

WALTER SUBDIVISION

A Subdivision of Lot 4, Block 2 of Honan's Addition, Situated in the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20066391T
Plat Cabinet Number C852-C853

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 2" cross chiseled on sidewalk, set by Minor Partition No. 20040010T.
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER", set by Minor Partition No. 20040010T.
- ⊙ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 23-93
- ⊙ Position of intersection as per Minor Partition Plat Number 1996-10
- ⊙ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey number 036-2000.
- Found 3/4" iron pipe set by Survey number 19-63.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- [] Record distance of the Plat of Honan's Addition
- x-x- Existing Fence Line
- - - Centerline of road

REFERENCE MATERIAL

PLAT OF HONAN'S ADDITION
Survey Number 001-2002
Survey Number 19-63
Minor Partition Number 20040010T
Minor Partition Number 1996-10

DEEDS

Microfilm No. 20031932
Abstract & Title Company
Survey Report # 44734

SURVEYOR'S EXACT COPY STATEMENT

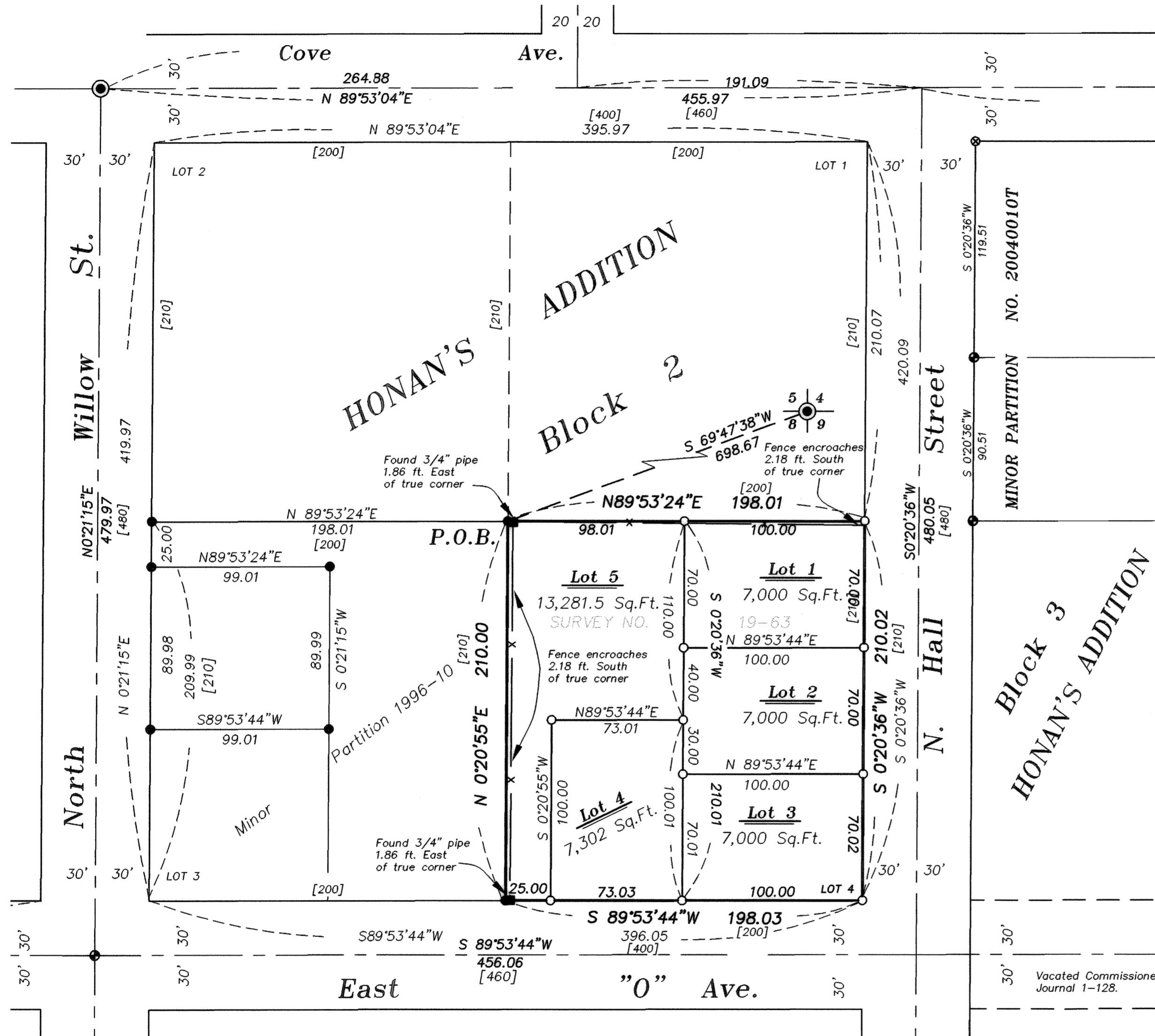
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C852-C853 of the Plat Records of UNION 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, 2007



NARRATIVE

This Subdivision was done at the request of Todd Walters. The exterior and lots of Block 2 of HONAN'S ADDITION, were located by Minor Partition number 1996-10. Using the positions from said partition I subdivided and monumented Lot 4 into 5 separate lots at Todd Walters direction. I find the existing West and North fence lines encroach as shown on map. The existing shed and house are to be removed for future construction. I find no other unusual conditions with this subdivision.

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SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Subdivision, being a Subdivision of Lot 4 of Block 2 of HONAN'S ADDITION to La Grande, situated in the Northeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at the Northwest corner of said Lot 4, said point being South 69°47'38"W a distance of 698.67 feet from the Northeast corner of Section 8, Township 3 South, Range 38 East of the Willamette Meridian,

Thence; North 89°53'24" East along the North line of said Lot 4, a distance of 198.01 feet, to the Northeast corner of said Lot 4, said point being on the West right of way line of North Hall Street,

Thence; South 0°20'36" West, along the East line of said Lot 4, and along said West right of way line, a distance of 210.02 feet, to the Southeast corner of said Lot 4, said point being on the North right of way line of East "O" Avenue,

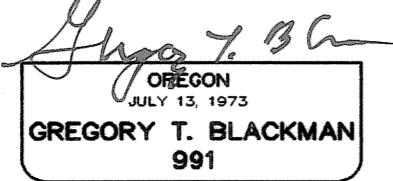
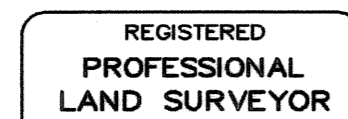
Thence; South 89°53'44" West, along the South line of said Lot 4, a distance of 198.03 feet, to Southwest corner of said Lot 4,

Thence; North 0°20'55" East, along the West line of said Lot 4, a distance of 210.00 feet, to the Point of Beginning of this description.

Said tract containing 41,584.0 Sq. Ft. (0.95 Acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary corners and Parcel 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
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2007

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 Partition Plat No. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C852-C853 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

DECLARATION

Know all people by these presents that CURT A. and JOANNE S. WALTER, husband and wife, trustees of the WALTER FAMILY TRUST, under agreement dated April 19, 1999, are the owners of the land within this partition, being more particularly described in the accompanying Surveyors Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Curt A. Walter
Curt A. Walter, Trustee
WALTER FAMILY TRUST

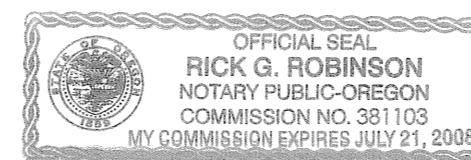
Joanne S. Walter
Joanne S. Walter, Trustee
WALTER FAMILY TRUST

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 27th day of October, 2006, before me a Notary Public in and for said County and State, personally appeared CURT A. WALTER and JOANNE S. WALTER, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

LA GRANDE CITY COUNCIL

Approved this 8th day of November, 2006.

Colleen MacLeod
Mayor

Stephen E. Clements
Mayor Pro-Tem

Gregory T. Blackman
Councilor

Del S. Polz
Councilor

John Bogart
Councilor

Mary Ann Mesian
Councilor

John Bogart
Councilor

UNION COUNTY COMMISSION

Approved this 6th day of December, 2006.

Steve McClure
Steve McClure

John E. Lamoreau
John E. Lamoreau

Colleen MacLeod

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 25th day of October, 2006.

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

City of LaGrande/Planner

Approved this 8th day of November, 2006.

Michael J. Boquist
Michael J. Boquist
City Planner of LaGrande

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 2006-2007 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: 10/31/06
Linda L. Hill, Union County Assessor/Tax Collector

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 the 6th day of December, 2006, at 10:15 o'clock A.M., and recorded in Plat Cabinet No. C852-C853 Union County records. Microfilm Number 20066391T

R. Nellie Bogue Hibbert,
Union County Clerk, by R. Church, deputy