

MINOR PARTITION NO. 1993-13
SITUATED IN BLOCK 34 OF RIVERSIDE ADDITION TO LAGRANDE OREGON.

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

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" from Minor Partition 1993-10.
- ⊙ Found 5" concrete cylinder with brass tablet as per survey 106-78.
- () Record information from plat of Riverside Addition.
- Centerline
- ① Curve Number

CURVE TABLE

①	$\Delta = 12^{\circ}05'07"$ R = 622.03 T = 65.85 L = 131.21 LC = S 39°59'50"W 130.96
②	$\Delta = 21^{\circ}07'15"$ R = 637.03 T = 153.06 L = 300.42 LC = N 46°32'57"E 297.65
③	$\Delta = 16^{\circ}18'24"$ R = 652.03 T = 93.42 L = 185.57 LC = N 40°19'40"E 184.94

NARRATIVE

This survey was ordered by R. Nellie Bogue Hibbert in order to partition her tract of land into 2 parcels. I base the exterior of Block 34 and the placement of the railroad spur line on Minor Partition 1993-10.
Block 34 was not originally subdivided and the various tracts within it are described by metes and bounds descriptions. I place the southwest corner of this surveyed tract at record distance of 260.00 feet from the southwest corner of Block 34 as per deed volumes Book 128 Page 573 and Book 159 Page 670.
The south line of this surveyed tract runs at right angle to the west line of Block 34 and the record distance of 115.00 feet. I then drive southerly parallel with the west line of Block 34 to the north line of the railroad spur line right of way. Since this surveyed tract is a remnant it will receive the excess area found along the west side of Block 34.

REFERENCE MATERIAL

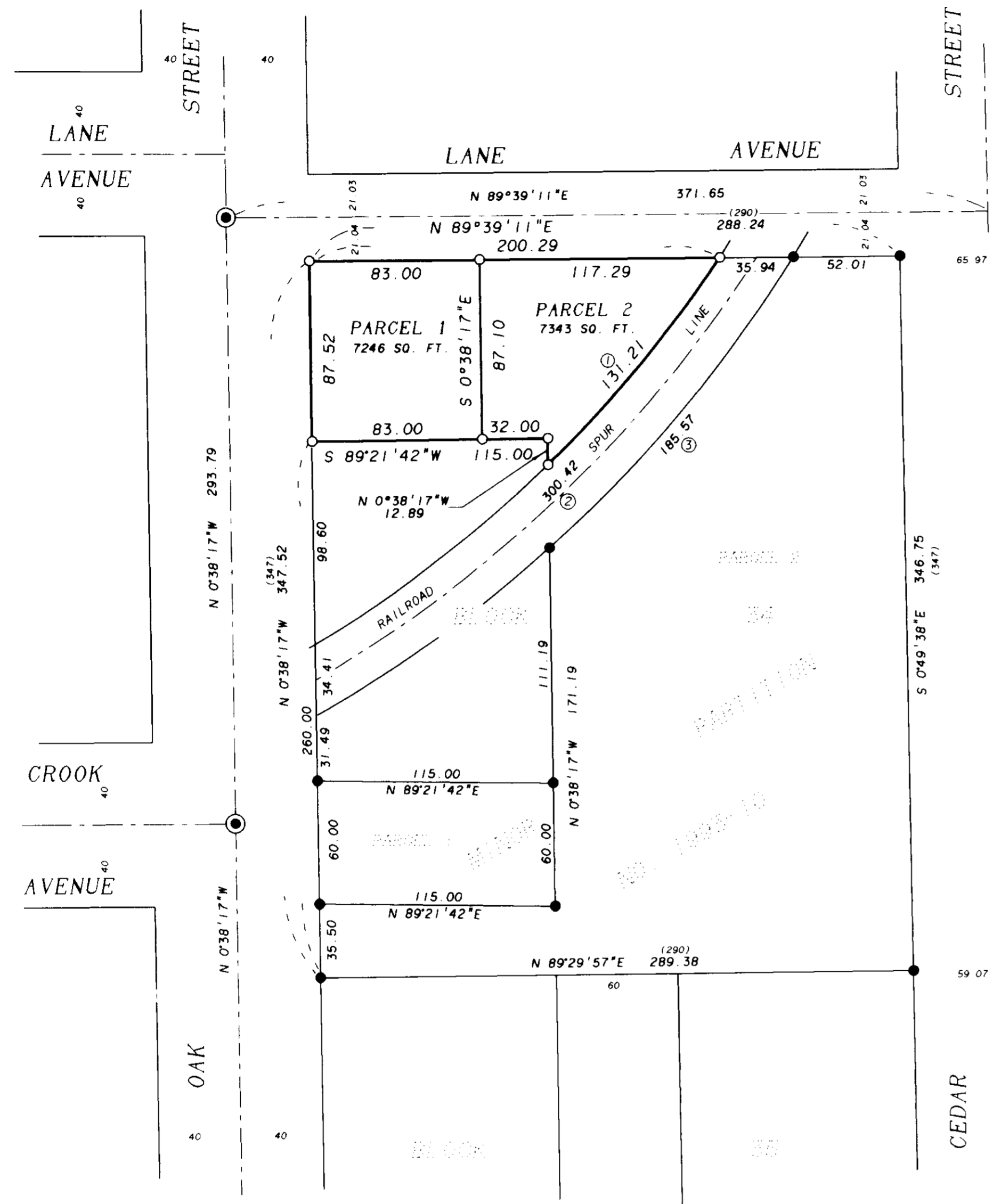
PLAT OF RIVERSIDE ADDITION
MINOR PARTITION 1993-10
SURVEY 106-78
UNION COUNTY DEED RECORDS
BOOK 105 PAGE 452
BOOK 128 PAGE 573
BOOK 135 PAGE 659
BOOK 159 PAGE 670

TITLE REPORT FILE NO. 93-6025
DATED SEPTEMBER 16, 1993 AS
PREPARED BY EASTERN OREGON
TITLE, INC.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1993



MINOR PARTITION PLAT NUMBER

1993-13

Situated in Block 34 of Riverside Addition to LaGrande.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, hereby certify 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 of which being described as follows:

A tract of land situated in Block 34 of Riverside Addition to LaGrande, Oregon. Being more particularly described as follows:

Beginning at the northwest corner of said Block 34:

Thence: N 89°39'11" E, along the north line of said Block 34, 200.29 feet to the westerly right of way line of the railroad spur line;

Thence: Southwesterly along said right of way line, along a 622.03 foot radius curve to the left of which the long chord bears S 39°59'50" W 130.96 feet, 131.21 feet;

Per Affidavit MF. #159356
6-5-95
Norm Paulus Jr.

Thence: N 0°38'17" W, parallel with the west line of said block 34, 12.89 feet;

Thence: S 89°21'42" W, at right angle to said west line and along the north line of the tract as described in deed volume Book 129 Page 573, 115.00 feet to the west line of Block 34;

Thence: N 0°38'17" W, along said west line, 87.52 feet to the Point of Beginning of this description.

Said tract containing 14589 square feet.

DEDICATIONS

Know all people by these presents that R. Nellie Bogue Hibbert is the owner 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, in accordance with O.R.S. Chapter 92.

R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

APPROVALS

City of LaGrande Surveyor

Approved this 23rd day of September, 1993.

by *Norman J. Paulus Jr.*
Norman J. Paulus, Jr.

City of LaGrande Planning Commission

Approved this 17th day of September, 1993.

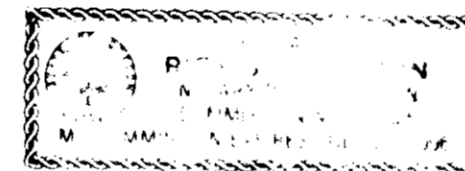
by *Don Moore*
Don Moore, City Planner

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 23rd day of NOVEMBER, 1993, before me a Notary Public in and for said State and County, personally appeared R. Nellie Bogue Hibbert, who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rock G. Nelson
Notary Public for
the State of Oregon



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1993

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

WATER RIGHTS STATEMENT

I find no water rights appurtenant to this tract.

FILING STATEMENT

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 23rd day of NOV, 1993, at 10:50 o'clock A.M., and recorded as Partition Plat No. 1993-13

Union County records. Microfilm Number 150125

R. Nellie Bogue Hibbert
R. NELLIE BOGUE HIBBERT
Union County Clerk by *S. Nelson Deputy*