

MINOR PARTITION NO. 1995-11

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 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 Δ COLLEGE to Δ VALLEY Dated 1946.

LEGEND

- Set 5/8" x 30" Iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER".
- Found 5/8" Iron pin (rebar) from survey indicated on map.
- ⊙ Found brass cap in water valve box as per Union County Monumentation records.
- Centerline
- () Record information from deed MF 137500, and unrecorded plat of "Russell Tracts".

SCALE: 1" = 60'

NARRATIVE

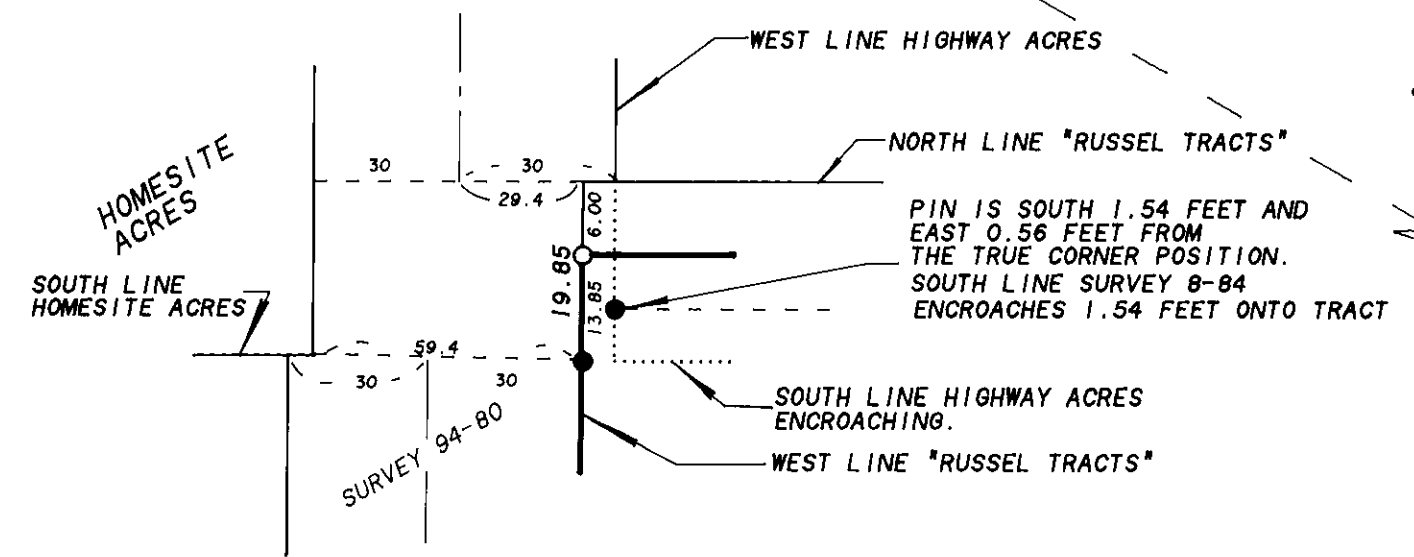
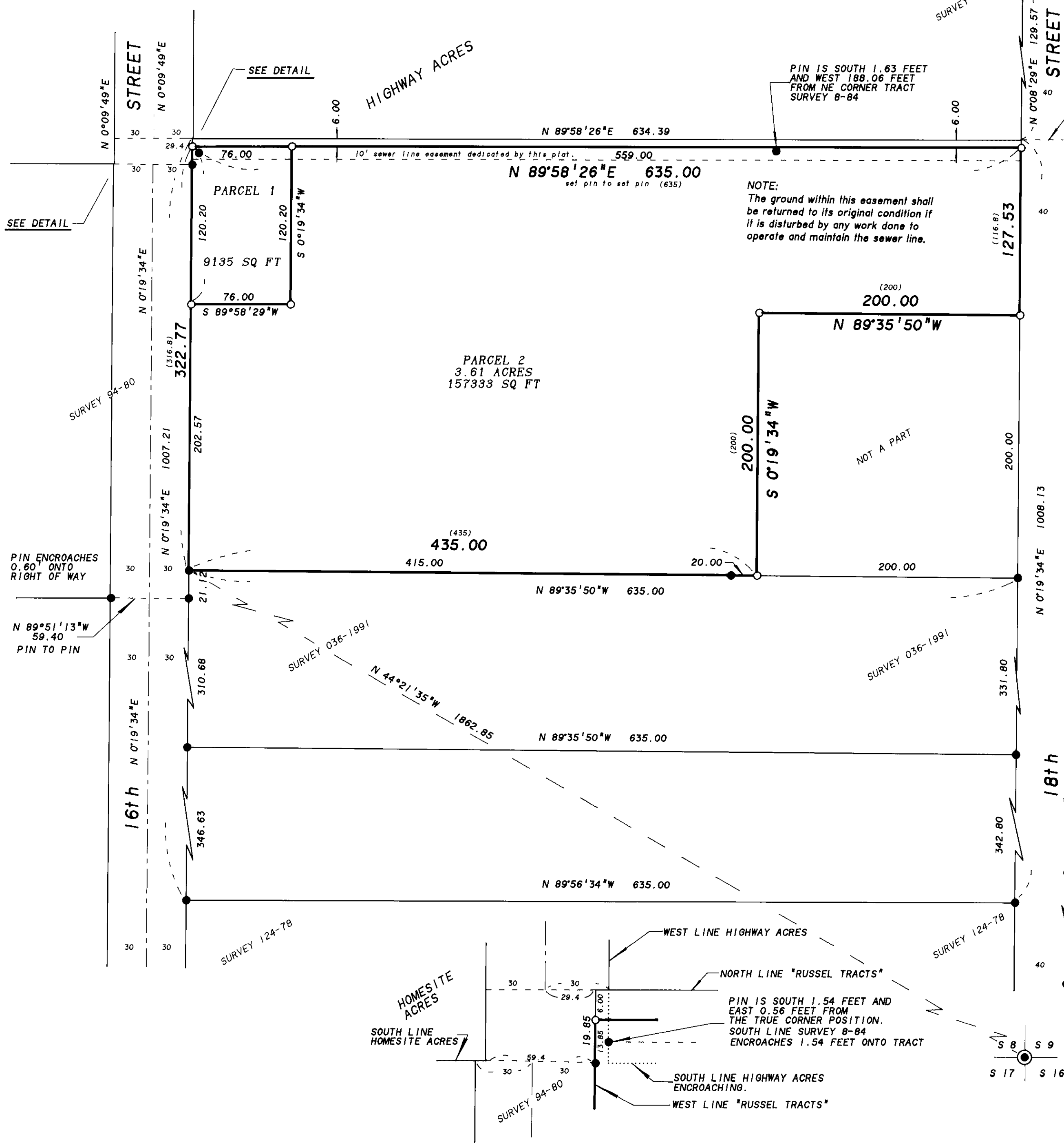
This survey was ordered by Jerry Winkle in order to partition a parcel of land from his tract. I use the found monuments from surveys 124-78, 94-80, 036-1991, and 046-1992 to establish the right of way lines of 16th and 18th Streets in the vicinity of this surveyed tract. This tract is located in a platted but unrecorded subdivision called "Russell Tracts". The metes and bounds description of this tract as well as the tracts to the south match exactly the platted dimensions of "Russell Tracts" (Book 152 Page 661, MF 67694, MF 89596, and MF 137500). Some of the deeds even call the lots as shown on the "Russell Tracts" plat. As explained by survey 8-84 Highway Acres Subdivision encroached onto the Russell tract by approximately 20 feet (see detail sketch). I accept the position of the north line of Russell tract as placed by survey 8-84, being the north line of the south 1/2 of the south 1/2 of the northeast 1/4 of the southeast 1/4. The monuments placed on the south line of survey 8-84 were placed in the existing fence line, and called in the center of a 15 foot "alley" which was supposedly shown on the "Russell Tracts" plat. When in fact the "alley" shown at the north line of "Russell Tracts" is 6 feet wide. Therefore I place the north line of this surveyed tract 6 feet southerly and parallel to the said north line of "Russell Tracts". I find no record of the 6 foot "alley" ever being dedicated or conveyed out of the Russell ownership. I do find that the deed description of the adjoining tract on the north (MF 145403) is based on survey 8-84. As stated in the narrative for survey 8-84 the pins on the south line were set on the basis of a certificate of adverse possession; there has been no documents of record which would show this line as being the new deed line. This description (MF 145403) encroaches onto this surveyed tract by 1.54 feet and should be changed.

Survey 036-1991 was used to establish the south line of this surveyed tract. By using survey 036-1991 this makes the surveyed tract excessive in distance approximately 7 feet in its north-south dimension. This is due to there being an excess in the distance from the south line of section 8 to the 16th Street line which is the north line of "Russell Tracts". Survey 016-1992 shows that the south 1/2 of section 8 is excessive in distance.

I find it necessary to place a 0.60 foot jog in the right of way lines of 16th Street in order to hold the alignments that have been established by previous surveys. As seen on the Detail sketch the jog on the easterly right of way line is located at the northwest corner of "Russell Tracts" and the jog on the westerly right of way line is at the southeast corner of Homesite Acres. Survey 94-80 monumented a 59.40 rectangle along the east border of the survey for roadway purposes but MF 97637 and MF 99123 indicate 60 feet was dedicated for a roadway easement across the east side of the tract surveyed by 94-80. Subsequently the pins near the west right of way line of 16th Street from survey 94-80 encroach 0.60 feet onto the roadway.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625
Renewal Date: December 31, 1994



DETAIL (NOT TO SCALE)

MINOR PARTITION NUMBER

1995-11

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SURVEYOR'S CERTIFICATE

I, Jeffery P. Petersen, 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 within the south one-half of the south one-half of the northeast 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 44°21'35" W, 1862.85 feet (north 1331.87 feet and west 1302.43 feet) from the southeast corner of said Section 8, said point being on the east right of way line of 16th Street:

- Thence: N 0°19'34" E, along the east right of way line of 16th Street, 322.77 feet;
- Thence: N 89°58'26" E, leaving said right of way line, 635.00 feet to the west right of way line of 18th Street;
- Thence: S 0°19'34" W, along the west right of way line of 18th Street, 127.53 feet;
- Thence: N 89°35'50" W, leaving said right of way line, 200.00 feet;
- Thence: S 0°19'34" W, 200.00 feet;
- Thence: N 89°35'50" W, 435.00 feet to the Point of Beginning of this description.

Said tract containing 3.82 acres.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: December 31, 1994
1796

Jeffery P. Petersen
Jeffery P. Petersen, OPLS 2625
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon

FILING STATEMENT

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 9th day of JUNE, 1995 at 2:55 o'clock P.M., and recorded as Partition Plat No. 1995-11

Union County records. Microfilm Number 159443
R. NELLE DOUGLASS HUBBERT
Union County Clerk by R. Nelson, Deputy

DEDICATION

Know all people by these presents that Faye F. Winkle and Jerry H. Winkle are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be partitioned and surveyed into parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and do hereby dedicate the 10 foot sewer line easement shown on the annexed map to the public use (see note on map).

Jerry H. Winkle
Jerry H. Winkle

Faye F. Winkle
Faye F. Winkle

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 11th day of JUNE, 1995 before me a Notary Public in and for said State and County, personally appeared Jerry H. Winkle and Faye F. Winkle, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Holman
Notary Public for
the State of Oregon

WATER RIGHTS STATEMENT

I find that certificate no. 6494 for 25 acres in NE 1/4 of the SE 1/4 of Section 8 may be appurtenant to this tract.

REFERENCE MATERIAL

UNION COUNTY DEED RECORDS	UNION COUNTY SURVEY RECORDS
BOOK 152 PAGE 661	124-78
MF 67694	30-80
MF 89596	80-80
MF 97637	94-80
MF 99123	08-84
MF 137500	036-1991
MF 145403	046-1992

UNRECORDED PLAT OF "RUSSELL TRACTS"
PLAT OF HIGHWAY ACRES SUBDIVISION
PLAT OF HOMESITE ACRES SUBDIVISION

APPROVALS

City of LaGrande Surveyor

Approved this 15th day of August, 1994.

by Norman J. Paulius, Jr.
Norman J. Paulius, Jr.

City of LaGrande Planning Commission

Approved this 16th day of August, 1994.

by Dan Moore
Dan Moore, City Planner

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: 6/8/95
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: 6/8/95
Peggy Sutton, Union County Treasurer