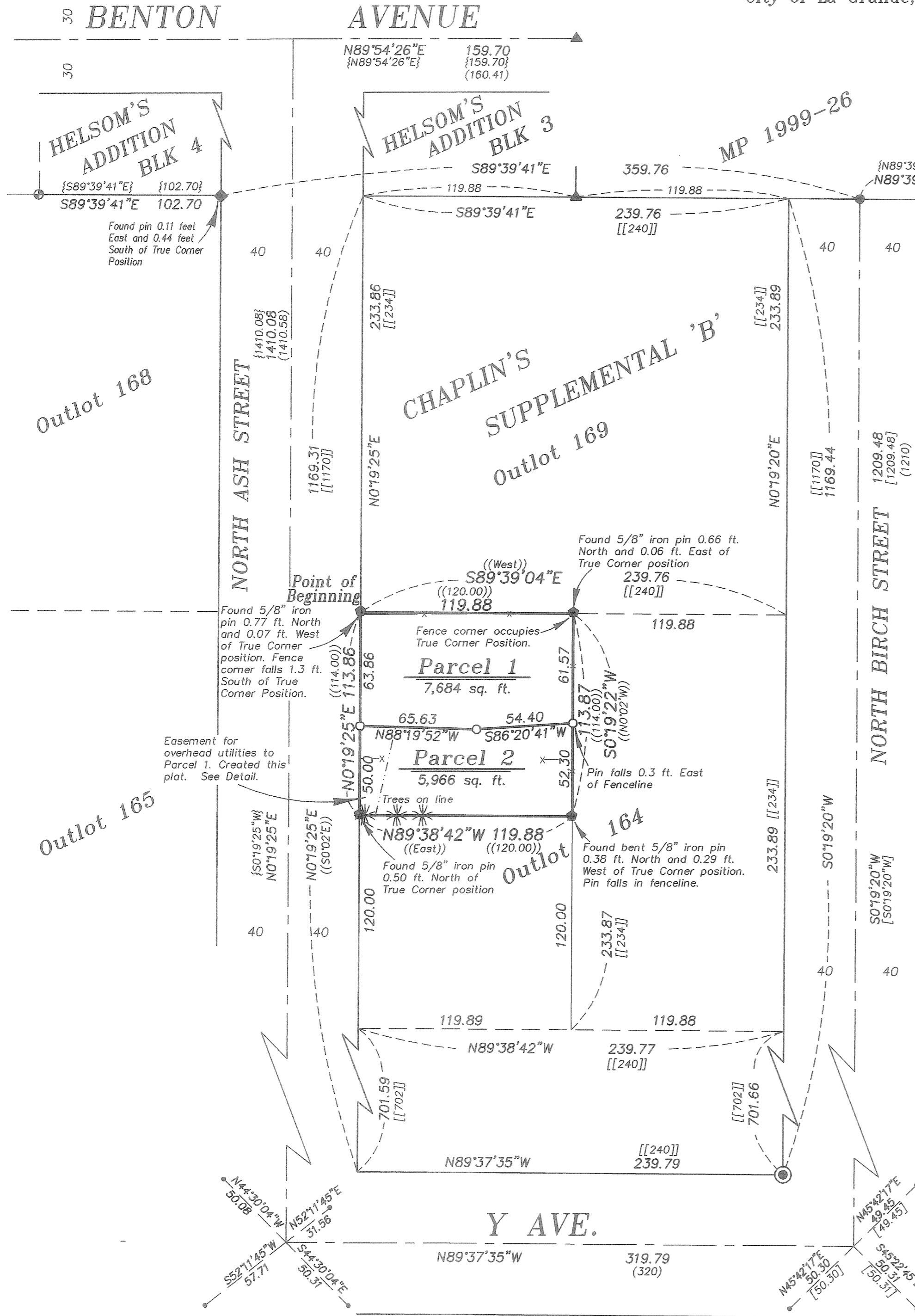


# Major Partition Plat Number 20090004T

Situated in the West Half of Outlot 164 of Chaplin's Supplemental Addition 'B' to the City of La Grande, Union County, Oregon

Microfilm Number 30092821T  
Plat Cabinet Number D050 & D051



## REFERENCE MATERIAL

Plat of Chaplin's Supplemental B Addition to La Grande  
Survey Number 18-89 (1922 remonumentation of La Grande)  
Survey Number 12-71  
Survey Number 59-73  
Survey Number 34-75  
Survey Number 024-1996  
Survey Number 015-2008  
Minor Partition 1996-004T  
Minor Partition 1999-026T  
Minor Partition 20080007T

**DEED REFERENCES**  
Book 112, Page 287  
Book 121, Page 543  
Book 128, Page 211  
Book 131, Page 398  
Book 132, Page 7  
Microfilm Document Number 158826  
Microfilm Document Number 981332  
Microfilm Document Number 20037017  
Microfilm Document Number 20081544

Title report No. 46828, prepared by Abstack and Title Company, dated March 2, 2009.

## 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"=50'**

## LEGEND

- Found 3/4" iron pipe set by Survey #51
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey 024-1996
- Found 5/8" iron pin with yellow cap marked BGB SURVEY MARKER set by Minor Partition No. 20080007T
- ◆ Found 5/8" iron pin set by Survey Number 59-73
- Found 5/8" iron pin set by Survey Number 34-75
- Found Iron pipe set by Survey Number 18-89 (1922 remonumentation)
- ⊗ Found lead plugs set by Survey Number 18-89
- ⊕ Found 5/8" iron pin with yellow cap marked BGB SURVEY MARKER set by Survey Number 015-2008
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- \* Deciduous Tree
- x- Existing fenceline
- - - Centerline
- - - - - Platted Lot Line
- - - - - Easement Line
- ( ) Record measurement as per Survey Number 18-89 (1922 remonumentation)
- [ ] Record measurement as per Minor Partition 1996-004T
- { } Record measurement as per Survey Number 015-2008
- [[ ]] Record measurement as per Plat of Chaplin's Supplemental Addition 'B' to La Grande
- (( )) Record measurement as per Survey Number 34-75

## NARRATIVE

This partition was done at the request of Nelson Kauffman, owner of the land within. The South line of the block was placed from the lead plugs found along Y Ave. The East line of the block was placed by the pipe found at the North end of Birch St. Ash St. was placed at record bearing and distance as per Survey Number 015-2008. All this is very harmonious with platted distances. I place the lots by standard proportion. In 1946, the lands were in a single ownership held by Marcus Sanford (Book 112, Page 287). He subsequently sold off the South 120 feet first, recorded in Book 121, Page 543, done in 1950, prior to selling off the North 114 feet in Book 132, Page 7, done in 1954. This gives the tract to the South the senior right. I place the division line at the request of Mr. Kauffman. It is placed such that the existing house meets the 5 ft. side setback with a proposed addition to the rear. I found all pins set by Survey Number 34-75 and find them to be out of position as depicted on the map. All bearings and distances are to true corner positions, though due to the proximity of the found pins, I did not set new monuments. An overhead telephone and cable line that service the house on Parcel 1 cross over the front of Parcel 2, which are both contained within the easement created by this plat. A row of trees straddles the property line at the South end of Parcel 2. I find no unusual conditions with this partition.

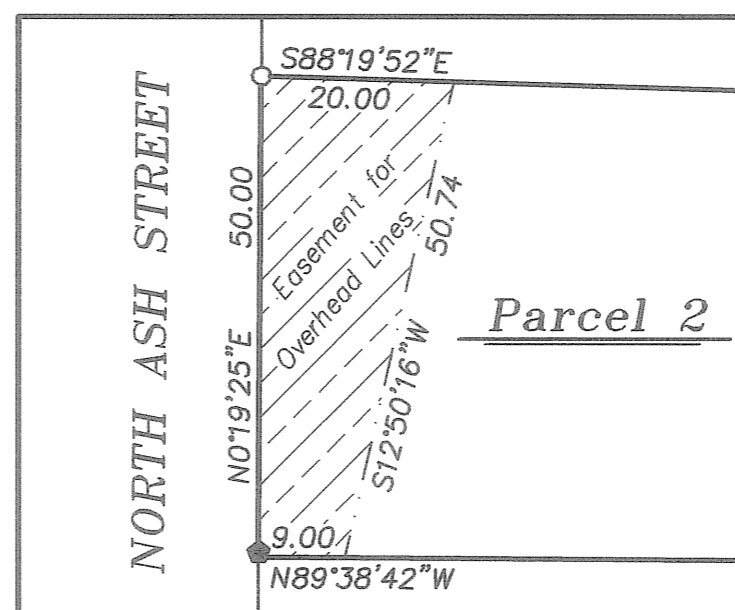
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

## EASEMENT DETAIL

**SCALE: 1"=20'**



## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D050 & D051 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

# Major Partition Plat Number 20090004T

Microfilm Number 20090821J  
Plat Cabinet Number D050 & D051

Situated in the West Half of Outlot 164 of Chaplin's Supplemental Addition 'B' to the City of La Grande, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Outlot 164 of Chaplin's Supplemental Addition 'B' to La Grande, Union County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at the Northwest corner of said Outlot 164,

Thence; South 89°39'04" East, along the North line of said Outlot 164, a distance of 119.88 feet,

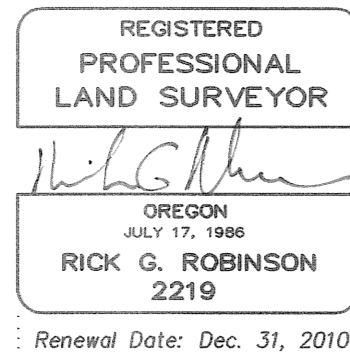
Thence; South 0°19'22" West, along the East line of the West half of said Outlot, a distance of 113.87 feet;

Thence; North 89°38'42" West, along the North line of that tract conveyed to Ted Mathews by deed recorded in Book 121, page 543, deed records of Union County, a distance of 119.88 feet, to the East right of way line of North Ash St.

Thence; North 0°19'25" East, along said East right of way line, a distance of 113.86 feet to the Point of Beginning of this description.

Said tract containing 13,650 Sq. Ft.

I further certify that I made this survey and plat by order of and under the direction of the owner 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.



Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

## DECLARATION

Know all people by these presents that H. NELSON KAUFFMAN is the owner 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 does hereby create the easement for overhead utilities as shown on the plat, all in accordance with O.R.S. Chapter 92.

H. Nelson Kauffman  
H. NELSON KAUFFMAN

## 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 March, 2009.

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

### City of LaGrande Planner

Approved this 9<sup>th</sup> day of MARCH, 2009.

Michael J. Boquist  
Michael J. Boquist  
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 2008-2009 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.

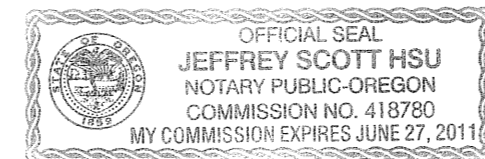
by Linda L. Hill Date: 3/9/09  
Linda L. Hill, Union County Assessor/Tax Collector

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 9 day of MARCH, 2009, before me a Notary Public in and for said State and County, personally appeared H. NELSON KAUFFMAN 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.

Jeffrey Scott HSU  
Notary Public for  
the State of Oregon



Notarial seal

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090004T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D050 & D051 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## 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 this 9<sup>th</sup> day of March, 2009, at 4:33 o'clock P.M., and recorded in Plat Cabinet No. D050 & D051 Union County records. Microfilm Number 20090821J

Robin A. Church  
Union County Clerk by R. Church