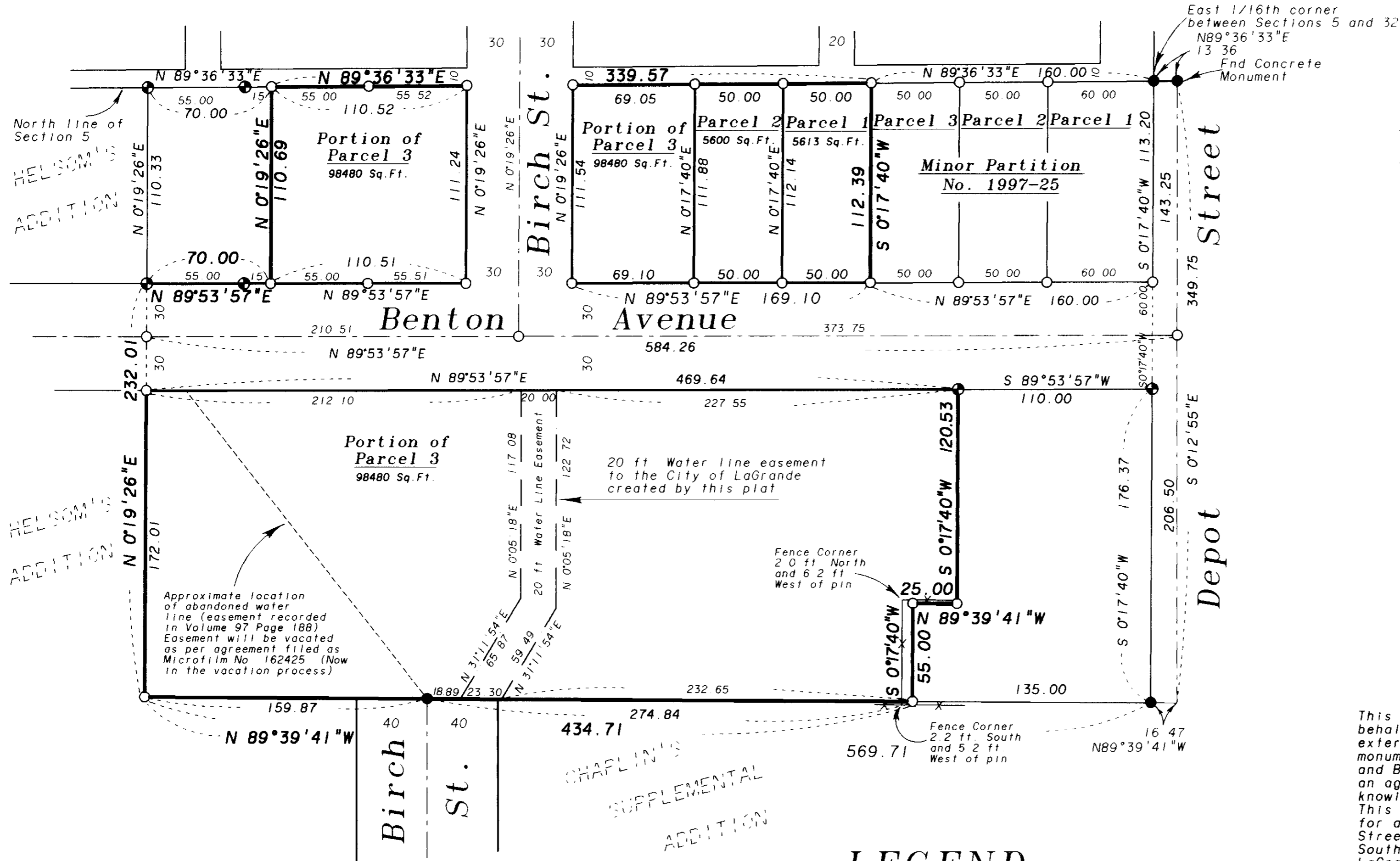


**Minor Partition No. 1997-25**  
 Situated in the Northwest quarter of the Northwest quarter of  
 Section 5, Township 3 South, Range 38 East of the Willamette Meridian



**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"=50'**

**REFERENCE MATERIAL**

Plat of Dwight's Addition  
 Plat of Chaplin's Supplemental Addition  
 Plat of Helsom's Addition  
 Survey Number 91-80  
 Survey Number 18-89  
 Survey Number 024-1996  
 Minor Partition Plat No. 1997-25

**DEED REFERENCES**  
 Volume 97 Page 188  
 Microfilm Numbers:  
 101428 140889  
 140888 144399  
 162425

**NARRATIVE**

This partition was done at the request of Wayne Simonis, on behalf of the owners of the land within this partition. The exterior of this partition, as well as many of the interior monuments were set at the time of the dedication of Birch Street and Benton Avenue by survey number 024-1996, in accordance with an agreement with the City of LaGrande (Microfilm Number 162425), knowing that the subject tract would be eventually partitioned. This agreement also stipulated that there be an easement created for a new water line connecting between the North end of Birch Street at the South line of Parcel 3 of this partition, and the South right of way line of Benton Avenue. In return, the City of LaGrande was to abandon the existing water line and vacate that water line easement filed in Volume 97 Page 188 of the deed records of Union County. The vacation of the existing easement is currently being processed, and the easement for the new water line across Parcel 3 is created by this partition. Parcel 3 of this partition spans both Benton Avenue and Birch Street, as these streets do not divide the contiguous ownership involved in this partition, as per O.R.S. 92.010 (7)(d). The existing fences near the Southeast corner of Parcel 3 of this partition are away from the true property lines as shown. I find no other unusual conditions on this partition.

**LEGEND**

- Found monument set by survey number 18-89 (3/4" pipe unless otherwise noted)
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 91-80
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 024-1996
- Easement line
- - - Centerline
- \* \* \* Existing fence line

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Rick G. Robinson*  
 OREGON  
 JULY 17, 1986  
**RICK G. ROBINSON**  
 2219

Renewal Date: Dec. 31, 1998

# Minor Partition No. 1997-28

Situated in the Northwest quarter of the Northwest quarter of  
Section 5, Township 3 South, Range 38 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Northwest quarter of the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows, with reference to map of survey number 024-1996, as filed in the office of the Union County Surveyor,

Commencing at the Northwest corner of Parcel 3 of Minor Partition Plat number 1997-25, said point being on the North line of said Section 5,

Thence: South 0°17'40" West, a distance of 112.39 feet, to the North right of way line of Benton Avenue,

Thence: North 89°53'57" East, along said North line, a distance of 160.00 feet, to the West right of way line of Depot Street,

Thence: South 0°17'40" West, along said West line, a distance of 60.00 feet, to the South right of way line of Benton Avenue,

Thence: South 89°53'57" West, along said South line, a distance of 110.00 feet,

Thence: South 0°17'40" West, a distance of 120.53 feet,

Thence: North 89°39'41" West, a distance of 25.00 feet,

Thence: South 0°17'40" West, a distance of 55.00 feet, to the North line of Chaplin's Supplemental Addition,

Thence: North 89°39'41" West, along said North line, a distance of 434.71 feet, to the East line of Helsom's Addition,

Thence: North 0°19'26" East, along said East line, a distance of 232.01 feet, to the North right of way line of Benton Avenue,

Thence: North 89°53'57" East, along said North line, a distance of 70.00 feet,

Thence: North 0°19'26" East, a distance of 110.69 feet, to the North line of said Section 5,

Thence: North 89°36'33" East, a distance of 339.57 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM the 60 ft. Strips of land conveyed to the City of LaGrande for street rights of way by dedication deed, recorded December 18, 1995, as Microfilm Document number 162425, in the deed records of Union County, Oregon.

Said tract containing 2.52 Acres (109,693 square feet).

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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Bageff, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

OREGON  
JULY 17, 1996  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No 2219, do hereby certify that I am the Surveyor who prepared the plat of Partition No. 1997-28 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number B-478 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## DECLARATION

Know all people by these presents that TIMOTHY W. SUDBRUCK and TINA M. SUDBRUCK are the owners, and WAYNE R. SIMONIS, as trustee for PATRICIA A. SIMONIS, is a leinholder on the land within this partition, 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 we do for ourselves, our heirs and assigns, hereby create the water line easement across Parcel 3 of this partition, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Timothy W. Sudbruck  
Timothy W. Sudbruck

Tina M. Sudbruck  
Tina M. Sudbruck

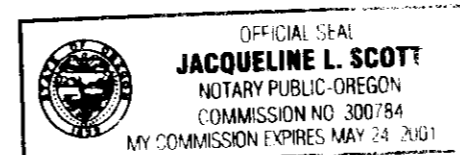
Wayne R. Simonis  
Wayne R. Simonis, Trustee for Patricia A. Simonis

## ACKNOWLEDGMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 26 day of Nov., 1997, before me a Notary Public in and for said County and State, personally appeared Timothy W. Sudbruck and Tina M. Sudbruck, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline L. Scott  
Notary Public for  
the State of Oregon



Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 17 day of NOVEMBER 1997, before me a Notary Public in and for said County and State, personally appeared Wayne R. Simonis, Trustee for Patricia A. Simonis, who stated that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline L. Scott  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 17th day of NOVEMBER, 1997.

Norman J. Paullus, Jr.  
Norman J. Paullus, Jr., City Surveyor

### CITY OF LAGRANDE PLANNER

Approved by the City Planner this 2<sup>ND</sup> day of DECEMBER, 1997.

R. Wes Hare  
R. Wes Hare, City Manager

### 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: 12/2/97  
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: 12/2/97  
Peggy Sutton, Union County Treasurer

## 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 2<sup>nd</sup> day of Dec, 1997, at 4:00 o'clock P M. and in Plat Cabinet No. B-478, Union County records.  
Microfilm No. 915659

Union County Clerk by R. Lynn Eugene Hibbert