

# MAJOR PARTITION NUMBER 20030005

Situated in the Southeast Quarter of the Northwest Quarter of Section 17,  
Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20032418T  
Plat Cabinet Number C691-692

## LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by MP Number 1997-05
- ◆ Found "U" shaped iron bar set by Unrecorded Survey, possibly set by Jack Ricker.
- ⊕ Found 5/8" iron pin set by Survey number 33-76.
- Found 5/8" iron pin set by Survey number 51-75.
- ⊙ Found 5/8" iron pin set by Survey number 51-75, 2.62 feet S 0°24'44"W of true position. Found BGB monument set by MP 1997-005 at true position.
- ▲ Found lead plug with Brass screw in concrete monument for North 1/4 corner of Section 17, set by McLain in 1922 Survey 18-89
- ⊙ Found 2 1/2" aluminum monument set by Survey No. 022-1993. See County monumentation records.
- Found 5/8" iron pin as per plat of HIGHLAND HILLS ADDITION with plastic cap marked AP&A.
- ◆ Found 5/8" iron rebar with yellow plastic cap marked "BGA SURVEY MARKER", set by Minor Partition 1994-21.
- ▲ Found 5/8" iron rebar set by Survey number 14-77.
- Set 5/8"x 30" iron rebar with plastic yellow cap marked "BGB SURVEY MARKER".
- ( ) Record information from Survey No. 15-82.
- (( )) Record information from Survey No. 14-77.
- [ ] Record information from Minor Partition No. 1997-005
- x— Existing fence line
- Section line
- - - Easement Line
- PP Overhead power lines easement centerline
- ⊙ Curve number, Curve information

SCALE: 1"=50'  
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 ordered by Virginia Drew for the purpose of creating two parcels for individual sale. The south line of the Drew property was monumented by survey number 33-76. The position of the south line was documented by Survey 013-2000, which I accepted as the South line of Drew. The West line of Drew was monumented by Minor Partition Number 1997-05. I found the monuments described by said Minor Partition and accept the positions. The North line was monumented and defined by Survey Number 15-82. I found the monuments set by said survey and accept the positions as the Drew North line. The west line of Drew is the Center of Section line ( the East line of the Northwest Quarter ). I found the Monuments at the North Quarter corner of said 17, and the monument at the Center Quarter ( Southeast Corner of the Northwest Quarter ) of said 17. It was a condition of the partition to dedicate a portion of Twelfth Street to the public use. I used the monuments found at the new Northeast corner of Drew to establish a width of 43.64 feet and project a line South parallel to and 43.64 feet in width for the dedication. The monument found at the new Northeast corner of Drew was actually set as a reference to the center of section line, and is at the intersection of a fence, which has been accepted as the most westerly edge of the roadway.

Another condition of the partition was to create a "Dedicated Public Utility Easement along Gildcrest Drive. This easement is dedicated on this plat by the owner of Gildcrest Drive, Cheryl Dowdy. This plat also creates a utility easement for an existing power line running Easterly across this partition as shown. I find that the utility easement described in deed book 149 page 117 describes an easement across the Flannery ( Drew ) property, but gives a dimension of 795 feet West of the center of section 17. I believe this 795 feet is in error. I checked with Abstract and Title Company to see if the Flannery's owned property in 1964 that was 795 feet West of the center of Section 17, and found none. I find that Book 149 pages 116 and 118 described easements to the South and to the North of the Drew property that would place the easement along the West lines of the respective properties and would line up with the position of the easement that I show across the Drew parcel. This plat also creates an access easement for Parcel 2 and 3 on the existing driveway to the existing house. The easement is of varying width with an area at the West end for emergency turnaround. I find no other problems with this survey.

## REFERENCE MATERIAL

- Minor Partition No. 1997-05 Minor Partition No. 1994-21
- Survey No. 51-75 Survey No. 15-85
- Survey No. 33-76 Survey No. 14-77
- Survey No. 15-82 Survey No. 18-89
- Survey 013-2000 Survey 020-2000
- HIGHLAND HILLS ADDITION
- Title Report No. 41869 by Abstract & Title
- Deeds
- Book 149 Page 116 Book 149 Page 117
- Book 149 Page 118
- Microfilm #61619 Microfilm #46262
- Microfilm #42707 Microfilm # 20003625

## 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. 20030005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C691-692 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

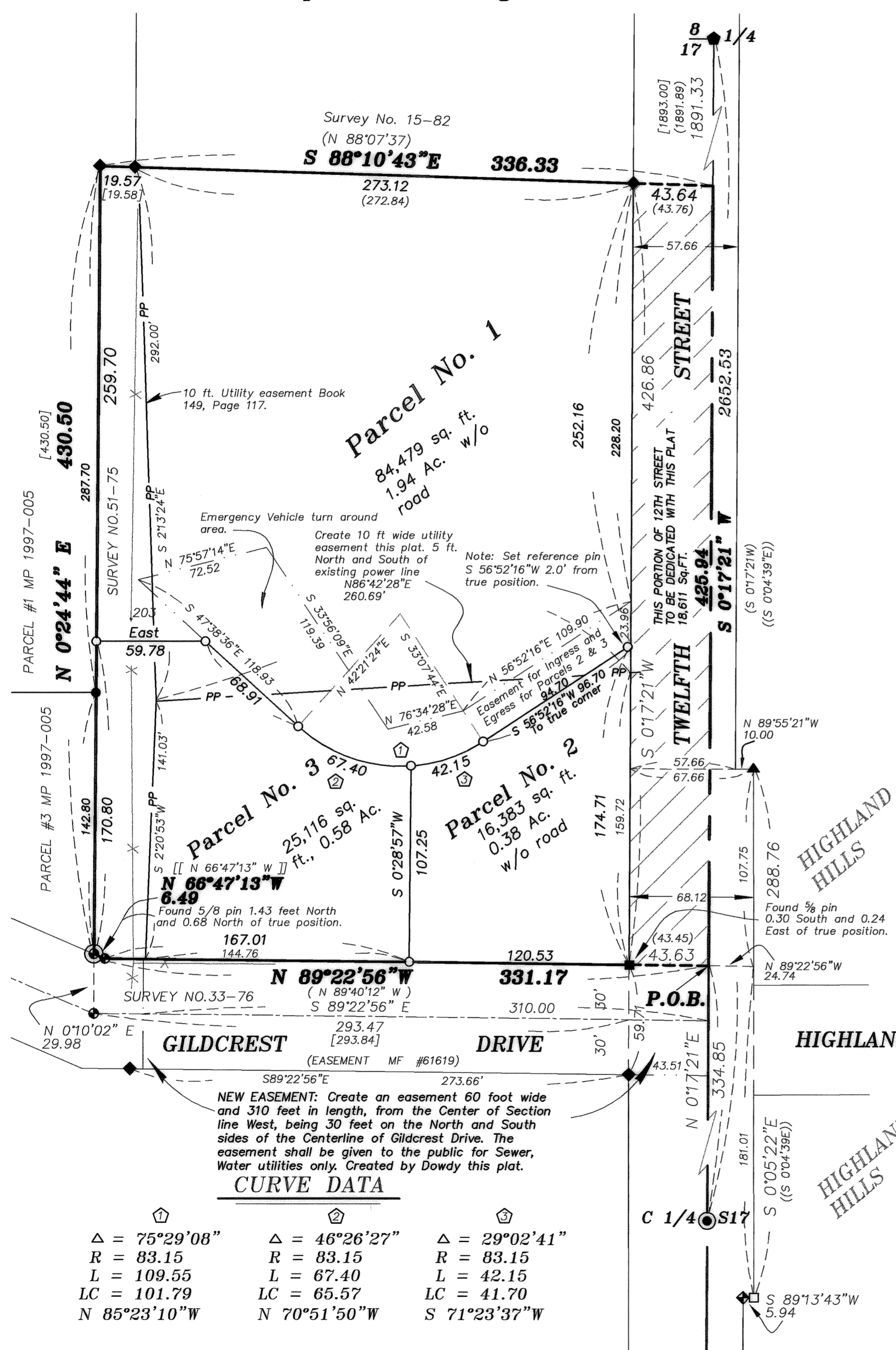
*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Gregory T. Blackman*

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

Renewal Date: Dec. 31, 2003



MAJOR PARTITION NUMBER 20030005

Microfilm Number 20032418T  
Plat Cabinet Number C691-692

Situated in the Southeast Quarter of the Northwest 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 portion of the Southeast quarter of the Northwest 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 Center of Section line of Section 17 said point being N 0°17'21" E, a distance of 334.85 feet from the Center quarter corner of Section 17,

Thence; Along the North line of Gildcrest Drive N 89°22'56" W, a distance of 331.17 feet;

Thence; Along said North line of Gildcrest Drive N 66°47'13"W, a distance of 6.49 feet;

Thence; N 0°24'44" E, a distance of 430.50 feet;

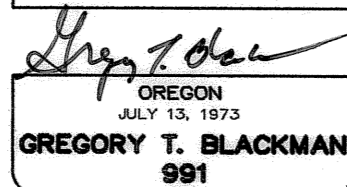
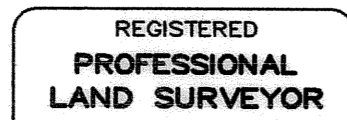
Thence; S 88°10'43" E, a distance of 336.33 feet, to the Center of Section Line of Section 17;

Thence; S 0°17'21" W, along said Center Section line of Section 17, a distance of 425.94 feet, to the point of beginning of this description;

Said parcel containing 144,633 sq. ft., 3.32 acres before dedicating 12th Street, 126,032 sq. ft., 2.89 acres after dedicating 12th Street.

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



ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 25th day of February, 2003, before me a Notary Public in and for said County and State, personally appeared Robert J. Ullan, an authorized representative of Klamath First Federal Savings & Loan Association, being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed Freely and voluntarily.

Sherri Becker  
Notary Public for  
the State of Oregon



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. 20030005 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C691-692 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 Virginia Lee Drew (formerly known as Virginia Lee Flannery), is the owner of the land within this this partition, 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 I do hereby create the Ingress and Egress easement and the easement for the existing power line as shown on Page 1 of this plat, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to the public use forever the portion of Twelfth Street as shown on page one, all in accordance with the provisions of O.R.S. Chapter 92.

Know all people by these presents that Cheryl R. Dowdy is the owner of the property adjacent to and South of the South line of this partition, said property shown as GILDCREST DRIVE, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to the public use forever a public utility easement for sewer and water, as shown on Page one of this plat, all in accordance with the provisions of O.R.S Chapter 92.

Virginia Lee Drew  
Virginia Lee Drew  
(Formerly known as Virginia Lee Flannery)

Cheryl R. Dowdy  
Cheryl R. Dowdy

Know all people by these presents that KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, 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 and road dedication and the easements on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

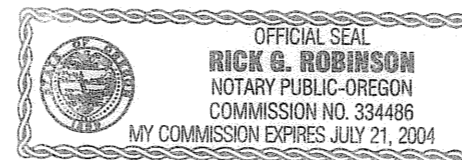
Robert J. Ullan  
Robert J. Ullan  
Commercial Loan Officer

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 3rd day of MARCH, 2003, before me a Notary Public in and for said County and State, personally appeared Virginia Lee Drew formerly known as Virginia Lee Flannery, and Cheryl R. Dowdy who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Robinson  
Notary Public for  
the State of Oregon



UNION COUNTY COMMISSION

Approved this 16th day of April, 2003.

Colleen MacLeod  
Colleen MacLeod

Steve McClure  
Steve McClure

John E. Lamoreau

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 14th day of February, 2003.

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

City of LaGrande Community Development Director/Planner

Approved this 7th day of April, 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: 4/3/2003  
Patty Gooderham, Union County Assessor/Tax Collector

LAGRANDE CITY COUNCIL

Approved this 2nd day of April, 2003.

Green  
Mayor  
John  
Councillor  
Lana Wright  
Councillor

Stephen E. Clements  
Mayor Pro-Tem  
John Boyark  
Councillor  
William T. Hays  
Councillor

Councillor

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 16th day of April, 2003, at 9:30 o'clock A.M., and recorded in Plat Cabinet No. C691-692 Union County records. Microfilm Number 20032418T

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