

Microfilm # 972677
Plat Cab - B-461

Minor Partition No. 1997-12

Parcel 1 of Minor Partition No. 1995-15
Situating in the Southeast quarter 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.

SCALE: 1" = 40'



LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 124-78.
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Terra Lea Addition.
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1994-03.
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1995-15.
- ▲ Found 5/8" iron pin with plastic cap marked APA set by survey number 23-75.
- Set 5/8" x 30" iron pin with plastic cap marked BGA SURVEY MARKER.

NARRATIVE

This partition was done at the request of Rick Simonis. It is a partition of Parcel 1 of Minor Partition 1995-15. I find the exterior boundary markers of this tract as per Minor Partition 1995-15. The dividing line of the parcels is placed as directed by Mr. Simonis.

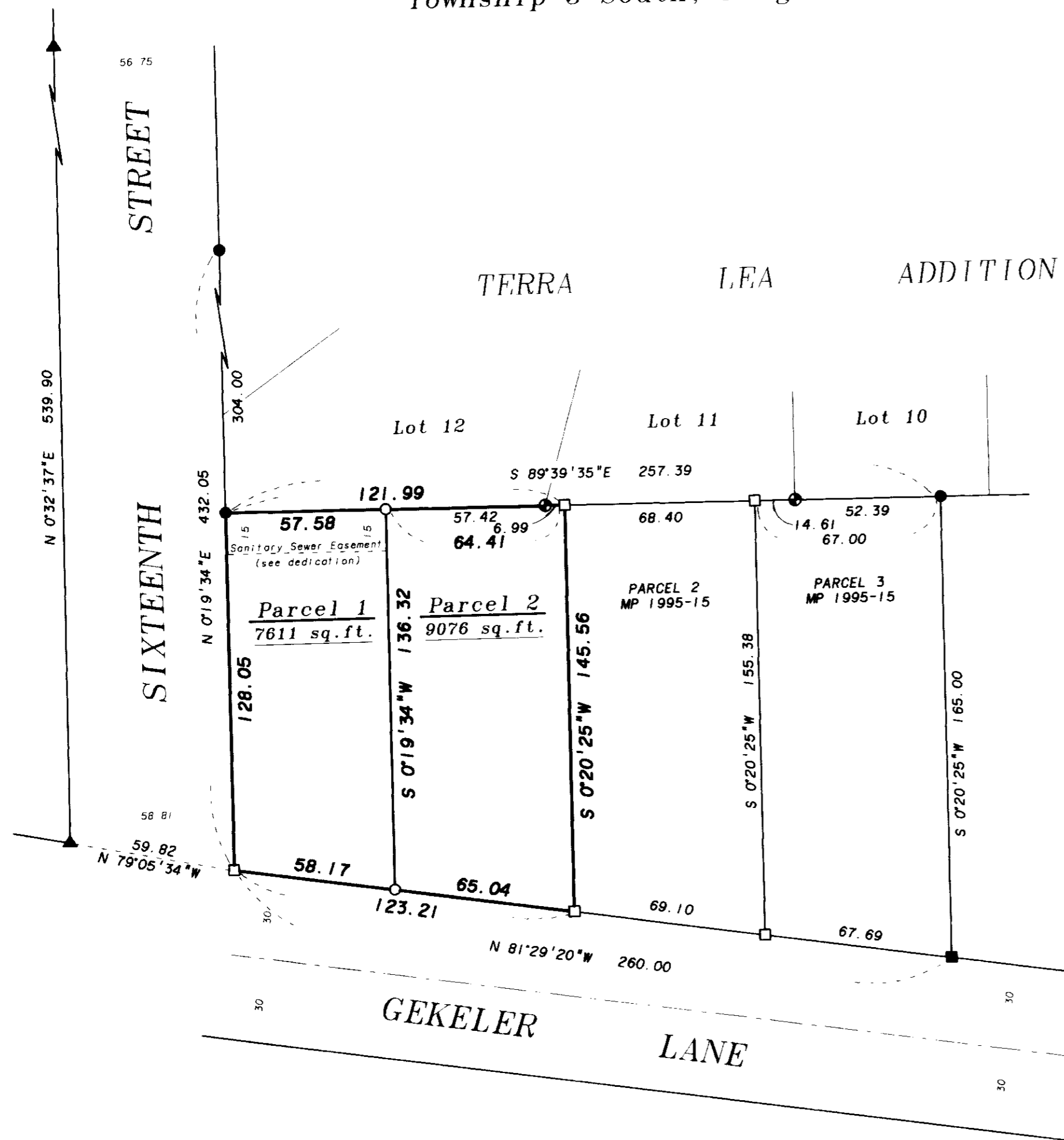
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1998

REFERENCE MATERIAL

- Plat of Terra Lea Addition
Survey Number 124-78
Survey Number 23-75
- Minor Partition Number 1994-03
- Minor Partition Number 1995-03
- Minor Partition Number 1995-15
- Preliminary Title Report, Order
No. 97-8403, dated April 9, 1997,
issued by Eastern Oregon Title,
Inc., LaGrande, Oregon.



Microfilm # 992677
Plat Cab B-461

Minor Partition No. 992-12

Situated in the Southeast quarter of Section 8,
Township 3 South, Range 38 East of the Willamette Meridian

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~~ ¹⁹⁹⁶⁻⁹⁷ 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: 6/26/97
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: 6/26/97
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNER

Approved by the City Planner this 30th day of June, 1997.

R. Wes Hare
R. Wes Hare, City Manager
For the City Planner

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 25th day of September, 1997.

Norman J. Paulus Jr.
City Surveyor

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 30th day of June, 1997, at 8:30 o'clock A.M. and in Plat Cabinet No. B-461, Union County records.

Microfilm No. 112677
by R. Nellie Bosque Hibbert
Union County Clerk
for Chesch, deputy

DEDICATION

Know all people by these presents that we, Rick D. Simonis and Cindy Simonis, hereby depose and say that we are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby dedicate the 15 foot sanitary sewer easement, as shown on the annexed plat, across Parcel 1 to be appurtenant to Parcel 2. All in accordance with the provisions of O.R.S. Chapter 92.

Cindy Simonis Rick D. Simonis
Cindy Simonis Rick D. Simonis

Know all people by these presents that I, Dale W. Epling an interest holder of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, do hereby consent to the partition and the dedication of the sanitary sewer line easement, as shown on the annexed plat. All in accordance with the provisions of O.R.S. Chapter 92.

Dale W. Epling
Dale W. Epling

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 25th day of JUNE, 1997, before me a Notary Public in and for said County and State, personally appeared Cindy Simonis and Rick D. Simonis, 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. Whinn
Notary Public for
the State of Oregon

Notarial seal

State of Oregon
County of Union

Know all these people by these presents, on this 25th day of JUNE, 1997, before me a Notary Public in and for said County and State, personally appeared Dale W. Epling, known to me to be the identical person named in the foregoing instrument, and he acknowledged to me that he executed the same freely and voluntarily.

Nick G. Whinn
Notary Public for
the State of Oregon

Notarial seal

SURVEYOR'S CERTIFICATE

I, Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the East right of way line of Sixteenth Street, said point being the Southwest corner of Lot 12, Terra Lea Addition to La Grande, Union County, Oregon,

Thence: S 89°39'35" E, along the South lines of Lots 12 and 11 of said Terra Lea Addition, 121.99 feet, to the Northeast corner of Parcel 1 of Minor Partition 1995-15,

Thence: S 0°20'25" W, along the East line of said Parcel 1 of Minor Partition 1995-15, 145.56 feet, to the North right of way line of Gekeler Lane and the Southeast corner of said Parcel 1,

Thence: N 81°29'20" W, along the said North right of way line of Gekeler Lane, 123.21 feet, to the East right of way line of Sixteenth Street and the Southwest corner of said Parcel 1,

Thence: N 0°19'34" E, along the said East right of way line of Sixteenth Street, 128.05 feet, to the Point of Beginning of this description.

Containing 16,687 square feet.

I further certify that I made this survey and plat by order of and under the direction of the owner 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.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: Dec 31, 1996