

36 31 T 2 South
1328.53 POB
S 69°50'37" E
T 3 South
R 37 R 38
Fnd 4" Pipe

MAJOR PARTITION PLAT NO. 1997-33

Situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 976025
Plat Cabinet B-483

LINE TABLE

L1	S 89°24'50" W	37.76
L2	N 77°22'00" W	30.00
L3	S 89°24'50" W	155.83
L4	N 0°33'05" W	62.77
L5	N 66°31'50" W	62.92

CURVE DATA

C-1	C-2
Δ = 33°46'34"	Δ = 67°03'36"
R = 62.01	R = 62.01
LC = 36.56	LC = 72.58
Lc = 36.03	Lc = 68.51
N 29°31'17" E	S 79°56'22" W

LEGEND

- Set 5/8 x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Found 5/8 rebar with plastic cap Marked BGB SURVEY MARKER, set by Survey Number 025-1997
- FOUND 5/8" rebar set by Survey Number 54-73
- ⊙ Found monument as noted
- Existing fence line
- - - Centerline of Road
- () Record bearing or distance from Survey Number 54-73
- L1 Distance and bearing found in line table
- C1 Curve data found in Curve data table



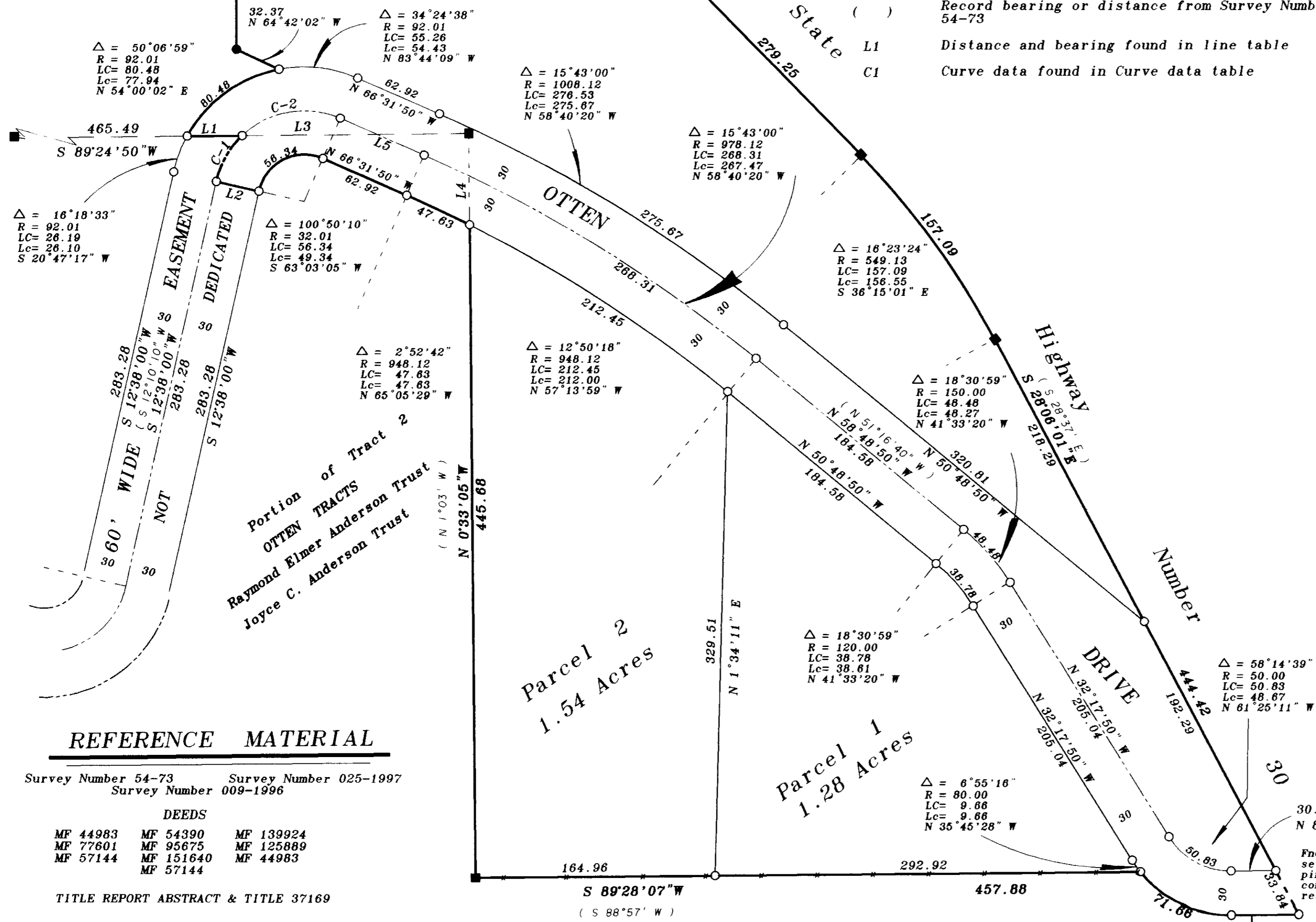
SCALE: 1" = 60'

BASIS OF BEARING

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

NARRATIVE

This partition was ordered by Kenneth and Elaine German in order to create 3 lots out of the parcel known as Lot 1 of OTTEN TRACTS. OTTEN TRACTS is a partition created in April of 1973 and documented by Survey Number 54-73 filed in the Union County Surveyors office. My research shows that the land known as OTTEN TRACTS all came from the land to the South and West presently owned by Smith. Many of the tracts are described by metes and bounds starting from an axle shaft that was referred to as the Southwest corner of the North half of the Northwest Quarter. Survey Number 09-1996 shows that this axle shaft is not the true aliquot corner. I believe that this axle shaft is probably one of the original monuments set for the Southwest corner of Block 89 of RIVERSIDE ADDITION, now vacated in this area. I found virtually all of the survey monuments called for in Survey 54-73, and I accepted them as the intended positions of the lots. I would throw all of the error against the Range line as that is where it occurred. Survey Number 025-1997 lot line adjusted Lot 8 of OTTEN TRACTS, adding about 1.1 acres to Lot 1 of OTTEN TRACTS. The Germans wished this to be included in the partition. I located the existing OTTEN DRIVE from the curve data on survey 54-73. I held the delta angles and the radii in all but two cases, those are not on this partition. There are several errors in the delta angles on the road west of this partition. In these cases I corrected the delta angle and held the tangent to minimize the movement in the location of the road. I still find that the road will not close by 5 feet in eastings. It is our intention to dedicate all of OTTEN DRIVE through the curve at the northerly end of the Raymond Anderson tract near the south west corner of Parcel 3. Mr. Anderson agreed to the dedication and will sign the plat. Oregon State Highway department required the Germans to relocate OTTEN DRIVE at the southeast corner of Parcel 1 for safety reasons. Joetta Smith agreed to dedicate land South of Parcel 1 for road purposes. I dedicate all of the property South of the intersection of the North line of OTTEN DRIVE south to the south line of OTTEN TRACTS, and East of the new Right of Way line as shown, in order to prevent unusable property in this area. I find no other problems with this survey.



REFERENCE MATERIAL

Survey Number 54-73	Survey Number 025-1997
Survey Number 009-1996	
DEEDS	
MF 44983	MF 54390
MF 77601	MF 95675
MF 57144	MF 151640
	MF 44983
	MF 15144

TITLE REPORT ABSTRACT & TITLE 37169

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 15, 1975
GREGORY T. BLACKMAN
991
Renewal Date: Dec. 31, 1997

MAJOR PARTITION PLAT NO. 1997-33

Situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 976025
Plat Cabinet No. B-483

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed Major Partition, in accordance with the provisions of O.R.S Chapter 92, said Major Partition being situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at a point on the South line of the former U.S. Highway 30, said point being S 69°50'37" E, a distance of 1328.53 feet from the Northwest corner of said Section 6:

Thence along the South line of said Highway 30 the following courses:

Thence: S 52°14'30" E, a distance of 279.63 feet:

Thence: N 47°01'16" E, a distance of 17.86 feet:

Thence: S 44°29'25" E, a distance of 279.25 feet, to the P.C. of a curve right, (Engineer Sta. 336+98.6):

Thence: around said curve right, radius being 549.13 feet, (long chord bears S 36°15'01" E, a distance of 156.55 feet) a distance of 157.09 feet, to the the P.T. of said curve also being engineer station 338+64.1:

Thence: S 28°06'01" E, a distance of 444.42 feet:

Thence: S 89°28'07" W, leaving said South line of said Highway 30, a distance of 46.46 feet to the P.C. of a curve right:

Thence: around said curve (long chord bears N 64°52'49" W, 69.29 feet) a distance of 71.66 feet to the P.T. of said curve:

Thence: S 89°28'07" W, a distance of 457.88 feet:

Thence: N 0°33'05" W, a distance of 445.68 feet to the intersection of a curve left, radius of 948.12 feet:

Thence: around said curve left, (long chord bears N 65°05'29" W, a distance of 47.63 feet) a distance of 47.63 feet to the P.T. of said curve:

Thence: N 66°31'50" W, a distance of 62.92 feet to the P.C. of a curve left, radius of 32.01 feet:

Thence: around said curve left (long chord bears S 63°03'05" W, 49.34 feet) a distance of 56.34 feet to the P.T. of said curve left:

Thence: N 77°22'00" W, a distance of 30.00 feet to the centerline of OTTEN DRIVE said point also being the P.C. of a curve right with a radius of 62.01 feet:

Thence: around said curve right, and along said OTTEN DRIVE centerline, (long chord bears N 29°31'17" E, a distance of 36.03 feet) a distance of 36.56 feet to the P.T. of said curve:

Thence: S 89°24'50" W, a distance of 37.76 to the North line of said OTTEN DRIVE and to the intersection of a curve right with radius of 92.01 feet:

Thence: along the North line of OTTEN DRIVE and around said curve right, (long chord bears N 54°00'02" E, 77.94 feet) a distance of 80.48 feet to the P.T. of said curve:

Thence: N 64°42'02" W, leaving said OTTEN DRIVE, a distance of 32.37 feet:

Thence: NORTH, a distance of 286.21 feet to the point of beginning of this description.

Said parcel containing 6.81 Acres.

I further certify 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 are marked with monuments as indicated on the annexed plat in accordance with O.R.S 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Bogett-Griffith & Blackman, Inc.
2006 Adams Avenue
LaGrande, Oregon 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
991
Renewal Date: Dec. 31, 1997

DEDICATION

Know all people by these presents that Kenneth D. German, Elaine V. German, Raymond Elmer Anderson, ~~successor~~ Trustee of the Raymond Elmer Anderson Trust, and Raymond Elmer Anderson, ~~successor~~ Trustee of the Joyce C. Anderson Trust, Joetta Smith, and M. Joan Bouvy, a protected person say that we are the owners of the land shown on the annexed plat, also Kenneth D. German, President of the Kenneth D. German M.D. P.C., a mortgage holder, of said land on the annexed plat, more particularly described in the accompanying Surveyors Certificate, and caused the same to be surveyed and platted as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets as shown, in accordance with O.R.S Chapter 92.

Kenneth D. German *Elaine V. German* *Joetta Smith*
Kenneth D. German Elaine V. German Joetta Smith
Raymond Elmer Anderson *Raymond Elmer Anderson*
Raymond Elmer Anderson Raymond Elmer Anderson
~~Successor~~ Trustee ~~Successor~~ Trustee
Raymond Elmer Anderson Trust Joyce C. Anderson Trust
Kenneth D. German President
Kenneth D. German, President
Kenneth D. German M.D. P.C.

Charles A. Anyder
M. Joan Bouvy
by Charles A. Anyder, conservator
for the Estate of M. Joan Bouvy, as
reserved in the stipulated decree, as
Micrifilm 970060, Union County Records.

Know all people by these presents that WASHINGTON MUTUAL BANK, FA, formerly know as AMERICAN SAVINGS BANK, F.A., is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the Partition on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

WASHINGTON MUTUAL BANK, FA
by ~~Chris Dominguez~~, Bank Officer

ACKNOWLEDGEMENTS

State of California
County of SS

Know all these people by these presents, on this _____ day of _____, 1997, before me a Notary Public in and for said County and State, personally appeared ~~Chris Dominguez~~, an officer of the above named WASHINGTON MUTUAL BANK, FA, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she is an authorized representative of said WASHINGTON MUTUAL BANK, FA, and that said instrument was executed freely and voluntarily.

Notary Public for
the State of California

Notarial seal

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 20th day of NOVEMBER, 1997, before me a Notary Public in and for said County and State, personally appeared Kenneth D. German and Elaine V. German, Kenneth D. German, President of the Kenneth D. German M.D., P.C., Raymond Elmer Anderson, and Joetta C. Smith, known 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.

Nick G. Wilson
Notary Public for
the State of Oregon

Notarial seal

MAJOR PARTITION PLAT NO. 1997-33

Situated in the North Half of the Northwest Quarter of
Section 6, Township 3 South, Range 38 East of the Willamette
Meridian, Union County, Oregon

Microfilm Number 976025
Plat Cabinet No. B-483

APPROVALS

City of LaGrande City Surveyor

Approved this 20th day of November, 1997.

by Norman J. Paulms, Jr.
Norman J. Paulms, Jr.
City Surveyor

CITY OF LAGRANDE PLANNING DIRECTOR

Approved this 24th day of NOVEMBER, 1997.

R. Wes Hare, II
R. Wes Hare, II
City Manager

LAGRANDE CITY COUNCIL

Approved this 10th day of DECEMBER, 1997.

Mayor
Mayor

Mayor Pro-tem
Mayor Pro-tem

Councilor
Councilor

Councilor
Councilor

Kirk Achilles
Councilor

APPROVALS

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 1997-1998 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: 12/11/97
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: 12/11/97
Peggy Sutton, Union County Treasurer

UNION COUNTY COMMISSION

Approved this 17 day of Dec., 1997.

Steve McClure John Howard
Steve McClure John Howard
Colleen MacLeod
Colleen MacLeod

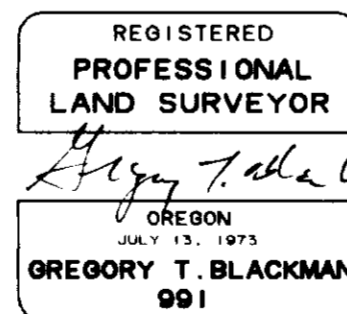
FILING STATEMENT

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 23rd day of December, 1997, at 3:55 o'clock P.M. and filed in Plat Cabinet No. B-483, Union County records.
Microfilm No. 976025

Union County Clerk by R. Nellie Boque Hubbard
R. Church, Deputy



Renewal Date: Dec. 31, 1997