

# GIPSON SUBDIVISION

Microfilm Number 964393  
 Plat Cabinet Number B-442

Situated in the Southwest 1/4 of the Southeast 1/4  
 of Section 13, Township 4 South, Range 39 East  
 of the Willamette Meridian, Union County, Oregon

## BASIS OF BEARING

Solar observation taken at the Southeast  
 corner of Section 13, Township 4 South,  
 Range 39 East of the Willamette Meridian.

SCALE: 1"=30'

## REFERENCE MATERIAL

Plat of West Catherine Meadows Subdivision  
 Survey Number 15-77  
DEED REFERENCES  
 Microfilm Number 69283  
 Microfilm Number 962005  
 Partition Plat Report number 96-7903  
 Prepared by Eastern Oregon Title Co.

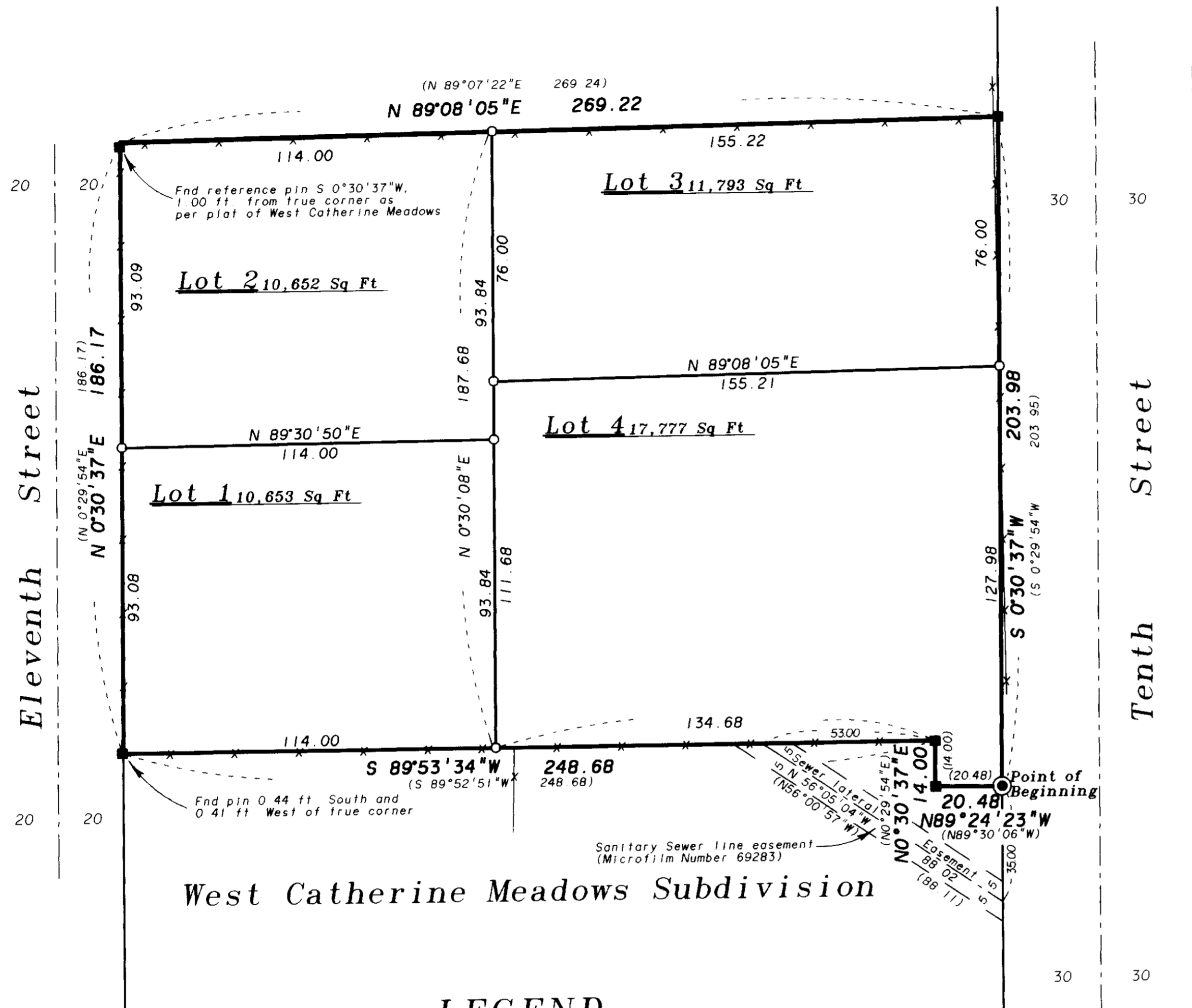
## NARRATIVE

This subdivision was done at the request of Patty Glaze, agent for the owners of the land within this subdivision. The exterior of this tract was monumented by survey number 15-77. The South line of this subdivision was also located by the plat of West Catherine Meadows Subdivision. I use the record bearing of the plat of West Catherine Meadows as the basis of this subdivision. There is a 43 second rotation from this and survey number 15-77. I find the pin at the Southwest corner of this subdivision has been disturbed as shown. I locate the interior lot lines at the direction of the agent. I locate the sewer easement South of this subdivision by holding record distance South (35 ft.) from the initial point of West Catherine Meadows and West (53 ft.) from the Northeastly jog in the North line of West Catherine Meadows. This creates a slight difference in the bearing and distance of the centerline of the easement as shown. I find no other unusual conditions on this survey.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Rick G. Robinson*  
 OREGON  
 JULY 17, 1996  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 1996



## LEGEND

- Found 2" iron pipe with brass cap - Initial Point of West Catherine Meadows Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 15-77
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record information of survey no. 15-77
- Centerline
- - - Easement line
- \*-\*-\* Existing fence line

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## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted GIPSON SUBDIVISION, situated in the Southwest quarter of the Southeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at a point on the West right of way line of Tenth Street, said point being the Initial Point of West Catherine Meadows Subdivision.

Thence: North 89°24'23" West, along the North line of said Subdivision, a distance of 20.48 feet.

Thence: North 0°30'37" East, along the Northerly boundary of said Subdivision, a distance of 14.00 feet.

Thence: South 89°53'34" West, along said Northerly line, a distance of 248.68 feet to the East right of way line of Eleventh Street.

Thence: North 0°30'37" East, along said East right of way line, a distance of 186.17 feet.

Thence: North 89°08'05" East, a distance of 269.22 feet, to the West right of way line of Tenth Street.

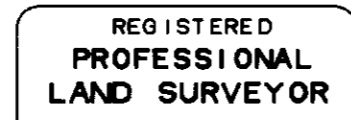
Thence: South 0°30'37" West, along said West right of way line, a distance of 203.98 feet to the Point of Beginning of this description.

Said parcel containing 1.17 Acres (50,875 Sq. Ft.).

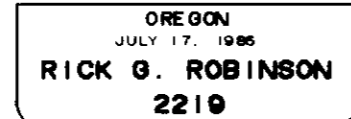
I further depose and say that I made this survey and plat by order of and under the direction of the agent representing the owner thereof, and that all lot corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. 92.050 and 92.060.

*Rick G. Robinson*

Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



*Rick G. Robinson*



Renewal Date: Dec. 31, 1996

## FILING STATEMENT

### Union County Clerk

State of Oregon  
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 2nd day of OCT, 1996, at 9:10 o'clock A.M., and recorded in Plat Cabinet No. B-442 Union County records. Microfilm Number 964393

*R. Nellie Bozue Hibbert*  
Union County Clerk

by *S. Wilson, Deputy*

## DECLARATION

Know all people by these presents that Blanche E. Gipson is the sole owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and has caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

*Blanche E. Gipson by Roy M. Gipson*  
*Roy M. Gipson*

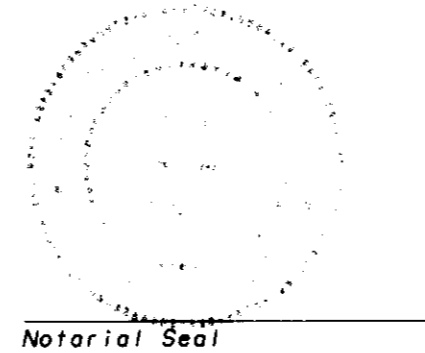
Blanche E. Gipson  
by Roy M. Gipson,  
Power of Attorney by  
Microfilm Number 962005

## ACKNOWLEDGEMENT

*Forho*  
State of Oregon  
County of Union

Know all these people by these presents, on this 25th day of September, 1996, before me a Notary Public in and for said state and county, personally appeared Roy M. Gipson, who has the right of Power of Attorney representing Blanche E. Gipson, said Power of Attorney granted by microfilm number 962005 as filed in the office of the Union County Clerk, and being duly sworn, did say that he is representing Blanche E. Gipson, and did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Magdalena J. Seaton*  
Notary Public for  
the State of Oregon  
*Forho*



## 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 the law to be placed on the 1996-1997 tax roll which became a lien on this subdivision or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid to me.

*Abilak* *Geneva Burdard*  
Date 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 on the tax roll which became a lien on this subdivision and that now are due and payable have been paid to me.

*9/24/96* *Geneva Burdard*  
Date Union County Treasurer

### Union City Council

Approved this 26 day of September, 1996.

*Kwan M. Breig*

### Union County Surveyor

Approved this 16 day of September, 1996.

by Baker County Surveyor *James D. Hanley*  
James D. Hanley

### Union County Commission

Approved this 2nd day of OCTOBER, 1996.

*John Howard*  
John Howard  
*Lorence D. Savage*  
Lorence D. Savage  
*Steve McClure*  
Steve McClure