

# COALWELL SUBDIVISION

SITUATED IN THE SE 1/4 OF SECTION 7,  
T3S, R38E, W.M.

INCLUDING A PORTION OF BLOCK 8 OF ARNOLD'S ADDITION AND OF  
BLOCK 2 OF ARNOLD AND DREY'S ADDITION  
LA GRANDE, OREGON

## FILING STATEMENTS

COUNTY RECORDING OFFICER  
FILED FOR RECORD THIS 12 DAY OF MARCH, 1976.  
AT 4:40 O'CLOCK, ON PAGE 76 IN BOOK 3 OF PLATS OF  
UNION COUNTY. MICROFILM NO. \_\_\_\_\_

COUNTY RECORDING OFFICER SHIRLEY L. BOLIN  
BY Barbara C. Baker

COUNTY RECORDING OFFICER  
I HEREBY CERTIFY THAT I DID ON THIS 12 DAY OF  
MARCH, 1976, RECEIVE AND RECORD AN EXACT COPY  
OF THE ANNEXED PLAT SHOWING THE MARKING OF THE INTERIOR COR-  
NERS IN ACCORDANCE WITH ORS 92-060 ET SEQ.

COUNTY RECORDING OFFICER SHIRLEY L. BOLIN  
BY Barbara C. Baker

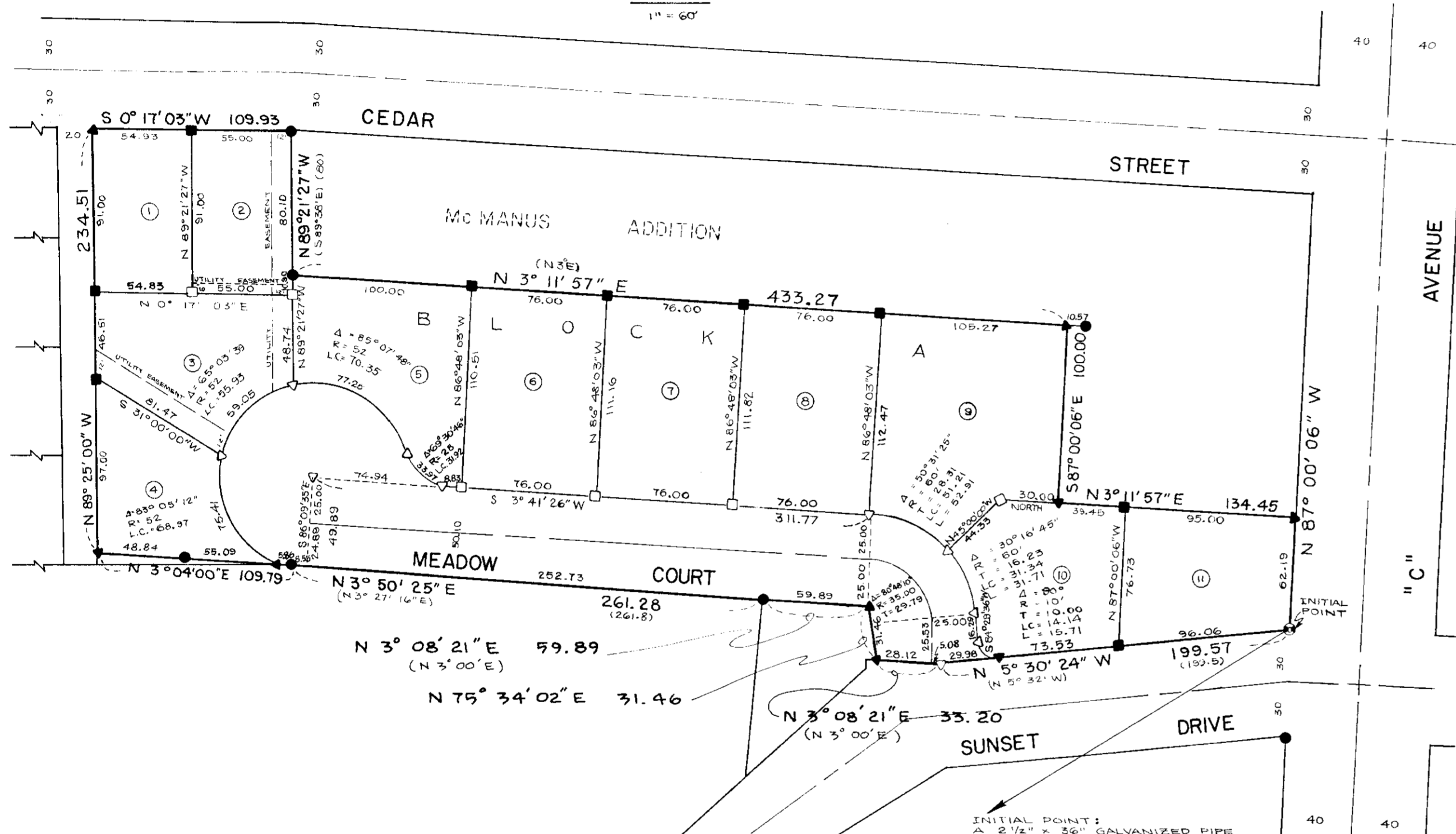


BASIS OF BEARING

FORWARD BEARING AS PUBLISHED BY  
THE U.S.C. AND G.S. FROM A COLLEGE  
TO A VALLEY.

SCALE

1" = 60'



### LEGEND

- FOUND MONUMENT OF RECORD
- ▲ SET 5/8" x 30" IRON PIN
- SET 1/2" x 24" IRON PIN
- △ 5/8" x 30" IRON PIN TO BE SET ON OR BEFORE OCTOBER 31, 1976
- 1/2" x 24" IRON PIN TO BE SET ON OR BEFORE OCTOBER 31, 1976
- ( ) RECORD BEARING AND DISTANCE
- UTILITY EASEMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 10, 1974  
DUANE J. GRIFFITH  
644

INITIAL POINT:  
A 2 1/2" x 3/4" GALVANIZED PIPE  
WITH BRASS CAP MARKED "INITIAL  
POINT - COALWELL SUBDIVISION" SAID  
POINT BEING 1178.07 FEET NORTH  
AND 1579.60 FEET WEST OF THE  
SE CORNER OF SAID SECTION 7;  
STATE PLANE COORDINATES, NORTH ZONE  
N 603,970.98  
E 2,616,863.72

19760002

# COALWELL SUBDIVISION

## DEDICATION

STATE OF OREGON  
SS  
COUNTY OF UNION

WE, VICTOR H. COALWELL AND SHARON M. COALWELL, HUSBAND AND WIFE, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF COALWELL SUBDIVISION MORE PARTICULARLY DESCRIBED IN THE ANNEXED SURVEYOR'S CERTIFICATE; THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED MAP AND WE DO FOR OURSELVES, OUR HEIRS AND ASSIGNS, HEREBY DONATE, DEDICATE AND CONVEY TO THE PUBLIC USE FOREVER, ALL ROADS AS SHOWN; SAID PLAT BEING SUBJECT TO UTILITY EASEMENTS AS SHOWN ON THE ANNEXED PLAT; ALSO SUBJECT TO CITY OF LAGRANDE BUILDING SET BACK LINES.

Victor H. Coalwell      Sharon M. Coalwell

STATE OF OREGON  
SS  
COUNTY OF UNION

BE IT REMEMBER THAT ON THIS 5<sup>th</sup> DAY OF July, 1975, PERSONALLY APPEARED BEFORE ME VICTOR H. COALWELL AND SHARON M. COALWELL, HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS 8 DAY OF July, 1975.

MY COMMISSION EXPIRES May 22, 1979 NOTARY PUBLIC OF OREGON Russell L. Lester



## SURVEYOR'S CERTIFICATE

I DUANE I. GRIFFITH, SURVEYOR, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED COALWELL SUBDIVISION, SITUATED IN THE SW 1/4 OF SECTION 7, T3S, R38E, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 2 1/2" X 36" GALVANIZED PIPE WITH BRASS CAP MARKED "INITIAL POINT + COALWELL SUBDIVISION" SAID POINT BEING 1178.07 FEET NORTH AND 1579.60 FEET WEST OF THE SE CORNER OF SAID SECTION 7;

- THENCE N 5° 30' 24" W, 199.57 FEET,
- THENCE N 3° 08' 21" E, 33.20 FEET,
- THENCE N 75° 34' 02" E, 31.46 FEET,
- THENCE N 3° 08' 21" E, 59.89 FEET,
- THENCE N 3° 50' 25" E, 261.28 FEET,
- THENCE N 3° 04' 00" E, 109.79 FEET,
- THENCE S 89° 25' 00" E, 234.51 FEET,
- THENCE S 0° 17' 03" W, 109.93 FEET,
- THENCE N 89° 21' 27" W, 80.10 FEET,
- THENCE S 3° 11' 57" W, 433.27 FEET,
- THENCE N 87° 00' 06" W, 100.00 FEET,
- THENCE S 3° 11' 57" W, 134.45 FEET,
- THENCE N 87° 00' 06" W, 62.19 FEET TO THE POINT OF BEGINNING, SAID PARCEL

CONTAINING 2.48 ACRES; AND THAT I MADE SUCH SURVEY AND PLAT BY ORDER OF AND UNDER DIRECTION OF THE OWNERS THEREOF; THAT THE SIZE OF ALL LOTS AND THE WIDTH OF THE ROADS ARE AS SHOWN ON THE ANNEXED PLAT; AND THAT ALL EXTERIOR LOT CORNERS AND BOUNDARY CORNERS ARE MARKED WITH IRON PINS AS INDICATED ON THE ANNEXED PLAT; AND THAT ALL INTERIOR LOT CORNERS WILL BE MARKED ON OR BEFORE OCTOBER 31, 1976, ALL IN ACCORDANCE WITH ORS 92-060 ET SEQ.

Duane I. Griffith  
SURVEYOR      L.S. 644



SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF July, 1975.

MY COMMISSION EXPIRES May 15, 1977 NOTARY PUBLIC OF OREGON Edward H. Hejzle



## APPROVALS

CITY OF LAGRANDE, PLANNING COMMISSION

APPROVED THIS 19 DAY OF Feb., 1976

Alvin H. Bolten

CITY OF LAGRANDE, ENGINEER

EXAMINED AND RECOMMENDED FOR APPROVAL BY THE UNION COUNTY BOARD OF COMMISSIONERS THIS 20<sup>th</sup> DAY OF FEBRUARY, 1976.

Wm A. Hamilton

UNION COUNTY COURT

APPROVED THIS 27<sup>th</sup> DAY OF February, 1976.

Bill Lester

Harold Schuster

Ralph Robinson

UNION COUNTY ASSESSOR

I HEREBY CERTIFY THAT PURSUANT TO ORS 32.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEE AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1975-76 TAX ROLL WHICH BECAME A LEIN DURING THIS CALENDAR YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME.

DATE 26 AUGUST 1975 ASSESSOR

Roy Long

BY ASSESSOR

UNION COUNTY SHERIFF

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 HAVE BECOME A LEIN ON THIS SUBDIVISION AND THAT NOW ARE DUE AND PAYABLE HAVE BEEN PAID.

DATE 19<sup>th</sup> February 1976 SHERIFF

William F. Moore, Sheriff

BY DEPUTY

Magdalene V. Buckley