

# Minor Partition Number

1998-29

Microfilm Number 987728  
Plat Cabinet 0-521

A Partition of Parcel 3 of Minor Partition Number 1997-28  
Situating 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  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
Dated 1946.

SCALE: 1"=50'

## REFERENCE MATERIAL

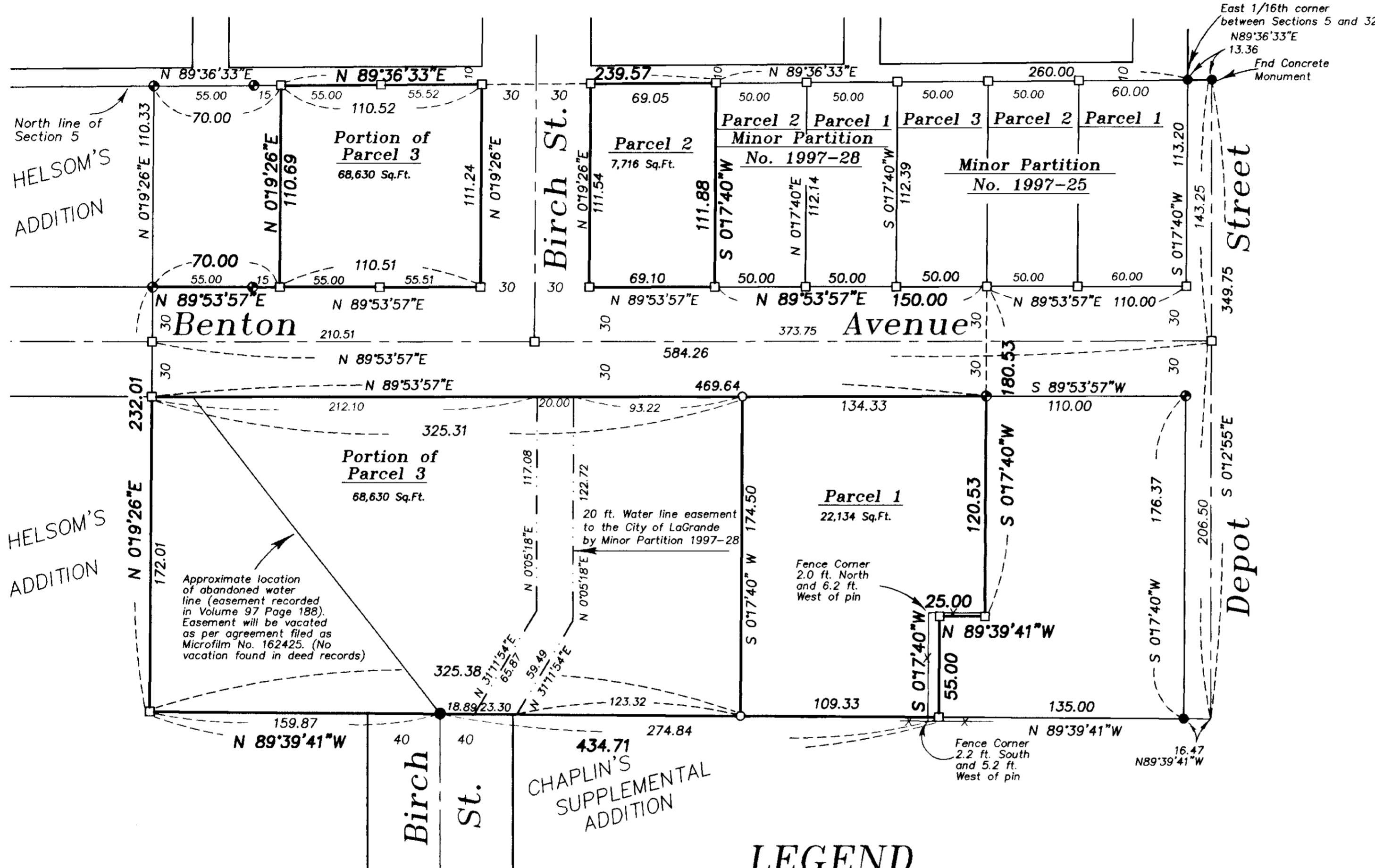
Plat of Dwight's Addition  
Plat of Chaplin's Supplemental Addition  
Plat of Helsom's Addition  
Survey Number 91-80  
Survey Number 18-89  
Survey Number 024-1996  
Minor Partition Plat No. 1997-25  
Minor Partition Plat No. 1997-28

### 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 was previously monumented by survey numbers 91-80 and 024-1996. The exterior of Parcel 2 of this partition was also previously monumented by survey number 024-1996. I placed the dividing line between Parcels 1 and 3 of this partition at the direction of Mr. Simonis. I find the existing fences away from the true property lines as shown. I also find no vacation of the easement for water line across the Southwesterly portion of Parcel 3 of this partition. The vacation of that water line easement was supposed to be vacated according to that agreement filed as microfilm number 162425, but I could find no vacation of that easement recorded in the deed records. I find no other unusual conditions on this survey.



## 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
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement line
- - - Centerline
- \* \* \* Existing fence line

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2000  
PLAT PREPARED 12/9/98

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Microfilm Number 987728  
Plat Cabinet Number B-521

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Situating 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, being a partition of Parcel 3 of Minor Partition Number 1997-28, situated in the Northwest quarter of the Northwest quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Commencing at the Northeast corner of Parcel 3 of Minor Partition Plat number 1997-28, said point being on the North line of said Section 5, said point also being the Northwest corner of Parcel 2 of said partition plat,

Thence; South 0°17'40" West, a distance of 111.88 feet, to the North right of way line of Benton Avenue,

Thence; North 89°53'57" East, along said North line, a distance of 150.00 feet, to the Southeast corner of Parcel 3 of Partition Plat number 1997-25,

Thence; South 0°17'40" West, along the East line of Parcel 3 of Partition 1997-28, and its Northerly prolongation, a distance of 180.53 feet, to the an angle point in the East line of said Parcel 3,

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 239.57 feet, to the Point of Beginning of this description.

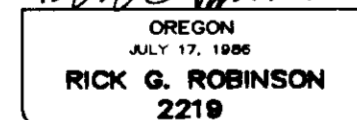
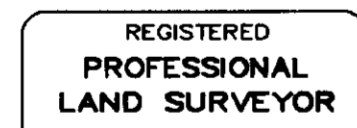
EXCEPTING THEREFROM the 60 ft. Strips of land conveyed to the City of LaGrande for street rights of way by dedication deed, recorded December 18, 1995, as Microfilm Document number 162425, in the deed records of Union County, Oregon.

Said tract containing 2.26 Acres (98,480 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.

*Rick G. Robinson*

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



Renewal Date: Dec. 31, 2000

## DECLARATION

Know all people by these presents that TIMOTHY W. SUDBROCK and TINA M. SUDBROCK are the owners, and WAYNE R. SIMONIS, as trustee for PATRICIA A. SIMONIS, is a lein holder 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, in accordance with the provisions of O.R.S. Chapter 92.

*Timothy W. Sudbrock*  
Timothy W. Sudbrock

*Tina M. Sudbrock*  
Tina M. Sudbrock

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

## APPROVALS

### City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 10<sup>th</sup> day of December, 1998.

by *Norman J. Paulus, Jr.*  
Norman J. Paulus, Jr.  
City Surveyor

### City of LaGrande Community Development Director/Planner

Approved this 12<sup>th</sup> day of December, 1998.

*David E. Miller*  
David E. Miller,  
Community Development Director/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 1998-1999 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: 12/23/98  
Patty Gooderham, Union County Assessor

### 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 23<sup>rd</sup> day of DEC, 1998, at 12:10 o'clock P.M., and recorded in Plat Cabinet No. B-521 Union County records. Microfilm Number 987728

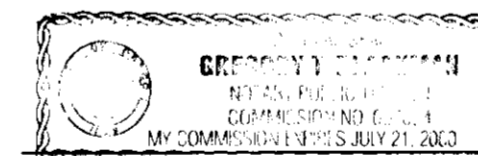
*R. NELLE DOGUE HIBBERT*  
Union County Clerk by *B. Nelson, Deputy*

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 10<sup>th</sup> day of December, 1998, before me a Notary Public in and for said County and State, personally appeared Timothy W. Sudbrock and Tina M. Sudbrock, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Gregory T. Black*  
Notary Public for  
the State of Oregon

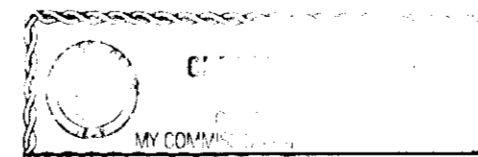


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 10<sup>th</sup> day of December, 1998, 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.

*Gregory T. Black*  
Notary Public for  
the State of Oregon



Notarial seal