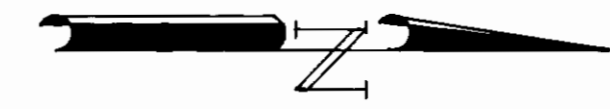


1992-20

# Partition Plat Number

Sheet 1 of 2

Situated in the  
 NE 1/4 of the SE 1/4  
 of Sect. 7  
 TWP 3 S. R. 38 E. WM



## 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

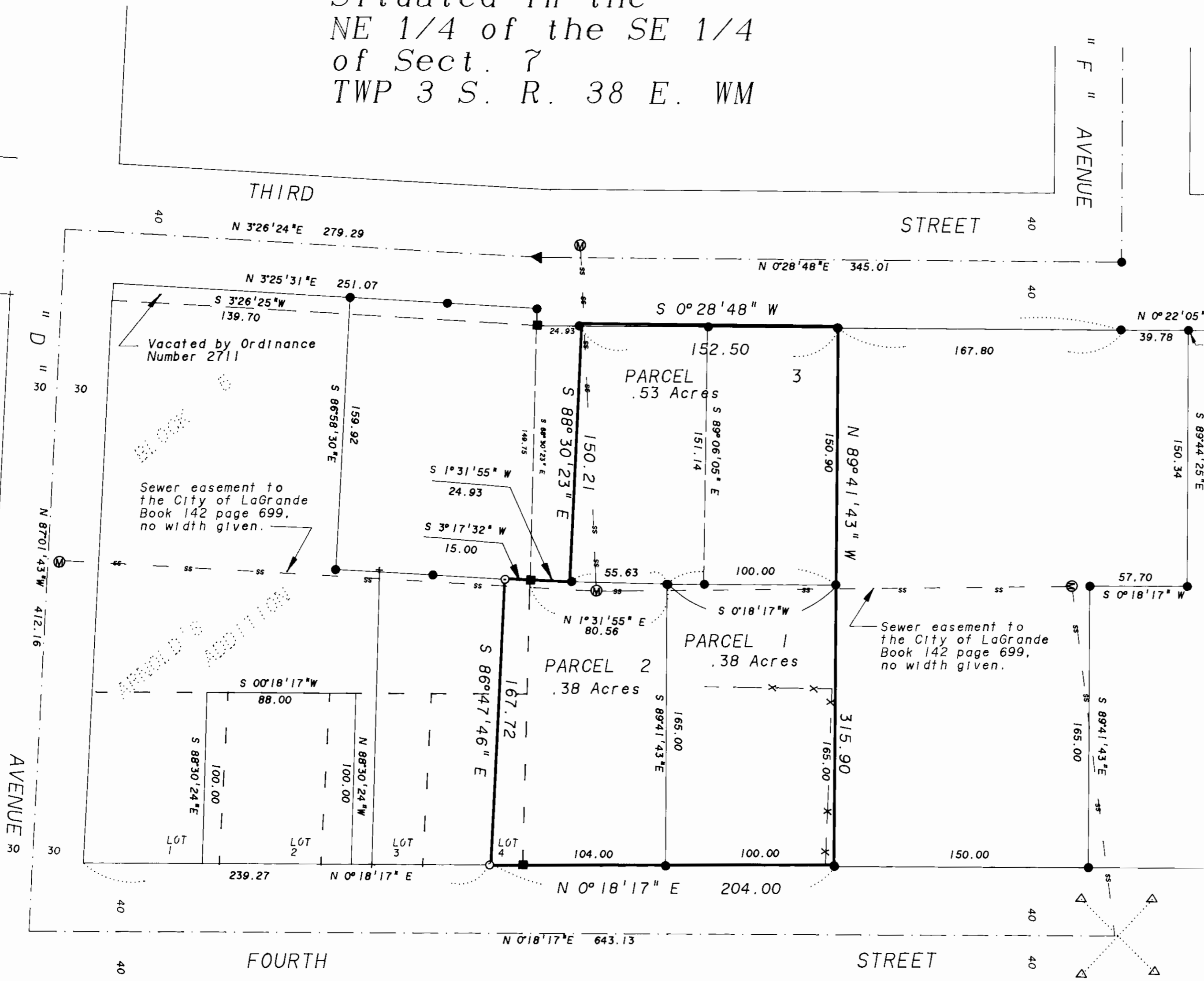
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 24-85 & 9-89
- Δ Found lead plugs in curb
- Found pipe set by survey number 35 (1/2" pipe unless otherwise stated)
- ▲ Found concrete monument destroyed by construction. Position is by previously tied coordinates.
- Set 5/8 x 30 rebar with plastic cap marked BGA SURVEY MARKER
- x— Existing fence line
- Existing sanitary sewer line
- - - Centerline
- ⊙ Sanitary Sewer manhole

## REFERENCE MATERIAL

- 1922 remonumentation of LaGrande
- |                     |                                   |
|---------------------|-----------------------------------|
| Survey Number 51-73 | Survey Number 35                  |
| Survey Number 20-80 | Survey Number 10-80               |
| Survey Number 60-81 | Survey Number 42-80               |
| Survey Number 24-85 | Survey Number 28-68               |
| Survey Number 9-89  | Plat of Arnold and Drays Addition |

## DEED REFERENCES

- |                   |                  |
|-------------------|------------------|
| Book 142 Page 699 | MF Number 44009  |
| MF Number 46772   | MF Number 49259  |
| MF Number 50941   | MF Number 59900  |
| MF Number 65872   | MF Number 100779 |
| MF Number 112003  | MF Number 112472 |



## NARRATIVE

This survey was ordered by Gus Tsiatsos in order to partition the above property. Mr. Tsiatsos intends to sell Parcel 2 of this partition and needed to comply with ORS 92. I base my entire survey on Union County Survey numbers 24-85 and 9-89. These two surveys encompass the entire Tsiatsos property and set all but two monuments to complete the partition. I find no unusual conditions on this Survey.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Gregory T. Blackman*  
 OREGON  
 JULY 13, 1973  
**GREGORY T. BLACKMAN**  
 991

## WATER RIGHTS STATEMENT

There are no appurtenant water rights to this property.

Sheet 2 of 2

# Partition Plat No. 1992-20

Situated in the NE 1/4 of the SE 1/4 of  
Section 7, Township 3 South, Range 38 East WM

## SURVEYOR'S STATEMENT

I, Gregory T. Blackman, hereby depose and say that I have correctly surveyed and monumented the parcels represented on the attached Partition map. In accordance with O.R.S. Chapter 92, the exterior of which is described as follows:  
A parcel situated in the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of Third Street, said point found by beginning at the Southwest corner of Lot 6 Block 10 of ARNOLD AND DRAY'S ADDITION to LaGrande; Thence S 0°22'05" W, along said East line of Third Street, a distance of 39.78 Feet; Thence S 0°28'48" W, along said East line a distance of 167.80 Feet to the TRUE POINT OF BEGINNING of this description.

Thence: S 0°28'48" W, along said East line of Third Street a distance of 152.50 Feet, to the north line of the property conveyed to Wesley B. Delve et ux, MF number 130429, Union County Deed Records;

Thence: S 88°30'23" E, along said North Line of Delve property a distance of 150.21 Feet;

Thence: S 1°31'55" W, along the East line of Said Delve property a distance of 24.93 Feet;

Thence: S 3°17'32" W, a distance of 15.00 Feet to the North line of that parcel conveyed to Dell Puckett, et ux; MF Number 131184 Union County Deed Records;

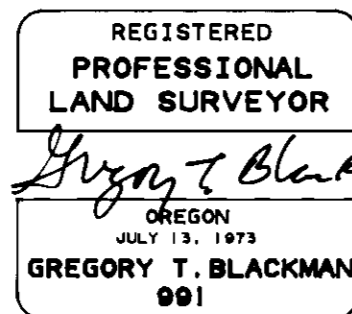
Thence: S 88°47'46" E, along said North line of said Puckett land a distance of 167.72 Feet to the West line of Fourth Street;

Thence: N 0°18'17" E, along said West line of Fourth Street a distance of 204.00 Feet to the South line of the property conveyed to Kendrick K. Jones et al, MF number 116597, Union County Deed Records;

Thence: N 89°41'43" W, along the South line of Said Jones et al property a distance of 315.90 Feet to the true point of of beginning of this description.

Said parcel containing 1.29 Acres.

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850



## DECLARATION

Know all people by these presents that Gus A. Tsiatsos and Jeanette E. Tsiatsos depose and say that we are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that we did cause the same to be partitioned into the parcels shown on the annexed map, and that we do for ourselves, our heirs and assigns, hereby grant the easement shown on the annexed map for the purpose and use as thereon stated, in accordance with O.R.S Chapter 92.

*Gus A. Tsiatsos*  
Gus A. Tsiatsos

*Jeanette E. Tsiatsos*  
Jeanette E. Tsiatsos

## FILING STATEMENT

### UNION COUNTY CLERK

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on this 26th day of OCT, 1992, at 11:05 o'clock A.M., and recorded as Partition Plat No. 1992-20 Plat Cabinet No. A321 Microfilm No. 144387 Union County records.

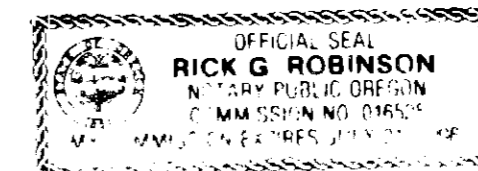
*R. Nellie Doherty Higgert*  
Union County Clerk  
by *D. Nelson*, Deputy

## ACKNOWLEDGEMENTS

State of Oregon  
County of Union

Know all these people by these presents, on this 23rd day of October, 1992, before me a Notary Public in and for said County and State, personally appeared Gus A. Tsiatsos and Jeanette E. Tsiatsos, known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I here unto set my hand and affix my official notary seal this 23rd day of October, 1992.



*Rick G. Robinson*  
Notarial seal

## APPROVALS

### CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 23rd day of October, 1992.

*Dan Moore*  
Dan Moore, City Planner

### CITY OF LAGRANDE ENGINEERING DEPARTMENT

Approved this 23rd day of October, 1992.

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