

# MINOR PARTITION 1995-06

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.

## 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" = 50'

## LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGB SURVEY MARKER".
- Found 5/8" iron pin (rebar) with plastic cap marked "APA" as per survey 23-75.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey 65-80.
- ▲ Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey noted.
- ⊕ Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey 036-1991.
- ⊙ Found concrete monument as per Union County monumentation records.
- Approximate location of sanitary sewer line (see narrative).

## NARRATIVE

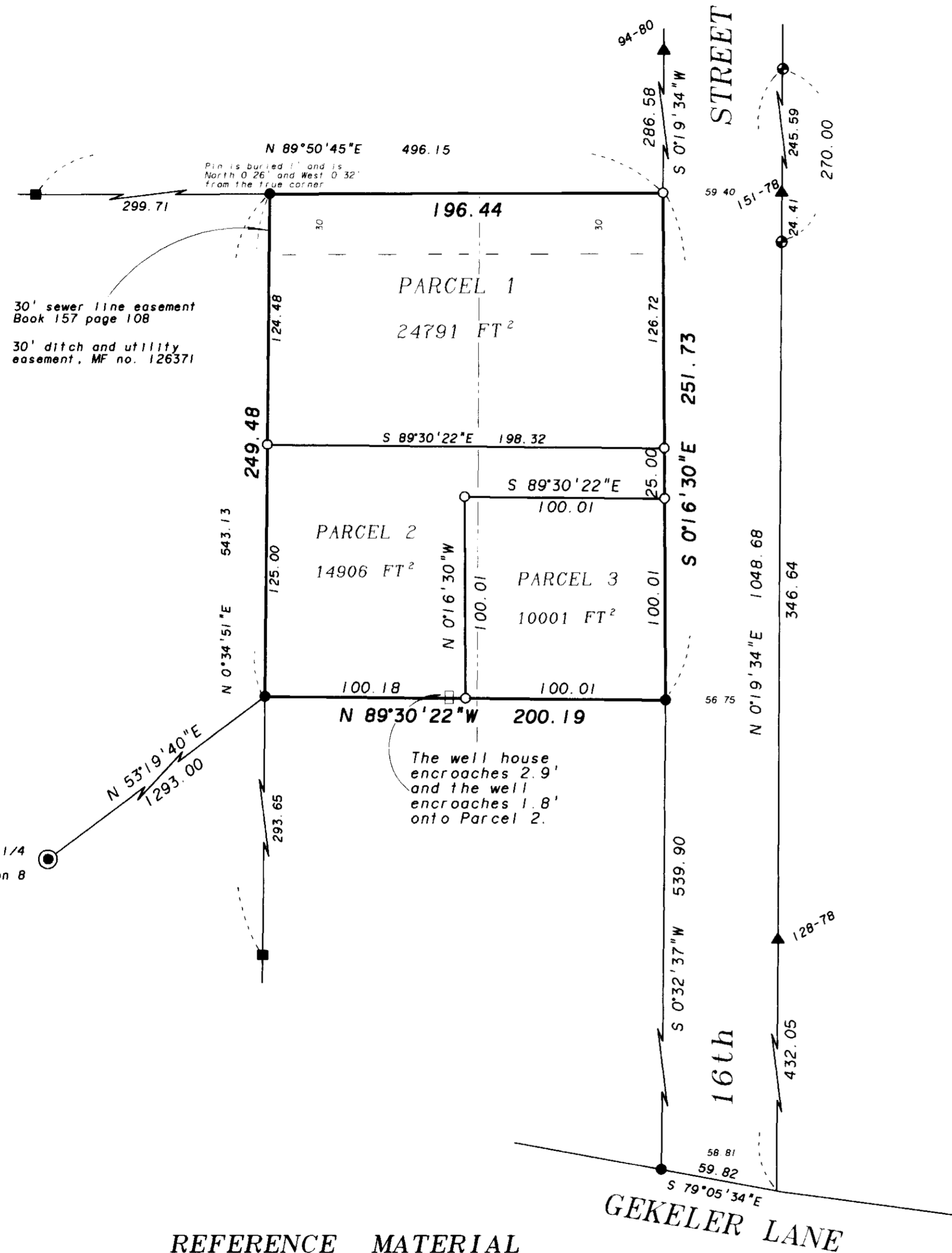
This partition was ordered by David and Cristy Grammon. I base this partition on survey 151-78. This partitioned tract was included within survey 151-78, and I use its record calls to establish the North, South, and West sides of the partition. Deed no. 134723 which was written with reference to survey 151-78 was used to establish the East line of the partition. The interior lines of the partition were placed as directed by the Grammons.

An easement of record was not found for the sanitary sewer line which runs northerly-southerly across this tract. This line serves the adjoining property to the South which is owned by the Church of Christ. Mr. Glenn Henry of the Church of Christ pointed out to me approximately where the line ran. The location shown on this plat is approximate. No work was done to determine the exact location of the line. Cristy Grammon directed that no easement be created by this plat for the sanitary sewer line. I find the well and well house to encroach as shown. This encroachment was also shown on survey 151-78.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*  
OREGON  
JULY 29, 1993  
JEFFERY P. PETERSEN  
2625

Renewal Date: Dec. 31, 1996



## REFERENCE MATERIAL

Union County Surveys  
23-75 65-80  
124-78 94-80  
151-78 036-1991

Union County Deed Records  
Microfilm No. 134723  
Microfilm No. 126371  
Book 157 Page 108

Union County Monumentation Records

## WATER RIGHTS STATEMENT

Water right Certificate No. 6494 may be appurtenant to this tract.

Microfilm # 158523  
Plat Cab A-388

MINOR PARTITION <sup>1995-06</sup>~~1994-06~~ (R)

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.

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 tract of land situated in the Southwest one-quarter of the Southeast one-quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows.

Beginning at a point which bears N 53°19'40" E, 1293.00 feet from the South one-quarter corner of said Section 8.

Thence: N 0°34'51" E, 249.48 feet.

Thence: N 89°50'45" E, 196.44 feet.

Thence: S 0°16'30" E, 251.73 feet.

Thence: N 89°30'22" W, 200.19 feet.

Containing 49,698 square feet.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*

OREGON  
JULY 20, 1993  
JEFFERY P. PETERSEN  
2625

Renewal Date: Dec. 31, 1996

*Jeffery P. Petersen*  
Jeffery P. Petersen, OPLS 2625  
Bogert, Griffith & Blackman  
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 6<sup>th</sup> day of April, 1995, at 3:04 o'clock P. M. and in Plat Cabinet No. A-388, Union County records. Microfilm No. 158523.

Union County Clerk  
by R. Nellie Bosque Hibbert  
R. Church, deputy

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 6<sup>th</sup> day of April, 1995.

*Dan Moore*  
Dan Moore, City of La Grande Planning Director

CITY OF LAGRANDE CITY SURVEYOR

Approved this 6<sup>th</sup> day of April, 1995.

*Norman J. Paullus Jr.*  
Norman J. Paullus Jr., City of La Grande Surveyor

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 1994-1995 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: 4/6/95  
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: 4-6-95  
Peggy Sutton, Union County Treasurer

DECLARATION

Know all people by these presents that Sandra M. Strubhar and Gary L. Strubhar are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. They have caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

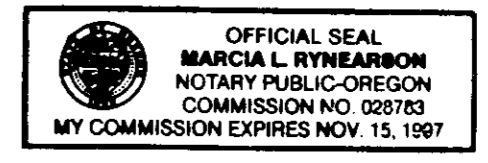
*Sandra M. Strubhar* *Gary L. Strubhar*  
Sandra M. Strubhar Gary L. Strubhar

ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 5<sup>th</sup> day of April, 1995, before me a Notary Public in and for said County and State, personally appeared Gary L. Strubhar and Sandra M. Strubhar who are know 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.

*Marcia L. Ryneason*  
Notary Public for  
the State of Oregon



Notarial seal