

Minor Partition No. 200700167

Situate in the East half of Outlots 4 and 11, and Outlots 5, 6, 7, 8, 9 and 10 of Daniel Chaplin's Addition to the Town of La Grande, Located in the Southwest Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian

Microfilm Number 200722531  
Plat Cabinet Number C895-C896

**BASIS OF BEARING**

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

**SCALE: 1"=60'**



**REFERENCE MATERIAL**

Plat of DANIEL CHAPLIN'S ADDITION to La Grande  
Survey Number 12-1985  
Survey Number 18-89, City of La Grande 1922  
Survey  
MF No. 20070927  
Title Report by Abstract & Title Co. No. 45246  
MF No. 961596

NOTE: Existing sewer tap

The existing sewer tap currently extends across Parcel Number 1. It is the intent of this partition to create a 10' temporary easement for the existing tap, to Parcel Number 2. The easement will expire December 31, 2008, or at the time a new tap is made to the proposed new sewer main to be built in "B" Avenue, whichever occurs first.

**LEGEND**

- Monument position by survey Number 12-1985, corner not excavated this survey
- ⊕ Found unrecorded 3/4" pipe
- ◆ Found 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 12-85
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- Centerline of Street
- [ ] Indicates record value as per survey number 12-85
- ( ) Indicates record data as per plat of DANIEL CHAPLIN'S ADDITION to the Town of La Grande

**NARRATIVE**

This partition was ordered by Greg Sackos and Richard Hunsaker of SHR LAND COMPANY LLC for the purpose of dividing off and existing dwelling and one additional lot for the purpose of sale. The lot configuration was dictated by the location of the existing dwelling and garage. I found existing monuments along the West side of this partition set by Survey Number 12-85. I also found an unrecorded 3/4" iron at the Northeast corner of this tract at the corner position. The concrete monument at the Southeast corner of the tract was removed probably by fence construction. This corner was an original 1/16 set by A. H. McClain on the City of La Grande 1922 resurvey. I reset the 1/16 corner with a 5/8" rebar at the position determined by Survey Number 12-85. I find that the existing dwelling situated on Parcel 2 is currently served by City Sewer, and the sewer line runs across Parcel Number 1. The current owners do not want the create a permanent easement for this service line across Parcel 1. They will abandon this line and place a new line to the house, keeping it on Parcel 2. I show the found 3/4" pipes at the centerline of "B" Avenue at the positions as defined by Survey 12-85, and did not open the monuments, as they are approximately 5 feet in depth as stated in the record of said survey. I find no other unusual conditions on this survey.

**SURVEYOR'S EXACT COPY STATEMENT**

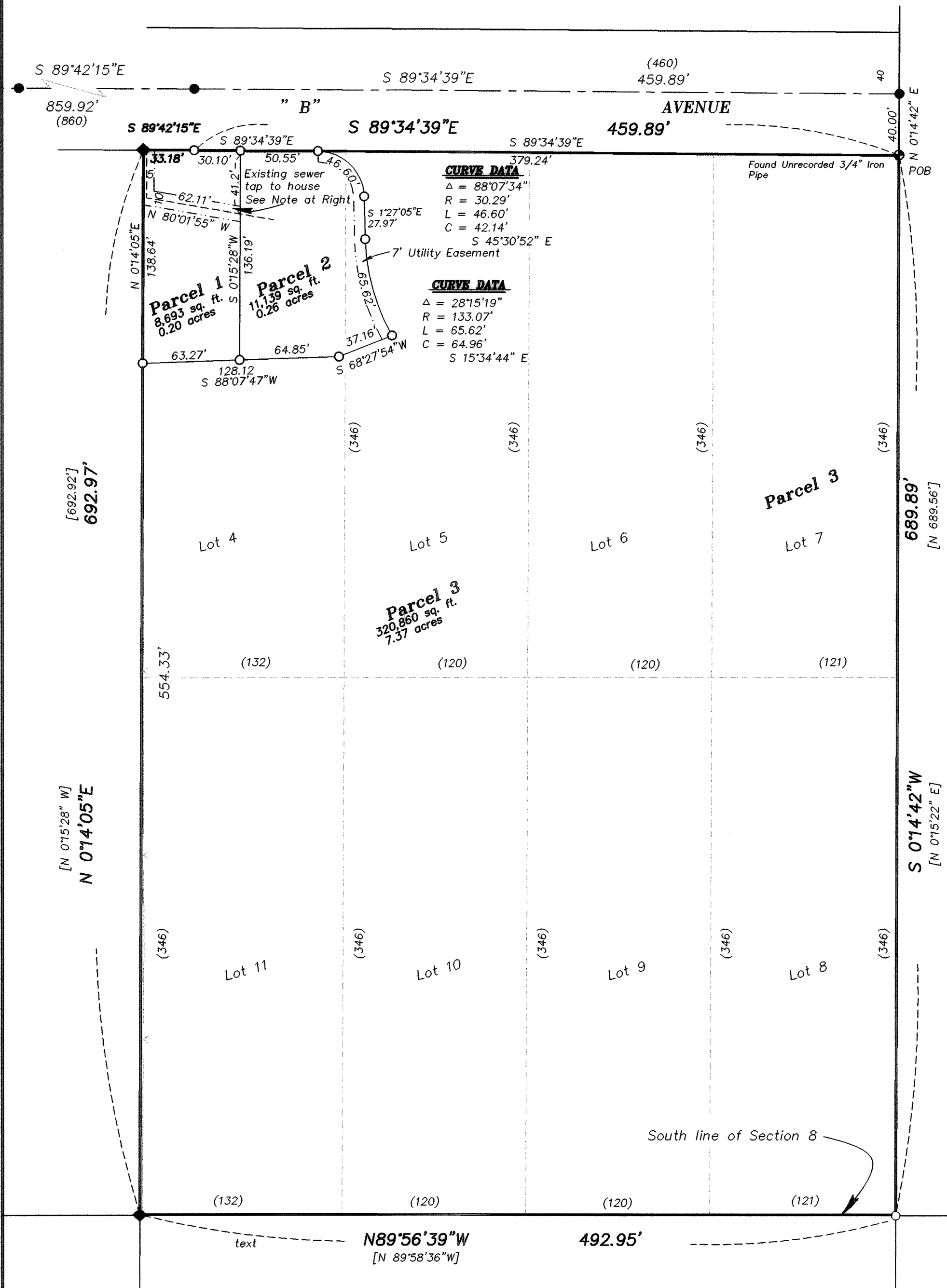
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200700167 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C895-C896 of the Plat Records of 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, 2007



MINOR PARTITION PLAT NO. 20070016T

Situate in the East half of Outlots 4 and 11, and Outlots 5, 6, 7, 8, 9 and 10 of Daniel Chaplin's Addition to the Town of La Grande, Located in the Southwest Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian

Microfilm Number 20072253T  
Plat Cabinet Number C895-C896

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 Southwest Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, and being a portion of Outlots 4 and 11, and outlots 5, 6, 7, 8, 9, and 10 of Daniel Chaplin's Addition to the Town of La Grande, Oregon, Union County, being more particularly described as follows,

Beginning at a point on the South line of "B" Avenue, said point being the Northeast Corner of said Out Lot 7, of said Daniel Chaplin's Addition, and being the Northeast Corner of this Partition;

Thence; S 0°14'42" W, along the East line of said Outlot 7 and 8, a distance of 689.89 feet, to the South line of Said Section 8;

Thence; N 89°56'39" W, along said South line, a distance of 492.95 feet, to a 5/8" iron pin with plastic cap Marked BGA SURVEY MARKER, set by Survey Number 12-85;

Thence; N 0°14'05" E, a distance of 692.97 feet, to the South line of said "B" Avenue, as platted;

Thence; S 89°42'15" E, along said South line of "B" Avenue, a distance of 33.18 feet;

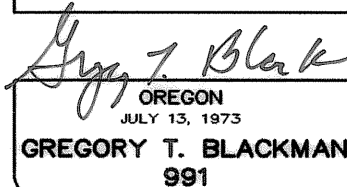
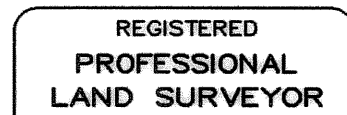
Thence; S 89°34'39" E, along said South line of "B" Avenue, a distance of 459.89 feet, to the point of beginning of this description.

Said parcel containing 340,897 sq. ft. 7.83 acres.

Said parcel subject to all easements as they exist or are of record.

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, 2007

DECLARATION

Know all people by these presents that SHR LAND COMPANY, LLC, an Oregon limited liability company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Company Act ( ORS Chapter 63 ), is the owner of the land within 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 we do for ourselves, our heirs and assigns, hereby create all easements as shown on the annexed plat, ( including the temporary easement for an existing sewer tap across Parcel 1 to Parcel 2 ) all in accordance with the provisions of O.R.S. Chapter 92. In witness where of, SHR LAND COMPANY, LLC, pursuant to the authority granted under the Operating Agreement of the LIMITED LIABILITY COMPANY, have authorized Gregory A. Sackos to sign this plat.

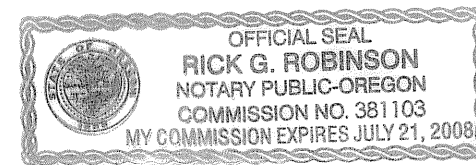
*Gregory A. Sackos*  
Gregory A. Sackos  
SHR LAND COMPANY, LLC

ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Baker

Know all people by these presents, on this 19<sup>th</sup> day of April, 2007, before me a Notary Public in and for said County and State, personally appeared Gregory A. Sackos, Member of SHR LAND COMPANY, LLC, and known to me to be the identical person 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

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 23<sup>rd</sup> day of April, 2007.

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

City of LaGrande Planner

Approved this 1<sup>st</sup> day of May, 2007.

*Michael J. Bogquist*  
Michael J. Bogquist  
City 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 2006-2007 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: 4-27-07  
for Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 2nd day of May, 2007, at 11:54 o'clock A.M., and recorded in Plat Cabinet No. C895-C896 Union County records. Microfilm Number 20072253T

Robin A. Church  
Union County Clerk, by *R. Church*

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. 20070016T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C895-C896 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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