

# LITTLE CREEK ADDITION

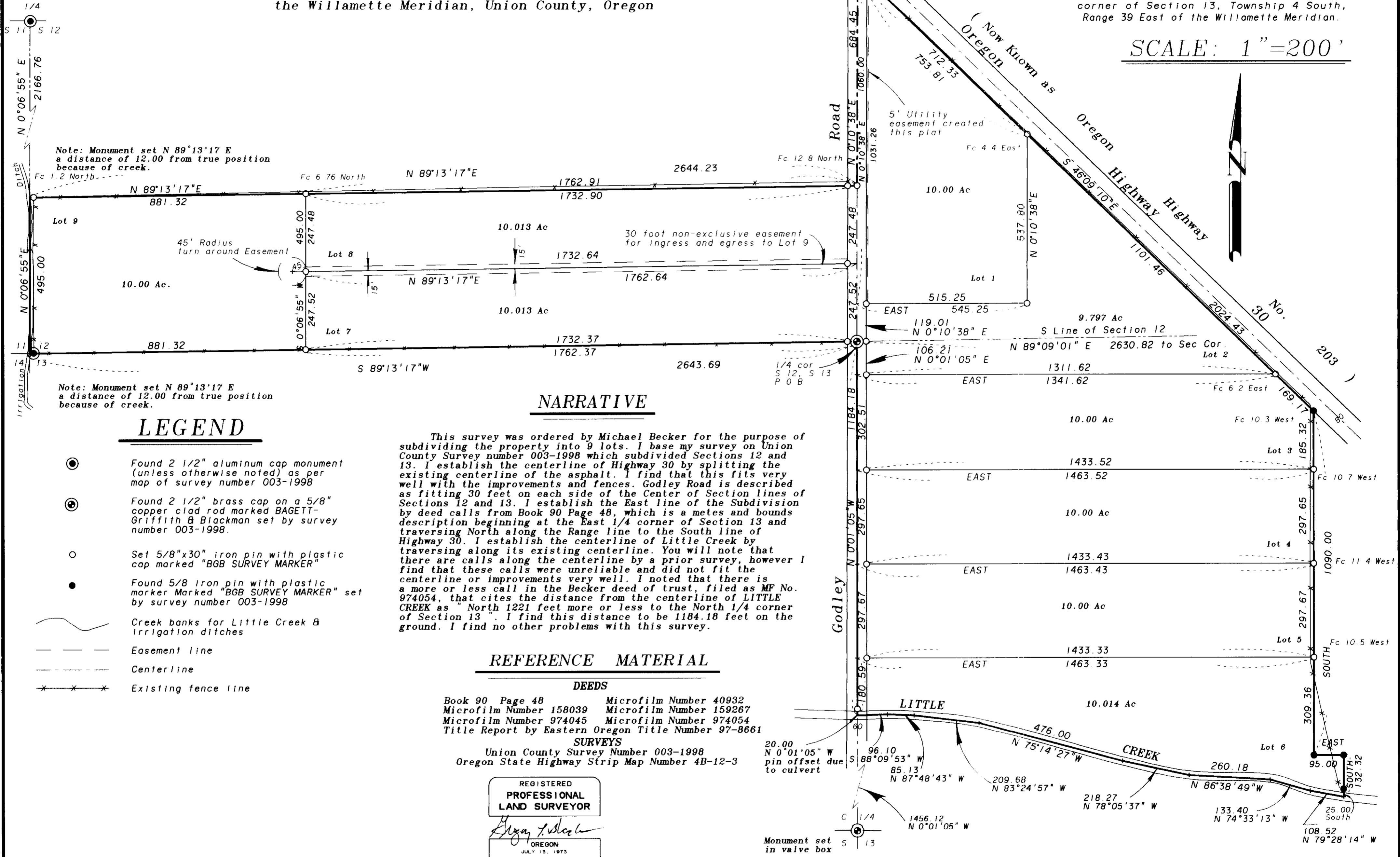
A Subdivision situated in the South Half of the Southwest quarter, and in the Southwest quarter of the Southeast quarter of Section 12, also in the Northeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 980369  
Plat Cabinet Number B-486

## 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"=200'



### NARRATIVE

This survey was ordered by Michael Becker for the purpose of subdividing the property into 9 lots. I base my survey on Union County Survey number 003-1998 which subdivided Sections 12 and 13. I establish the centerline of Highway 30 by splitting the existing centerline of the asphalt. I find that this fits very well with the improvements and fences. Godley Road is described as fitting 30 feet on each side of the Center of Section lines of Sections 12 and 13. I establish the East line of the Subdivision by deed calls from Book 90 Page 48, which is a metes and bounds description beginning at the East 1/4 corner of Section 13 and traversing North along the Range line to the South line of Highway 30. I establish the centerline of Little Creek by traversing along its existing centerline. You will note that there are calls along the centerline by a prior survey, however I find that these calls were unreliable and did not fit the centerline or improvements very well. I noted that there is a more or less call in the Becker deed of trust, filed as MF No. 974054, that cites the distance from the centerline of LITTLE CREEK as "North 1221 feet more or less to the North 1/4 corner of Section 13". I find this distance to be 1184.18 feet on the ground. I find no other problems with this survey.

### REFERENCE MATERIAL

#### DEEDS

Book 90 Page 48 Microfilm Number 40932  
Microfilm Number 158039 Microfilm Number 159267  
Microfilm Number 974045 Microfilm Number 974054  
Title Report by Eastern Oregon Title Number 97-8661

#### SURVEYS

Union County Survey Number 003-1998  
Oregon State Highway Strip Map Number 4B-12-3

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1999

### LEGEND

- Found 2 1/2" aluminum cap monument (unless otherwise noted) as per map of survey number 003-1998
- ⊙ Found 2 1/2" brass cap on a 5/8" copper clad rod marked BAGETT-Griffith & Blackman set by survey number 003-1998.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Found 5/8" iron pin with plastic marker Marked "BGB SURVEY MARKER" set by survey number 003-1998
- ~ Creek banks for Little Creek & Irrigation ditches
- - - Easement line
- - - Centerline
- \* \* \* Existing fence line

# LITTLE CREEK ADDITION

Microfilm Number 981369  
Plat Cabinet B-486

A Subdivision situated in the South Half of the Southwest quarter, and in the Southwest quarter of the Southeast quarter of Section 12, also in the Northeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, OPLS 991, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached map as LITTLE CREEK ADDITION, in accordance with O.R.S. Chapter 92, the exterior boundary of the total subdivision being described as follows:

Situated in the South Half of the Southwest quarter, and in the Southwest quarter of the Southeast quarter of Section 12, also in the Northeast quarter of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the Southwest quarter of said Section 12:

Thence: S 89°13'17" W, along the South line of said Section 12, a distance of 2643.69 feet to the Southwest corner of said Section 12;

Thence: N 0°06'55" E, along the West line of Section 12, a distance of 495.00 feet;

Thence: N 89°13'17" E, a distance of 2644.23 feet to the East line of the Southwest quarter of Section 12;

Thence: N 0°10'38" E, along said East line of said Southwest 1/4, a distance of 684.45 feet to the South line of Oregon State Highway 30;

Thence: S 46°09'10" E, along said South line of said Highway, a distance of 2024.43 feet to the Northerly corner of the tract conveyed to Margaret B. Dobbins, Deed Book 90, page 48;

Thence: South, along the westerly line of said tract, a distance of 1090.00 feet;

Thence: East, along said tract, a distance of 95.00 feet;

Thence: South, along said tract, a distance of 132.32 feet to the Center of LITTLE CREEK;

Thence: along the Center of LITTLE CREEK the following courses:

N 79°28'14" W, a distance of 108.52 feet;

N 74°33'13" W, a distance of 133.40 feet;

N 86°38'49" W, a distance of 260.18 feet;

N 78°05'37" W, a distance of 218.27 feet;

N 75°14'27" W, a distance of 476.00 feet;

N 83°24'57" W, a distance of 209.68 feet;

N 87°48'43" W, a distance of 85.13 feet;

S 88°09'53" W, a distance of 96.10 feet to the West line of the Northeast quarter of said Section 13;

Thence: N 0°01'05" W, along said West line, leaving said centerline of LITTLE CREEK, a distance of 1184.18 feet to the point of beginning of this description.

Said parcel containing 89.853 acres, including right of way of Godley Road.

*Gregory T. Blackman*

Gregory T. Blackman, OPLS 991  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1999

## DEDICATION

Know all people by these presents that MICHAEL A. BECKER is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that he 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, and he does for himself, his heirs and assigns hereby create and convey all easements as shown on the annexed plat.

*Michael A. Becker*  
Michael A. Becker

## ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 20<sup>th</sup> day of JANUARY, 1998, before me a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

*Nick G. Holman*  
Notary Public for  
the State of Oregon

Notarial Seal

## 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 28<sup>th</sup> day of JANUARY, 1998, at 11:45 o'clock A.M., and recorded in Plat Cabinet No. B-486

Union County records: Microfilm Number 981369

Union County Clerk by R. Nellie Boque Rebert  
H. Church, Deputy

## APPROVALS

### Union County Surveyor

Approved this 20<sup>th</sup> day of JANUARY, 1998.

by Baker County Surveyor Thomas J. Hanley  
Thomas J. Hanley

### 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 1997-1998 tax roll which became a lien on this subdivision or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid.

1/20/98  
Date Patty Gooderham  
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 on the tax roll which became a lien on this subdivision and that now are due and payable have been paid to me.

1/20/98  
Date Peggy Sutton  
Peggy Sutton, Union County Treasurer

### Union County Planning Commission

Approved this 21 day of JANUARY, 1998.

Scott Hartell For Hanley Jenkins, II  
Hanley Jenkins II  
Union County Planning Director

### Union County Commission

Approved this 21<sup>st</sup> day of JANUARY, 1998.

John Howard  
John Howard  
Steve McClure  
Steve McClure  
Colleen MacLeod  
Colleen MacLeod