

MINOR PARTITION PLAT NO. 20060019T

Situate in the Northwest Quarter of the Southeast Quarter of Section 6, in Township 3 South, Range 38 East of the Willamette Meridian, La Grande, Union County, Oregon

Microfilm Number 2006240T
Plat Cabinet Number C846, C847

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

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 33-1980
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 8-1982
- ⬠ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 018-1995
- ⊙ Found 2" Iron Pipe set for Initial Point of Evans Subdivision
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat No. 1996-08
- ◆ Found 3/4" pipe set by Survey Number 1-1962
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline of Street
- - - - - Easement

REFERENCE MATERIAL

Microfilm Number 20037788
Microfilm Number 106365
Title Report Number 06-17909 by Eastern Oregon Title Company

SURVEYS

Minor Partition Number 1996-08
Survey Number 1-1962
Survey Number 30-1979
Survey Number 33-1980
Survey Number 8-1982
Survey Number 018-1995
Plat of Evans Subdivision

NOTE: Roadway easement referred to in Microfilm No. 120241, is not appurtenant to this partition.

NARRATIVE

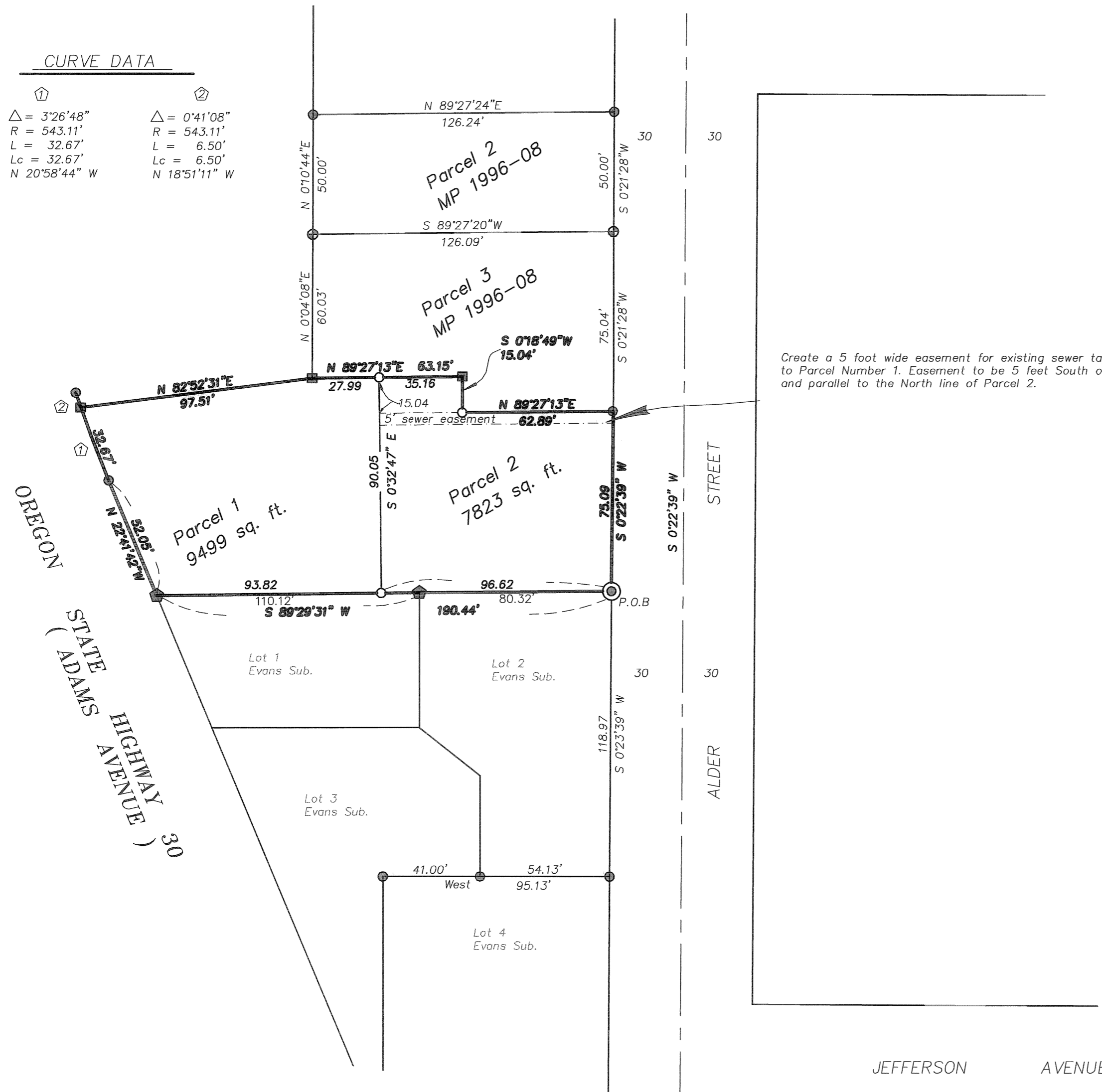
This survey was ordered by Debrah Oliver and David Oliver for the purpose of separating an existing dwelling from the existing tract. I find and accept the existing monuments, as shown that were set by Evans Subdivision on the South, Survey Number 8-1992, depicting the boundary line agreement recorded as Microfilm Number 10635. I also find and accept monuments as set by Minor Partition Number 1996-08. The land encompassed by these found monuments establish the exterior of this partition. There is an existing sewer line to the existing house, along the North line of Parcel Number 2, that will require a 5 foot easement to maintain the line, and will be created by this partition. I find no unusual conditions with this survey.

DEED RESTRICTION

It is required by the approval of this plat that a multifamily residential structure (duplex or greater) be built on Parcel Number 2 of this partition. A single family structure is prohibited, unless a variance is obtained from the La Grande Planning Commission.

CURVE DATA

①	②
$\Delta = 3'26.48''$	$\Delta = 0'41.08''$
$R = 543.11'$	$R = 543.11'$
$L = 32.67'$	$L = 6.50'$
$Lc = 32.67'$	$Lc = 6.50'$
$N 20'58.44'' W$	$N 18'51.11'' W$



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060019T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C846, C847 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2007

Minor Partition Plat Number 20060019T

Microfilm Number 20066240T
Plat Cabinet Number C846, C847

Situate in the Northwest Quarter of the Southeast
Quarter of Section 6, in Township 3 South,
Range 38 East of the Willamette Meridian,
La Grande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Partition, being the Northwest Quarter of the Southeast Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, Union County, being more particularly described as follows,

Beginning at the Northeast corner of Lot 2 of Evans Subdivision to La Grande, Oregon, said point being on the West line of Alder Street;

Thence; S 89°29'31" W, along the North line of Lots 1 and 2 of said Evans Subdivision, a distance of 190.44 feet to the East line of Oregon State Highway 30;

Thence; N 22°41'42" W, along said East line of said Highway, a distance of 52.05 feet, to the P.C. of a curve right with a radius of 543.11 feet;

Thence; around said curve, (long chord bears N 20°58'44"W 32.67 feet) a distance of 32.67 feet;

Thence; N 82°52'31" E, along the line created by Boundary Line Agreement recorded as Microfilm Number 106365 Union County Deed Records, a distance of 97.51 feet;

Thence; N 89°27'13" E, along said agreement line, a distance of 63.15 feet;

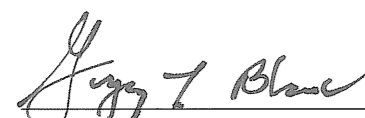
Thence; S 0°18'49" W, along said agreement line, a distance of 15.04 feet;

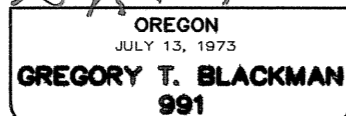
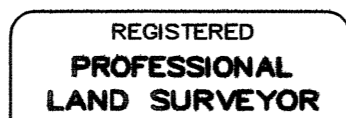
Thence; N 89°27'13" E, a distance of 62.89 feet, to the Southeast corner of Parcel Number 3 of Minor Partition Number 1996-08, as filed in the plat files of the Union County Clerk, and being on the West line of Alder Street;

Thence; S 0°22'39" W, along said West line of Alder Street a distance of 75.09 feet, to the point of beginning of this description.

Said parcel containing 17,322 Sq. Ft. (0.4 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 parcel 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.

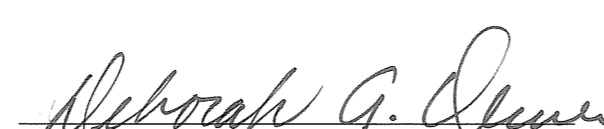


Gregory T. Blackman, OPLS 991
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2007

DECLARATION


Know all people by these presents that DEBORAH A. OLIVER and DAVID E. OLIVER, are the owners of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and we do for ourselves our heirs and assigns create the 5 foot wide sewer easement to Parcel 1 as shown on the annexed plat, We further agree to the deed restriction as shown on page 1 of 2, all in accordance with the provisions of O.R.S. Chapter 92.

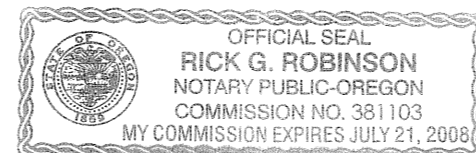

Deborah A. Oliver 
David E. Oliver

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of October, 2006, before me a Notary Public in and for said County and State, personally appeared DEBORAH A. OLIVER and DAVID E. OLIVER, known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



Notary Public for
the State of Oregon



Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

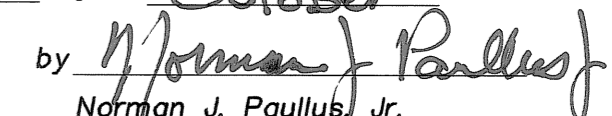
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20060019T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C846, C847 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.


Gregory T. Blackman, OPLS 991

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 25th day of October, 2006.

by 
Norman J. Paullus Jr.
City Surveyor


City of LaGrande Planner

Approved this 6th day of NOVEMBER, 2006.


Michael J. Boquist
City Planner

Union County Assessor / Tax Collector

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 2006-2007 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  Date: 11/28/06
Linda L. Hill, Union County Assessor/Tax Collector

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 28th day of Nov, 2006, at 3:07 o'clock P.M., and recorded in Plat Cabinet No. C846, C847 Union County records. Microfilm Number 20066240T

R. Nellie Bogue Hibbert,
Union County Clerk, by 