

MINOR PARTITION PLAT NO. 1993-18

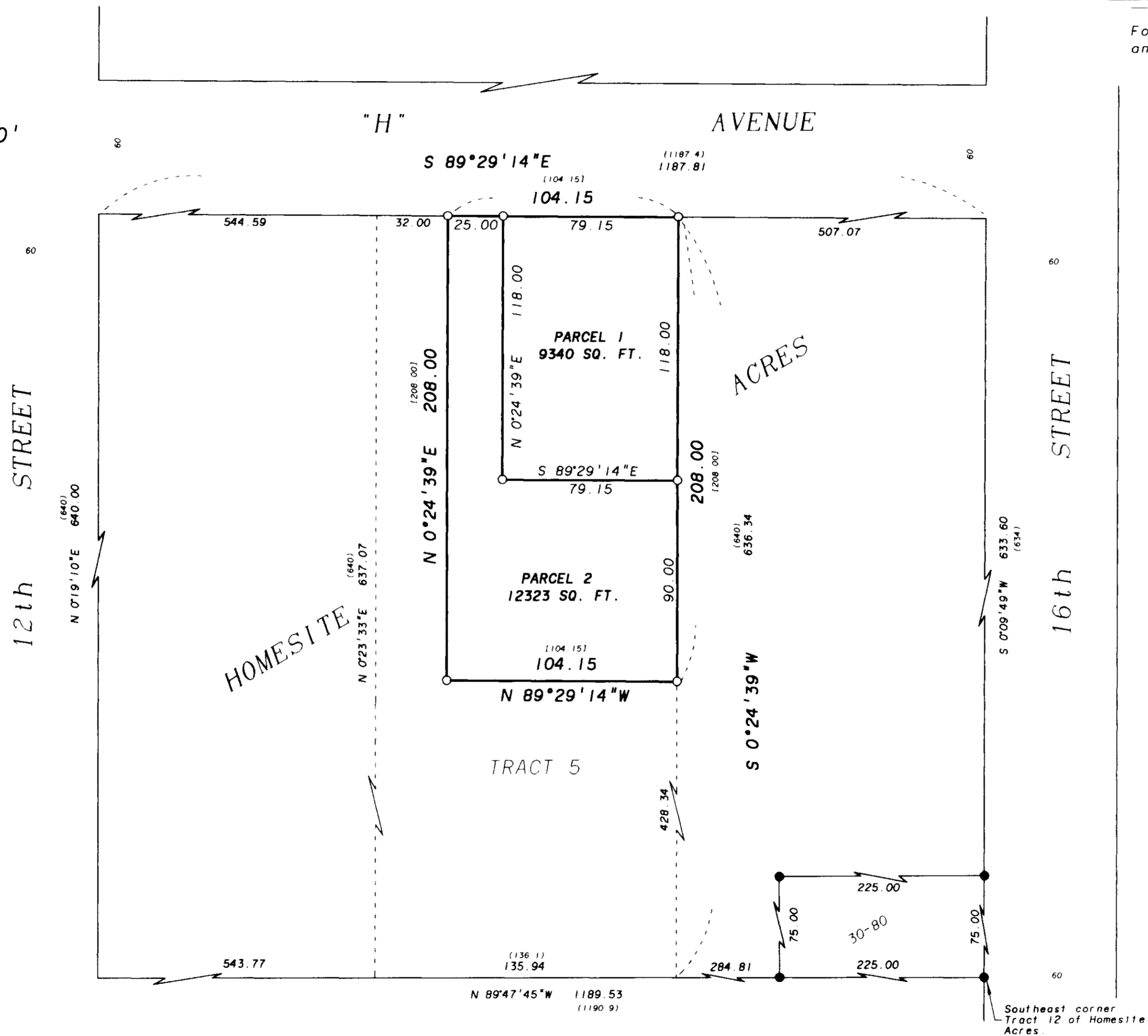
A PORTION OF TRACT 5 OF HOMESITE ACRES

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" = 40'



LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found 5/8" iron pin (rebar) from survey 30-80.
- () Record information from Plat of Homesite Acres.
- [] Record information from deed MF# 137339.

NARRATIVE

This surveyed partition was ordered by Maxine Hines in order to divide this tract of land into 2 parcels.
For the exterior of Homesite Acres I use that established by surveys 30-80 and 80-80. This matches very well with the existing conditions. I proportion in the lot corners of Tract 5 of Homesite Acres in the standard manner.
The west line of this surveyed tract was placed parallel to and at record distance, as per deed microfilm no. 137339, from the east line of Tract 5 of Homesite Acres. Likewise the south line of this surveyed tract was placed at record distance and parallel to the north line of Tract 5 of Homesite Acres.
The division lines between Parcels 1 and 2 were placed as directed by the client.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen

OREGON
JULY 20, 1985
JEFFERY P. PETERSEN
2625

Renewal Date December 31, 1984

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A PORTION OF TRACT 5 OF HOMESITE ACRES

DECLARATION

Know all people by these presents that Maxine Hines is the owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. She has caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

Maxine Hines
Maxine Hines

Know all people by these presents that Pioneer Federal Savings & Loan Association is an interest holder in the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate. Does hereby consent to the partition of this land in accordance with O.R.S. Chapter 92.

Jeff Jumper
Officer, Pioneer Federal Savings & Loan Association

SURVEYOR'S CERTIFICATE

I, Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S. Chapter 92, the exterior being described as follows:

A portion of Tract 5 of Homesite Acres. Being more particularly described as follows:

Beginning at the northeast corner of said Tract 5.

Thence: S 0°24'39" W, along the east line of said Tract 5, 208.00 feet;

Thence: N 89°29'14" W, parallel with the north line of said Tract 5, 104.15 feet;

Thence: N 0°24'39" E, parallel with the east line of said Tract 5, 208.00 feet, to the north line of said Tract 5;

Thence: S 89°29'14" E, along the north line of said Tract 5, 104.15 feet to the Point of Beginning of this description.

Containing 21,663 square feet.

APPROVALS

CITY OF LAGRANDE PLANNING COMMISSION

Approved this 16th day of December, 1993.

Dan Moore
Doug Rees, Chairman City Planner

CITY OF LAGRANDE CITY SURVEYOR

Approved this 16th day of December, 1993.

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

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: 12/30/93
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.

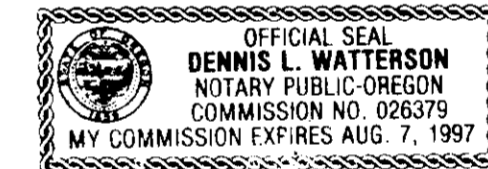
by Peggy Sutton Date: 12/30/93
Peggy Sutton, Union County Treasurer

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 30th day of DECEMBER, 1993, before me a Notary Public in and for said County and State, personally appeared Maxine Hines who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for the State of Oregon

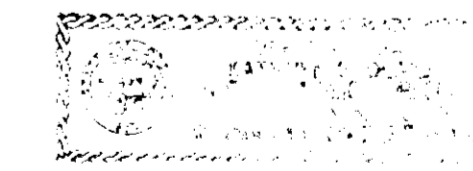


Notarial seal

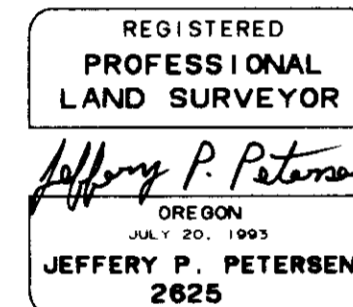
State of Oregon SS
County of Union

Know all these people by these presents, on this 30th day of DECEMBER, 1993, before me a Notary Public in and for said County and State, personally appeared JEFF PUCKETT, an officer of Pioneer Federal Savings & Loan Association who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Stephen S. Oliver
Notary Public for the State of Oregon



Notarial seal



Renewal Date: December 31, 1994

Jeffery P. Petersen
Jeffery P. Petersen, OPLS 2625
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850

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 30th day of DEC, 1993, at 1:35 o'clock P.M. and in Plat Cabinet No. A347, Union County records. Microfilm No. 151150.

R. Nellie Bogue Hubbert
Union County Clerk
by R. Nelson, Deputy

REFERENCE MATERIAL

Plat of Homesite Acres

Union County Surveys
52-76
30-80
80-80
015-91

Union County Deed Records
MF# 137339

Preliminary Title Report order no. 33649, dated 10-4-93, as issued by Abstract and Title Company, LaGrande, OR.