmussen in Microfilm No. MF#130849. That portion is described as a metes and bounds and is plotted accordingly on the map with Sims receiving the remainder. Sims then transfers to Tucker in Microfilm No. MF#132577. All of the corners shown on this partition were set by Survey Number 020-2000 and reflect the corrections that were discussed in the Narrative by said survey. Microfilm Number 60858 describes an easement for a right of way for a power line, 10 feet in width. The legal description describes a centerline that would fall entirely on the Tucker parcel. The description of the easement further describes the location "as staked and located on the ground". I find that my visual inspection finds that the power line is in fact located North of the Tucker tract by a couple of feet. I also noted that the easement was granted by Hayes, who owned the property to the North of Tucker. Hayes, however never owned the Tucker tract, and therefore could not grant an easement for something he did not own. I believe that the actual location of the existing power line and poles are the intended location of the easement as stated by the phrase "as staked and located on the ground". I find no other problems with this partition.

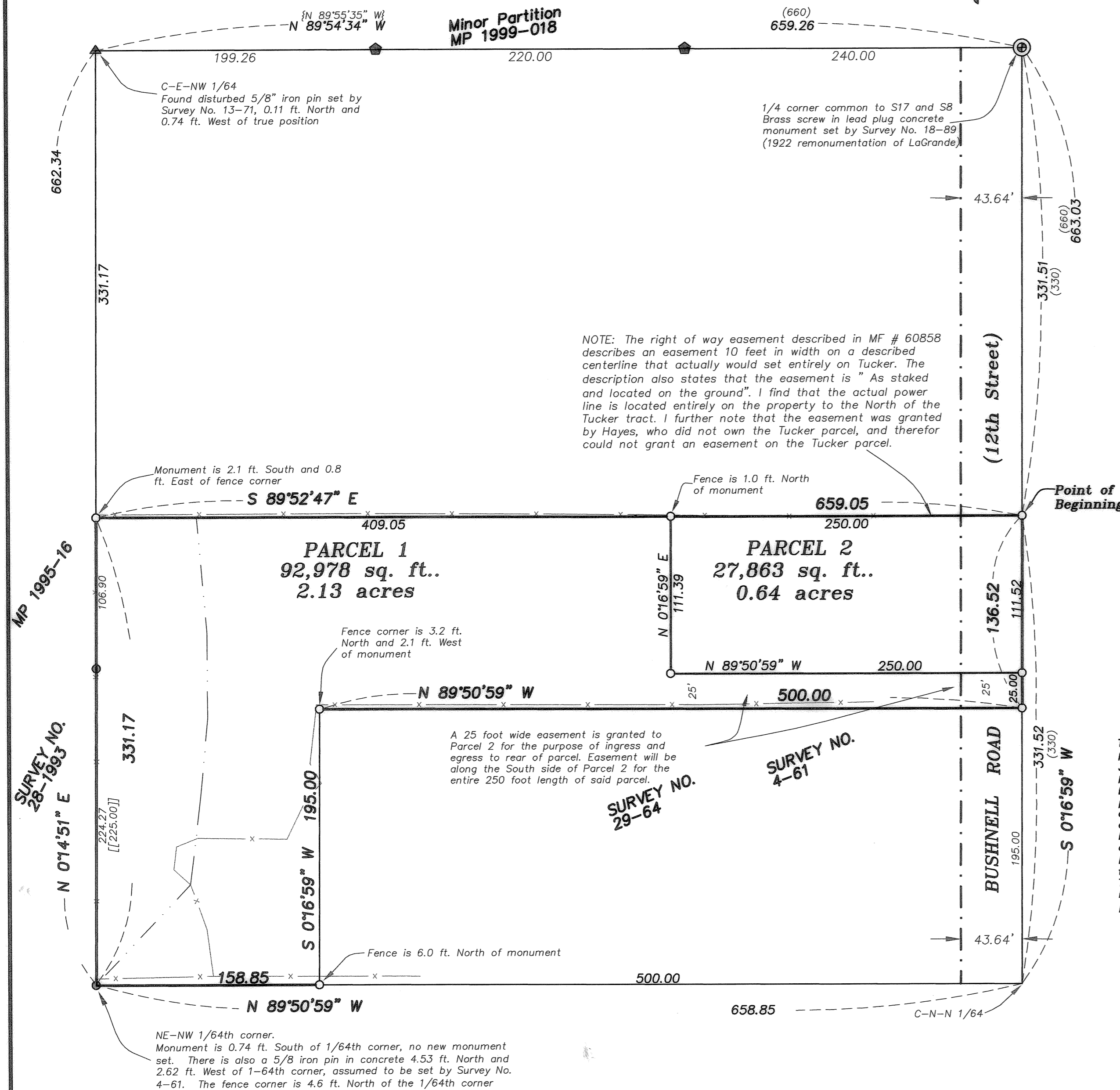
## SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003 0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 689-690 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991

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

Renewal Date: Dec. 31, 2003



NOTE: The right of way easement described in MF # 60858 describes an easement 10 feet in width on a described centerline that actually would set entirely on Tucker. The description also states that the easement is "As staked and located on the ground". I find that the actual power line is located entirely on the property to the North of the Tucker tract. I further note that the easement was granted by Hayes, who did not own the Tucker parcel, and therefore could not grant an easement on the Tucker parcel.

NE-NW 1/64th corner. Monument is 0.74 ft. South of 1/64th corner, no new monument set. There is also a 5/8 iron pin in concrete 4.53 ft. North and 2.62 ft. West of 1-64th corner, assumed to be set by Survey No. 4-61. The fence corner is 4.6 ft. North of the 1/64th corner

Minor Land Partition Number 2003 0004  
Situated in the Northeast 1/4 of the Northwest 1/4 of Section  
17, Township 3 South, Range 38 East of the Willamette  
Meridian, LaGrande, 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 Northeast 1/4 of the Northwest 1/4 of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, Union County LaGrande, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, said point being South 0°16'59" East, a distance of 331.51 feet, from the North 1/4 corner of said section;

Thence; South 0°16'59" West, along the East line of the Northwest 1/4 of said Section, a distance of 136.52 feet, to the North line of Jay M. Rasmussen's land (Microfilm No. MF#130849),

Thence; North 89°50'59" West, along said North line, a distance of 500.00 feet, to the West line of said Rasmussen property,

Thence; South 0°16'59" West, along said West line, a distance of 195.00 feet, to the South line of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17,

Thence; North 89°50'59" West, along said South line, a distance of 158.85 feet, to the West line of said Section break,

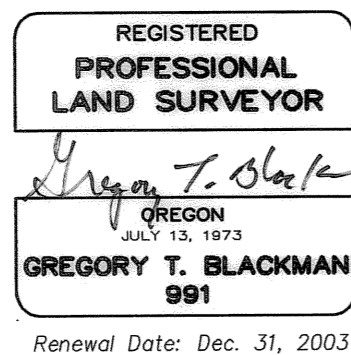
Thence; North 0°14'51" East, along said West line, a distance of 331.17 feet, to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17,

Thence; South 89°52'47" East, along said North line, a distance of 659.05 feet, to the Point of Beginning of this description.

Said parcel of land containing 120,841 sq. ft, 2.77 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



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003 0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C689-690 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991

DECLARATION

Know all people by these presents that GARY A. TUCKER, and TARA J. TUCKER 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, and do hereby create the easement for ingress and egress to Parcel 2 as shown on page one of this partition plat, all in accordance with the provisions of O.R.S. Chapter 92.

Gary A. Tucker      Tara J. Tucker  
Gary A. Tucker      Tara J. Tucker

Know all people by these presents that PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the partition on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

Jeff Puckett  
Jeff Puckett, Vice President of Pioneer Bank

Know all people by these presents that KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the partition on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

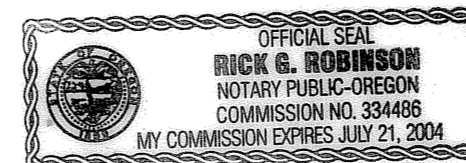
Robert J. Ullan  
Robert J. Ullan  
Commercial Loan Officer  
Klamath First Federal Savings and Loan

ACKNOWLEDGEMENTS

State of Oregon      SS  
County of Union

Know all people by these presents, on this 14th day of MARCH, 2003, before me a Notary Public in and for said County and State, personally appeared Gary A. Tucker and Tara J. Tucker 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.

Nick G. Adams  
Notary Public for  
the State of Oregon

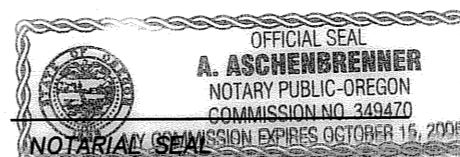


NOTARIAL SEAL

State of Oregon      SS  
County of Union

Know all people by these presents, on this 19th day of March, 2003, before me a Notary Public in and for said County and State, personally appeared Jeffrey Puckett, Vice President of Pioneer Bank who are 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.

A. Ascnenbrenner  
Notary Public for  
the State of Oregon



State of Oregon      SS  
County of Union

Know all people by these presents, on this 19th day of March, 2003, before me a Notary Public in and for said County and State, personally appeared Robert J. Ullan Business, Business Banking Officer, KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, 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.

Sherril Becker  
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 14th day of March, 2003.  
by Norman J. Paulius  
Norman J. Paulius, Jr.  
City Surveyor

City of LaGrande Community  
Development Director/Planner

Approved this 20th day of March, 2003.  
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: April 15, 2003  
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 15 day of April, 2003, at 1:30 o'clock P.M. and filed in Plat Cabinet No. C689-690, Union County records. Microfilm No. 20032342T.

Union County Clerk  
by P. Marie Boyce Dittus, Co. Clerk