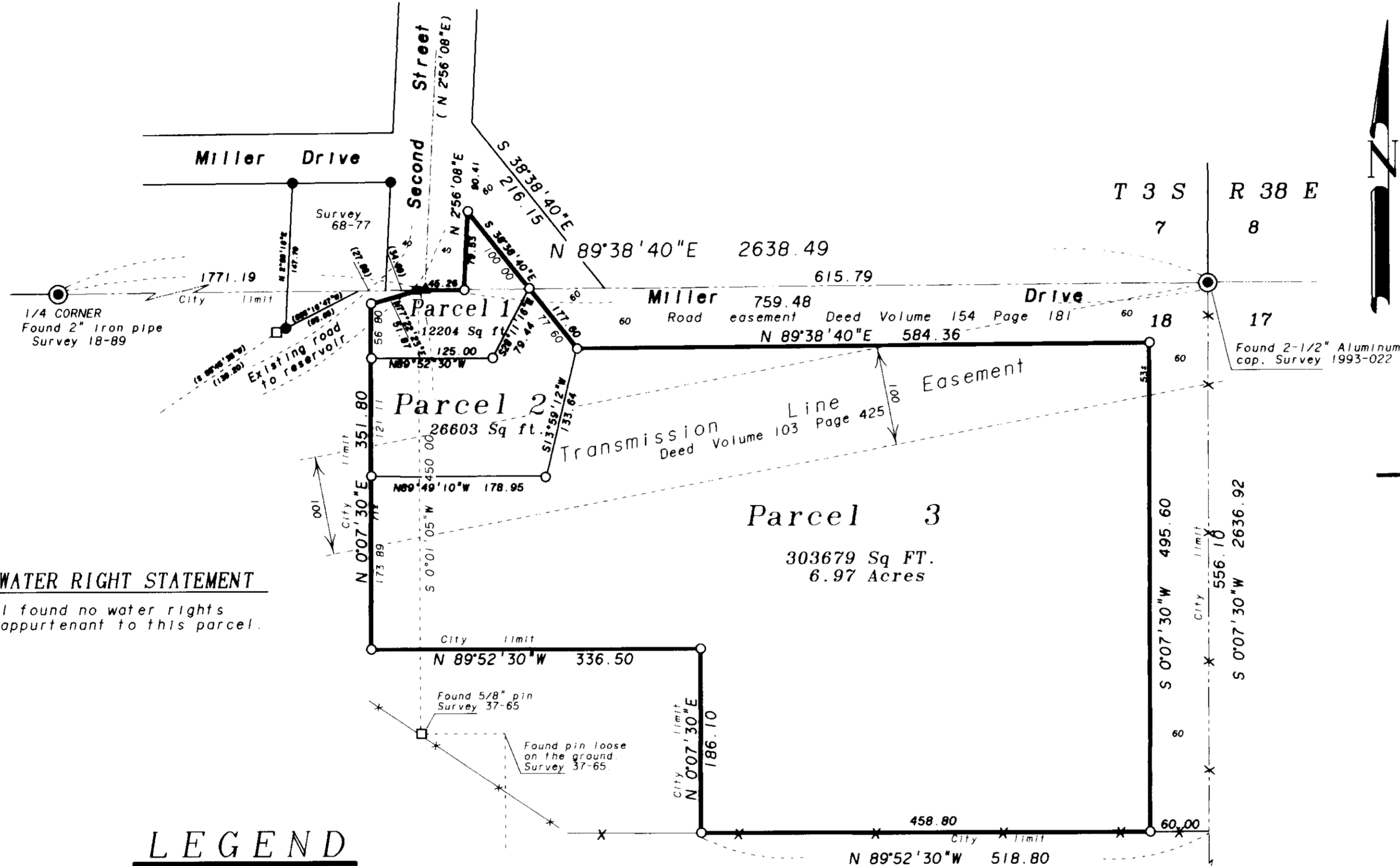


# MINOR PARTITION PLAT No. 1993-17

Located in the NE 1/4 of the NE 1/4 of Section 18 and in the SE 1/4 of the SE 1/4 of Section 7, Twp. 3 South, Rng 38 East



## BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY Dated 1946.

Scale: 1" = 100 Feet

## NARRATIVE

This survey was made at the request of Lee Schaur's to locate and partition the parcel as hereon shown. I located these lines on the basis of the recorded surveys and deed descriptions noted in the reference material list. I began at the NE corner of section 18 and follow the description south along the section line, as located in Survey 022-1993. I find the description of the parcel to the south to agree. I also find the existing fences fit very well. I found the pins set in survey 37-65 as shown. I also found pins as shown that were set and found in survey 68-77. I locate this parcel in accordance with the descriptions and these found pins. I find the existing road to the city reservoir encroach onto this parcel as shown. The road easement issued to the City by deed 154-181 Miller Drive east of Second Street, is somewhat ambiguous. I determined that the intent was obviously to dedicate a 60 foot wide easement. I located the intersection of the east line of Second street and the north line of this easement at the SW corner of the conveyance described in deed 154-181. I run the north line of this easement southeasterly as described to the section line. I then placed the Sly line of this easement at 60 feet perpendicular to the north line. This establishes the easement as described and 60 feet wide.

I found no unusual conditions.

## WATER RIGHT STATEMENT

I found no water rights appurtenant to this parcel.

## LEGEND

- Found monument as hereon noted.
- Found 5/8" pin with plastic cap marked "BGA SURVEY MARKER"
- Found 5/8 pin in concrete as noted in Survey 68-77
- Found monument as noted. Survey 37-65.
- ▲ Found 3/4" pipe in concrete marking the center line of second street. Survey 1989-018
- Set 5/8" X .30" rebar with plastic cap marked " BGA SURVEY MARKER"
- Centerline C Avenue
- Section line
- \*-\* Existing fence line.

## REFERENCE MATERIAL

### DEED DESCRIPTIONS

Volume 97 Page 352  
 Volume 103 Page 418  
 Volume 103 Page 425  
 Volume 125 Page 546  
 Volume 127 Page 395  
 Volume 154 Page 179  
 Volume 154 Page 181  
 Volume 154 Page 182  
 Microfilm 132344

### MAP OF SURVEY

037-65  
 068-77  
 018-1989  
 022-1993

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Duane I. Griffith*

OREGON  
 JULY 10, 1964  
 DUANE I. GRIFFITH  
 644

Renewal Date: Dec. 31, 1993

# MINOR PARTITION PLAT No. 1993-17

Located in the NE 1/4 of the NE 1/4 of Section 18 and in the SE 1/4 of the SE 1/4 of Section 7, Twp. 3 South, Rng 38 East

## DECLARATIONS

Know all people by these presents that Jesse Lynn Schaires, Lee Gayle Schaires, Carol Rane Schaires, Wanda Lois Case, and Sharron Faye Norrie depose and say that we are the owners of the land represented on the annexed plat, more particularly described in the accompanying Surveyor's Certificate and that we did cause the same to be partitioned into the parcel as shown on the annexed map, in accordance with O.R.S. Chapter 92.

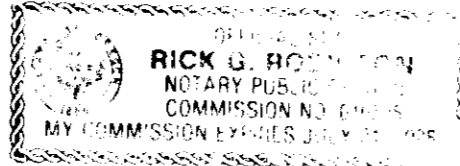
*Lee Gayle Schaires*  
Lee Gayle Schaires  
*Jesse Lynn Schaires*  
Jesse Lynn Schaires  
*Carol Rane Schaires*  
Carol Rane Schaires  
*Wanda Lois Case*  
Wanda Lois Case  
*Sharron Faye Norrie*  
Sharron Faye Norrie

## ACKNOWLEDGEMENT

Washington  
State of Oregon  
County of Union Cowlitz

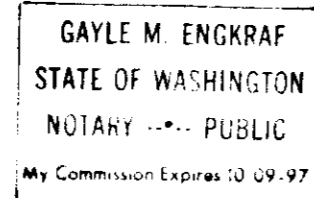
Know all people by these presents, on this 24<sup>th</sup> day of November, 1993, before me a Notary Public in and for said State and County personally appeared Lee Gayle Schaires, known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

*Rick G. Whinn*  
Notary Public for the State of Oregon  
Washington  
State of Oregon  
County of Union Cowlitz



Know all people by these presents, on this 6<sup>th</sup> day of December, 1993, before me a Notary Public in and for said State and County personally appeared Jesse Lynn Schaires, known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

*Gayle M. Engkrif*  
Notary Public for the State of Oregon  
Washington



## APPROVALS

City of LaGrande Planning Commission

Approved this 16<sup>th</sup> day of December, 1993.

*Dan Moore*  
Dan Moore City Planner

City of LaGrande City Surveyor

Approved this 8<sup>th</sup> day of December, 1993.

*Norman J. Paulhus, Jr.*  
Norman J. Paulhus, Jr.

## ACKNOWLEDGEMENT

Oregon  
County of Union

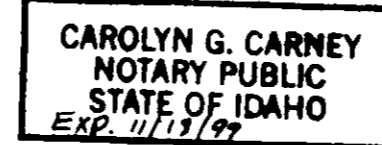
Know all people by these presents, on this 24<sup>th</sup> day of November, 1993, before me a Notary Public in and for said State and County personally appeared Carol Rane Schaires, known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

*Myron T. Blaker*  
Notary Public for the State of Oregon

Oregon Idaho  
County of Union Bonneville

Know all people by these presents, on this 30<sup>th</sup> day of December, 1993, before me a Notary Public in and for said State and County personally appeared Wanda Lois Case, known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

*Carolyn G. Carney*  
Notary Public for the State of Oregon Idaho



Oregon  
County of Union

Know all people by these presents, on this 2nd day of December, 1993, before me a Notary Public in and for said State and County personally appeared Sharron Faye Norrie, known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

*Seane M. Kelligan*  
Notary Public for the State of Oregon NEW JERSEY

## FILING STATEMENT

Union County Clerk

Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 17<sup>th</sup> day of December, 1993, at 9:55 o'clock A.M., and recorded in Plat Cabinet No. A-346 Union County records. Microfilm Number 150920

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

## SURVEYOR'S EXACT COPY STATEMENT

I, Duane I. Griffith, registered Oregon Surveyor No. 644, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 1993-17 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Duane I. Griffith*  
Duane I. Griffith, OPLS 644

## SURVEYOR'S CERTIFICATE

I, Duane I. Griffith, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed partition, situated in the SE 1/4 of the SE 1/4 of Section 7 and in the NE 1/4 of the NE 1/4 of Section 18, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

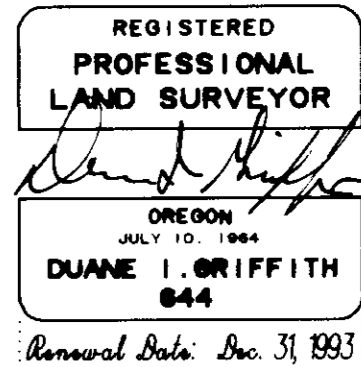
Beginning at a point on the north line of said section 18, said point being on the east line of Second Street, at a point S 89°38'40"W, 759.48 feet from the NE corner of said section 18:

- Thence: N 2°56'08"E, along the east line of said Second Street, 79.53 feet to the south line of Miller Lane;
- Thence: S 38°38'40"E, along the south line of Miller Lane, 177.60 feet;
- Thence: N 89°38'40"E, along said south line 584.36 feet;
- Thence: S 0°07'30"W, 495.60 feet;
- Thence: N 89°52'30"W, 458.80 feet;
- Thence: N 0°07'30"E, 186.10 feet;
- Thence: N 89°52'30"W, 336.50 feet;
- Thence: N 0°07'30"E, 351.80 feet;
- Thence: N 77°22'23"E, 51.87 feet to a point on the south end of second Street;
- Thence: N 89°38'40"E, 45.26 feet to the point of beginning.

Said parcel containing 7.862 acres.

I further depose and say that I made this survey and plat by order of and under the direction of the owners thereof and that all lot corners and boundary corners have been correctly set and marked all in accordance with O.R.S. Chapter 92.

BAGETT-GRIFFITH & ASSOCIATES  
2006 Adams Avenue  
LaGrande, Oregon 97850  
Phone (503) 963-6092



## 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 law to be placed upon the 1993-1994 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 *Patty Gooderham* Date 12/17/93  
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 upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date 12/17/93  
Peggy Sutton, Union County Treasurer