

MINOR PARTITION NO. 200400017

Situate in the Northwest Quarter of the Northeast Quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian being a portion of Lots 10 & 15 of PARK ADDITION to the City of La Grande, Oregon

Microfilm Number 200402087

Plat Cabinet Number C716-C717

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

- \circ Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- \blacksquare Found copper clad rod with brass cap set by Survey Number 021-1997
- $\times \times$ Existing fence line
- Centerline of Street
- () Record bearing or distance by the Plat of PARK ADDITION to La Grande

REFERENCE MATERIAL

- Minor Partition No. 1992-02
- Minor Partition No. 1997-16
- Survey No. 029-2002 Survey No. 021-1997
- Survey No. 77-81 Survey No. 11-86
- Survey No. 18-89
- Highway Drawing No. 8B-36-3
- PARK ADDITION to La Grande
- Title Report No. 02-14109 Eastern Oregon Title Co.

Deeds
Microfilm #54820

REGISTERED
PROFESSIONAL
LAND SURVEYOR

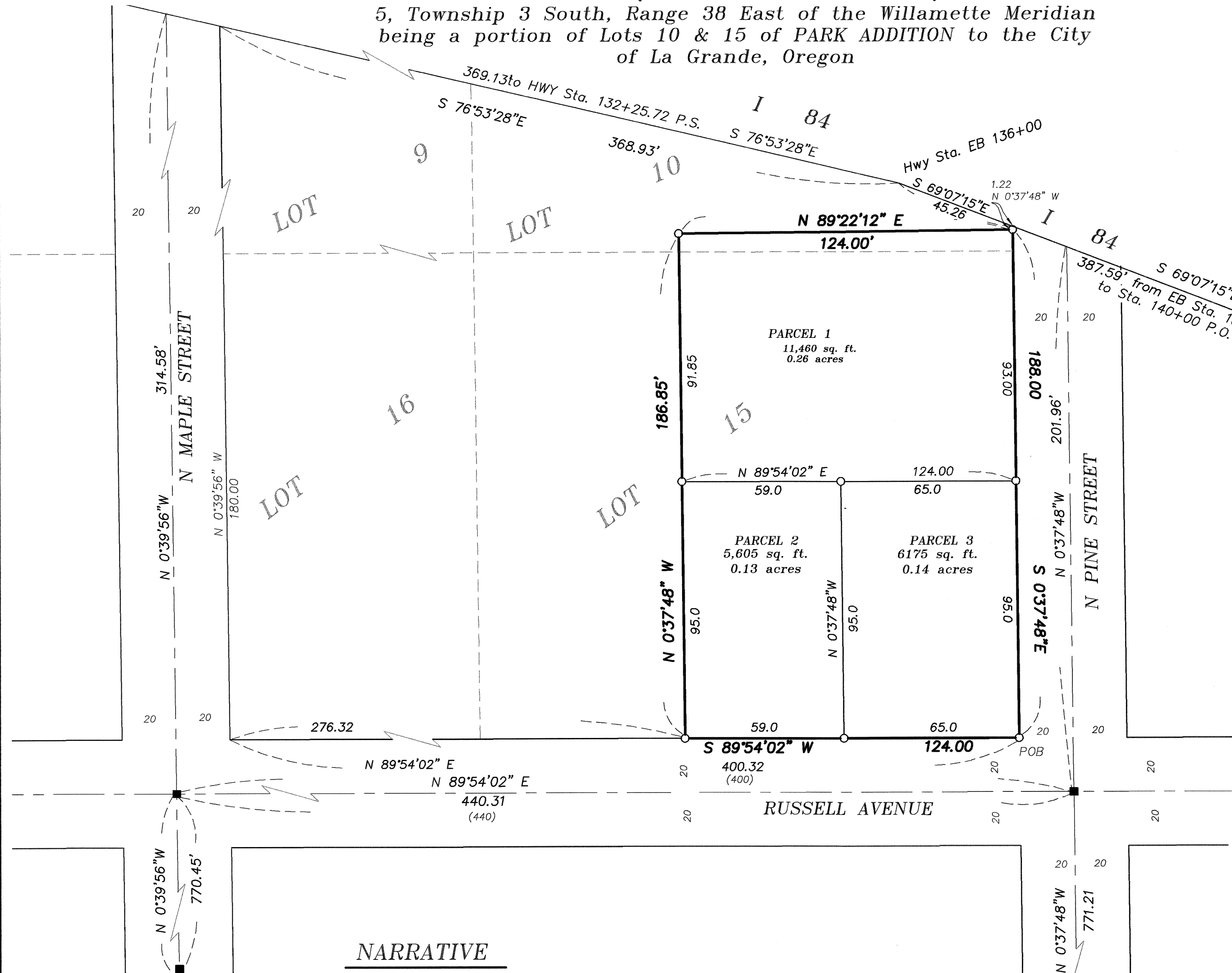
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2003

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. 200400017 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C716-C717 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



NARRATIVE

This partition was ordered by Dean Stone in order to create two additional parcels for sale. I find that the Block is bounded on the South by Russell Avenue, North Pine on the East and North Maple on the West. Interstate 84 bounds the North side of the Block. Survey Number 021-1997 created the monuments at the intersections of North Russell and North Pine and North Maple. I use the found monuments at the intersections to establish the South line of the Block. Survey 021-1997 also established bearings on North Pine and North Maple from "Z" Avenue to Russell, and I have projected those bearings North to the South line of Interstate 84. I find that the deed to Stone is a metes and bounds description that runs along the North line of Russell, and the West line of North Pine, and calls for right angles at these right of way lines. The centerlines of Russell and North Pine are not at right angles to each other. I ran the East and West lines of the Stone parcel parallel to the West line of North Pine, and ran the North line of the Stone parcel perpendicular to the West line of North Pine. I run record distances North for the establishment of the North line of the Stone tract. I find that the South line of Interstate 84 does not intersect the Northeast corner of the Stone tract, and in fact has a 1.22 foot gap between the Stone Northeast Corner, as shown. Interstate 84 was located by surveys Numbered 11-86, and Minor Partition Numbered 1992-02. Each of those surveys located monuments at Highway stations EB 125+00.0, EB 132+25.72, 153+60.05, 193+02 POT, 207+02, all brass plaques set in the median of the freeway. The highway right of way was located by computation to show the relationship to this partition, although the right of way has no bearing as to the location of the tract. I find no other problems with this survey.

MINOR PARTITION NO. 200400017

Microfilm Number 20040208T
Plat Cabinet Number C716-C717

Situate in the Northwest Quarter of the Northeast Quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian being a portion of Lots 10 and 15 of PARK ADDITION to the City of La Grande, 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 Northwest Quarter of the Northeast Quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, and being a portion of Lot 10 and 15 of PARK ADDITION to the City of La Grande, Union County LaGrande, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 15 of PARK ADDITION to La Grande,

Thence; South 89°54'02" West, along the South line of said Lot 15, a distance of 124.00 feet;

Thence; North 0°37'48" West, a distance of 186.85 feet;

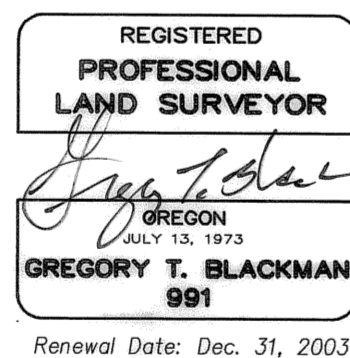
Thence; North 89°22'12" East, a distance of 124.00 feet, to the West line of North Pine Street, as platted;

Thence; South 0°37'48" East, along said West line of North Pine Street, a distance of 188.00 feet, to the point of beginning of this partition.

Said parcel of land containing 23,240 sq. ft, 0.53 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. 200400017 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C716-C717 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 WILSON DEAN STONE, and JUDITH A. STONE, 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, all in accordance with the provisions of O.R.S. Chapter 92.

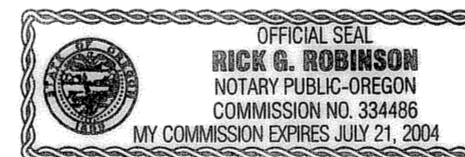
Wilson Dean Stone Judith A. Stone
Wilson Dean Stone Judith A. Stone

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of APRIL, 2003, before me a Notary Public in and for said County and State, personally appeared Wilson Dean Stone and Judith A. Stone 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. Robinson
Notary Public for
the State of Oregon



NOTARIAL SEAL

CITY OF LAGRANDE CITY SURVEYOR

Approved this 24th day of March, 2003.

by Norman J. Paullus Jr.
Norman J. Paullus Jr.

CITY OF LAGRANDE COMMUNITY
Development Director/Planner

Approved this 12th day of December, 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. 2003-04

by Patty Gooderham Date: 1/13/04
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 14th day of JAN, 2004 at 1:10 o'clock P.M., and filed in Plat Cabinet No. C716-C717 Union County records. Microfilm No. 20040208T

R. NELLIE BOGUE HIBBERT
Union County Clerk
by [Signature] Deputy