

MICROFILM 141267
 PLAT C-A-B No A-303

Sheet 1 of 2

Minor Partition Plat No. 1992-05

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'

REFERENCE MATERIAL

SURVEY REFERENCES

Survey Number 155	Survey Number 9-83
Survey Number 96-74	Survey Number 29-83
Survey Number 75-76	Survey Number 4-91

DEED REFERENCES

Volume 103 Page 558	Microfilm No. 25086
Volume 120 Page 82	Microfilm No. 44252
Volume 149 Page 208	Microfilm No. 52070
Volume 160 Page 93	Microfilm No. 58408
Volume 160 Page 523	Microfilm No. 115546

NARRATIVE

This survey was done at the request of Bill Hermann, to partition the property as shown. I accept the found monuments at the Southwest corner and at Pine Crest Drive as the true corners of the parcel. I establish the Southeast corner of the parcel at record position from the pins to the East as shown. The original monument was previously located by survey numbers 9-83 and 29-83, but has been buried by a large berm of material during construction of the existing house. I locate the Northwest corner of the parcel by intersecting the existing pole line marking the center of the telephone easement with a projection of the North line of this parcel, established at record bearing of Survey Number 96-74, from the found railroad spike set by that survey. The interior corner of this parcel (the Northwest corner of the Gruelich parcel) was placed at record distance of survey number 75-76, from the found pin set by survey number 155, and parallel with the North line of this parcel. I placed the interior lines of the partition at the location shown to me by Mr. Hermann. I also set pins on the Westerly line of the easement for utilities and ingress and egress to Parcel 2 at the request of Mr. Hermann. I find no other unusual conditions on this survey.

WATER RIGHTS STATEMENT

There are no water rights appurtenant to the partitioned parcel.

Sheet 1 of 2

NOTE:

Easements listed in the Easement Statement below are in this area (Unable to locate exactly due to ambiguity in descriptions)

Found 5/8" pin set by Survey No. 75-76

Found unrecorded 1/2" Iron pin 0.54' North and 2.92' East of true corner position

Survey No. 96-74

Found Railroad Spike set by Survey No. 96-74

Easement for utilities and ingress and egress to Parcel 2

Found 5/8" Iron pin set by Survey No. 155

Found 5/8" Iron pin set by Survey No. 75-76

Gruelich Parcel (Survey No. 155)

Found 5/8" Iron pin set by Survey No. 9-83

Found 5/8" Iron pin set by Survey No. 29-83

Found 5/8" Iron pin set by Survey No. 9-83

LEGEND

- Found 5/8" iron pin with plastic cap set by Survey Number 4-91
- ⊙ Found 2 1/2" brass cap monument as per monumentation records
- Found monument as described
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- [] Record bearing and distance of Survey Number 4-91
- () Record bearing and distance from Deed Microfilm No. 52070
- *— Existing fenceline
- Centerline
- - - Easement line

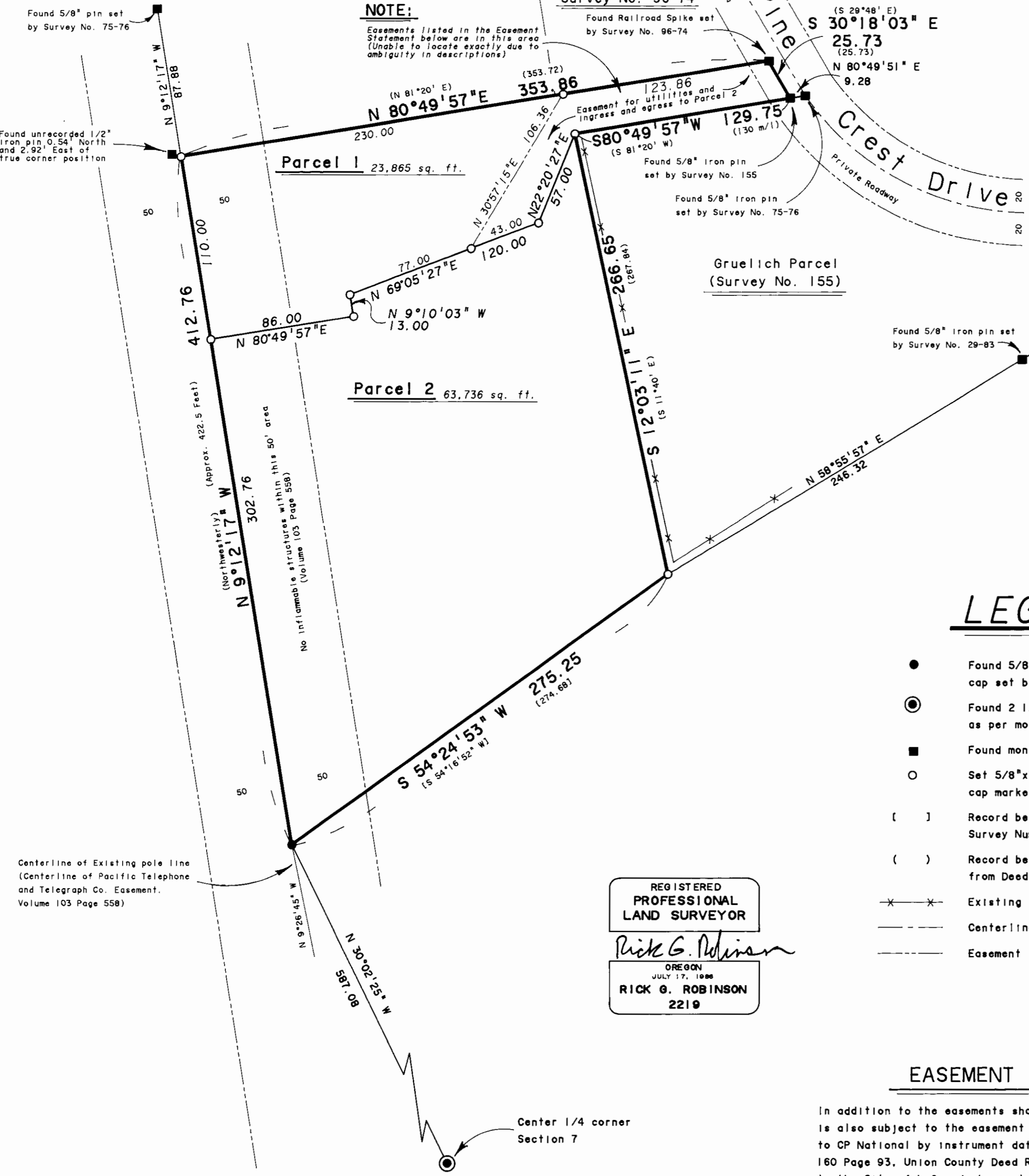
REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson

OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

EASEMENT STATEMENT

In addition to the easements shown on the plat, the parcel is also subject to the easement granted by the former owners to CP National by instrument dated March 18, 1969 (Deed Book 160 Page 93, Union County Deed Records), the easement granted to the City of LaGrande by instrument dated November 3, 1975 (Deed Microfilm Number 58408, Union County Deed Records), and the reservation of the right of use of the existing driveway reserved by the instrument dated May 20, 1969 (Deed Book 160 Page 523 Union County Deed Records).



Center 1/4 corner Section 7

Centerline of Existing pole line (Centerline of Pacific Telephone and Telegraph Co. Easement, Volume 103 Page 558)

(Northwesterly) (Approx. 422.5 Feet) No inflammable structures within this 90' area (Volume 103 Page 598)

Minor Partition Plat No. 1992-05

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, being first duly sworn hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, in accordance with O.R.S. Chapter 92, the exterior being described as follows.

A tract of land situated in the South half of the North half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, being more particularly described as follows.

Beginning at a point on the centerline of that easement granted to Pacific Telephone and Telegraph Company by instrument dated April 17, 1941, recorded in book 103, at page 558 of the deed records of Union County, Oregon, said point being North 30°02'25" West, a distance of 587.08 feet from the center quarter corner of said Section 7.

Thence: North 9°12'17" West, along said centerline, a distance of 412.76 feet.

Thence: North 80°49'57" East, a distance of 353.86 feet to the West line of that private roadway known as Pine Crest Drive.

Thence: South 30°18'03" East, along said West line, a distance of 25.73 feet, to the Northerly line of land conveyed to Frances A. Greulich and wife by deed recorded in book 120 at page 82 of the deed records of Union County.

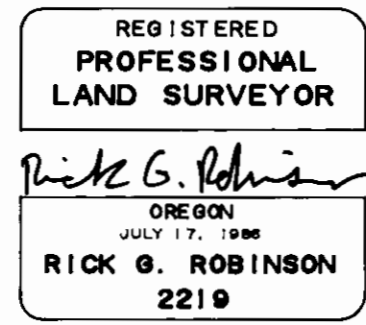
Thence: South 80°49'57" West, along said Northerly line, a distance of 129.75 feet to the Westerly line of said Greulich parcel.

Thence: South 12°03'11" East, along said Westerly line, a distance of 266.65 feet, to the Southwest corner of said Greulich parcel.

Thence: South 54°24'53" West, a distance of 275.25 feet, to the Point of Beginning of this description.

Said parcel containing 87,601 sq. ft. (2.01 acres).

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that William E. Hermann and Joan L. Hermann, owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned and surveyed into parcels as shown on the annexed map, and do hereby dedicate all easements as shown, in accordance with O.R.S. Chapter 92.

William E. Hermann
William E. Hermann

Joan L. Hermann
Joan L. Hermann

Know all people by these presents that PIONEER BANK, a federal savings bank, is successor to Pioneer Federal Savings and Loan Association, an Oregon Corporation, and is a mortgage holder of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into parcels as shown on the annexed map, and does hereby dedicate all easements as shown, in accordance with O.R.S. Chapter 92.

Jeff Puckett
Pioneer Bank
Jeff Puckett, Vice President

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 22 day of April, 1992, before me a Notary Public in and for said state and county, personally appeared William E. Hermann and Joan L. Hermann, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for
the State of Oregon

Mary Lou Dunn

State of Oregon
SS
County of Union

Know all these people by these presents, on this 27th day of April, 1992, before me a Notary Public in and for said state and county, personally appeared Jeff Puckett, Vice President of Pioneer Federal Bank, a federal bank, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for
the State of Oregon

Sonnie Dunn

APPROVALS

CITY OF LAGRANDE ENGINEERING DEPARTMENT

Approved this 24th day of April, 1992.

Norman J. Paulhus, Jr.
Norman J. Paulhus, Jr.
City Surveyor

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 23 day of April, 1992.

Dan Moore
Dan Moore, City Planner

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 27th day of APRIL, 1992, at 3:50 o'clock P.M., and recorded as Partition Plat No. 1992-05 in Cabinet Number A-303 of Union County records.
R. NELLIE COGUE HIBBERT
Union County Clerk
by D. Nelson, Dep.