

EASTGATE ADDITION 1998-08

To LaGrande, Oregon

A Subdivision of a portion of Parcel 3 of Minor Partition Number 1997-014 Situated in the Southwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, LaGrande, Union County, Oregon.

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"=100'

LEGEND

- Found 5/8" iron pin with plastic cap marked PLS 699 set by Minor Partition Number 1995-001
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 26-88
- ▲ Found 1" iron pipe with set in March 1915 as recorded on page 364 of Old Book of Surveys.
- ⊙ Found monument as described as per Union County Monumentation records
- Set 5/8" x 30" rebar with plastic cap Marked "BGB SURVEY MARKER"
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Number 1997-014.
- Centerline of road
- - - Section line or aliquot line of section
- - - 5 foot Utility Easement
- ◆ Found 5/8" x 30" rebar set by Survey No. 91-71

REFERENCE MATERIAL

SURVEYS
 Old Book Page 364 Survey No. 25-84
 Survey No. 26-88 Survey No. 91-71
 Ore. State Highway Strip Map No. 8B-36-3
 Minor Partition No. 1995-001
 Minor Partition No. 1997-014
 Union County Monumentation Records

DEEDS
 Book 156 Page 22 Microfilm No. 150152
 Microfilm No. 964831 Title report AT No. 36149
 Book "Y" Page 608 Book 32 Page 329
 Microfilm No. 980157 Microfilm No. 980158

NARRATIVE

This survey was ordered by Roger Goodman for the purpose of subdividing Parcel Number 3 of Minor Partition Number 97-014 as filed in the plat files of the Union County Clerk. A lot line adjustment by deed was made to Sunshine Properties, Inc. Due to the fact that they were occupying approximately 20 feet of the North end of Parcel Number 3. It appears that the South line of Sunshine Properties was established by coming 1900 feet south from Highway 82, as called in the deeds, however the deed call was more or less to the North line of the Southwest quarter of the Southeast Quarter of said Section 4. County records were not good at the time of the Survey and documentation of surveys and survey monuments were nearly non-existent until later. In the meantime improvements were built on the northern partition of the Woody-Goodman property. I found the Southeast corner of Sunshine Properties Inc., as set by Survey Number 91-71, 25A-72 and apply the necessary rotation, and intersect the East line of 26th Street to establish the Southwest corner of the Sunshine Properties Inc., land. The lot line adjustment was done to make the deeds correspond with the improvements on the ground. The improvements for this subdivision are to be completed by Northeast Oregon Housing authority, and the agreements are on file with the City of LaGrande.

I base my entire survey on the Minor Partition Plat Number 97-014, surveys 91-71, 25A-72, and find no other problems with this survey

SURVEYOR'S EXACT COPY STATEMENT

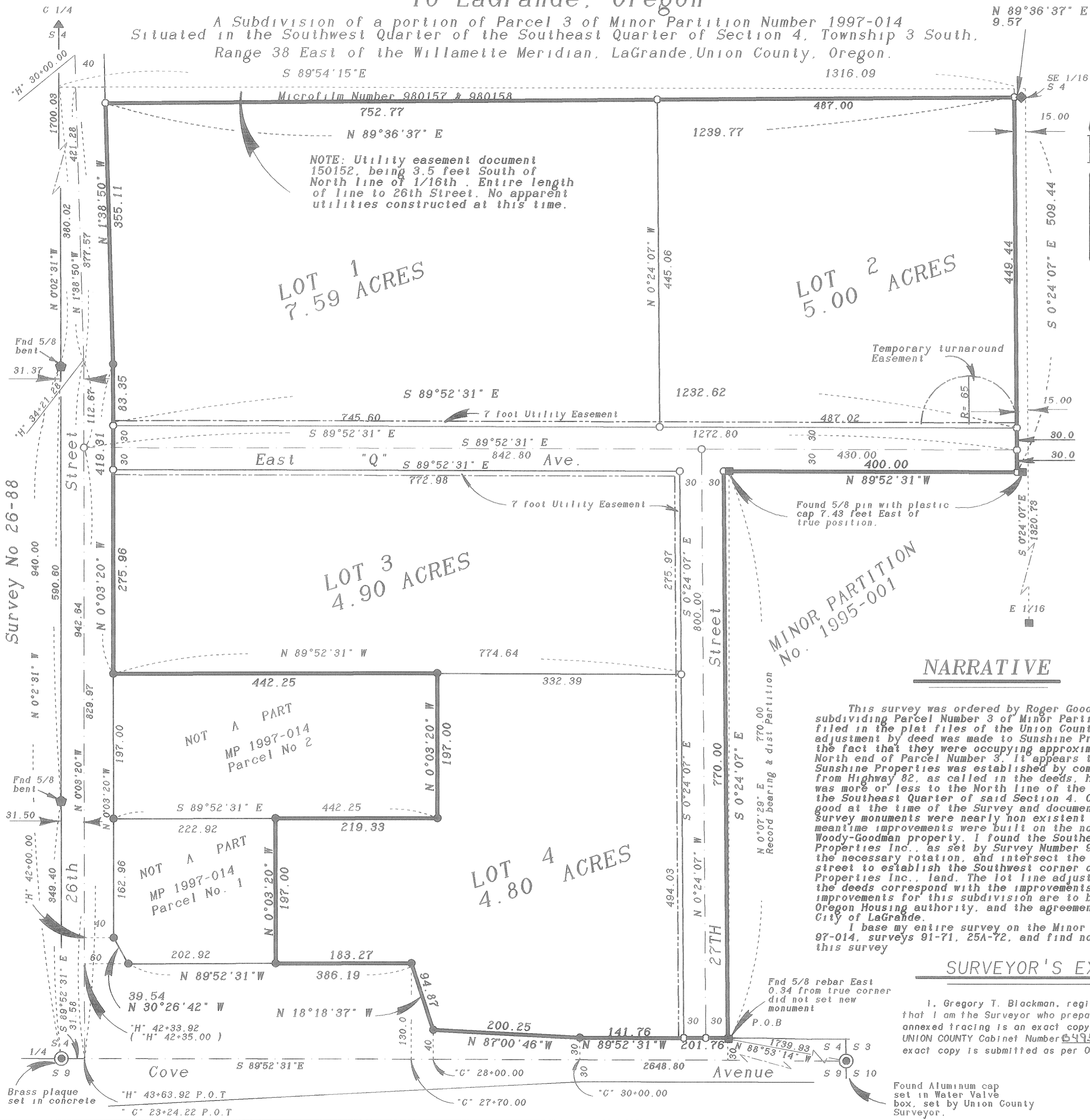
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Subdivision Plat of EASTGATE ADDITION and annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number B 495 of the Plat Records of 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, 1999



EASTGATE ADDITION 1998-08
To LaGrande, Oregon

Microfilm Number 981425
Plat Cabinet No. B 495

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed EASTGATE ADDITION, in accordance with the provisions of O.R.S. Chapter 92, said Subdivision being situated in the Southwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being a portion of Parcel Number 3 of Minor Partition Plat Number 1997-014 as filed in the Plat Records of the Union County Clerk, the exterior of which being more particularly described as follows:

Beginning at the Southeast corner of said Parcel Number 3 of said Minor Partition, said point being located on the North line of Cove Avenue, and being N 88°53'14" W, a distance of 1739.93 feet from the Southeast corner of said Section 4;

Thence: N 89°52'31" W, along the south line of said Parcel 3, a distance of 201.76 feet;

Thence: N 87°00'46" W, a distance of 200.25 feet;

Thence: N 18°18'37" W, a distance of 94.87 feet;

Thence: N 89°52'31" W, along the south line of said Parcel 3, a distance of 183.27 feet to the Southeast corner of Parcel Number 1 of Minor Partition Number 1997-014;

Thence: N 0°03'20" W, along the East line of said Parcel Number 1, a distance of 197.00 feet to the Northeast corner of said Parcel Number 1;

Thence: S 89°52'31" E, along the south line of Parcel Number 2 of said Minor Partition, a distance of 219.33 feet to the Southeast corner of said Parcel Number 2;

Thence: N 0°03'20" W, along the East line of said Parcel Number 2, a distance of 197.00 feet to the Northeast corner of said Parcel Number 2;

Thence: N 89°52'31" W, along the North line of said Parcel Number 2, a distance of 442.25 feet to the Northwest corner of said Parcel Number 2;

Thence: N 0°03'20" W, and along the East line of 26th Street, a distance of 419.31 feet;

Thence: N 1°38'50" W, along the East line of 26th Street, a distance of 355.11 feet;

Thence: N 89°36'37" E, a distance of 1239.77 feet to the East line of said Parcel Number 3 of said Minor Partition;

Thence: S 0°24'07" E, along said East line of said Parcel Number 3, a distance of 509.44 feet to the North line of Minor Partition Number 1995-001;

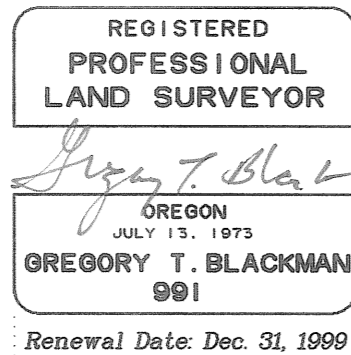
Thence: N 89°52'31" W, along said North line of said Minor Partition Number 1995-001, a distance of 400.00 feet;

Thence: S 0°24'07" E, along the East line of said Parcel Number 3 of said Minor Partition Number 1997-014, a distance of 770.00 feet to the point of beginning of this description.

Said subdivision having 25.049 acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all lot 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, PLS 991
Bageff, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



UNION COUNTY COMMISSION

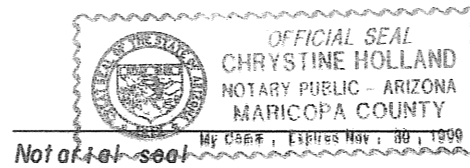
Approved this 18 day of March, 1998.

Steve McClure
Steve McClure

Colleen MacLeod
Colleen MacLeod

John Howard
John Howard

Notary Public for the State of Arizona

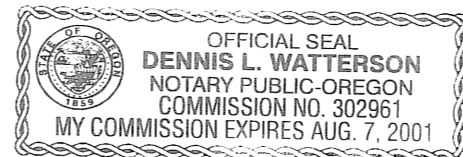


SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the subdivision Plat No. 1998-08 and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number B495 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman, OPLS 991

Notary Public for the State of Oregon



Notarial seal

ACKNOWLEDGEMENT

State of Arizona SS
County of Maricopa

Know all these people by these presents, on this 6th day of Jan., 1998, before me a Notary Public in and for said County and State, personally appeared Dwight W. Kline, 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.

DEDICATION

Know all people by these presents that We, Robert T. Woody and Roger M. Goodman, and Dwight W. Kline, hereby depose and say that we are the owners of the land within this subdivision said land being more particularly described in the accompanying Surveyors Certificate, and have caused the same to be subdivided and surveyed into parcels as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets and easements as shown, in accordance with O.R.S. Chapter 92.

Robert T. Woody
Dwight W. Kline

Roger M. Goodman
Roger M. Goodman

ACKNOWLEDGEMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 12th day of JANUARY, 1998, before me a Notary Public in and for said County and State, personally appeared Robert T. Woody, and Roger M. Goodman, 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.

APPROVALS

UNION COUNTY ASSESSOR

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 1997-1998 tax roll which became a lien on the land within this subdivision, 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: 3/17/98
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this subdivision and that are now due and payable have been paid to me.

by Geneva Sanford Deputy Date: 3-17-98
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNING DIVISION

Approved by the Community Development Director/Planner this 17th day of March, 1998.

David E. Miller
David E. Miller, Community Development Director/Planner

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 31st day of December, 1998.

Norman J. Paulus, Jr.
Norman J. Paulus, Jr., City Surveyor

LAGRANDE CITY COUNCIL

Approved this 17th day of March, 1998.

Mayor, Mayor Pro-tem, Councilor
Signed but not present
Councilor

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 31 day of March, 1998, at 11:45 o'clock A.M. and filed in Plat Cabinet No. B 495, Union County records. Microfilm No. 981425.

Union County Clerk by [Signature]