

MF # 983166

PARTITION PLAT NO. 1998-17 DECLARATION

Plot Cab B-506

KNOW ALL PERSONS BY THESE PRESENTS THAT RONALD R. SIMONIS AND CYNTHIA J. SIMONIS ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT THEY HAVE CAUSED SAID LANDS TO BE PARTITIONED AS SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Ronald R. Simonis
RONALD R. SIMONIS

Cynthia J. Simonis
CYNTHIA J. SIMONIS

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23RD DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD R. SIMONIS AND CYNTHIA J. SIMONIS, OWNERS, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE STATE OF OREGON
Mary Joan Busey



APPROVALS

APPROVED THIS 23RD DAY OF June, 1998

APPROVED THIS 23RD DAY OF June, 1998

Greg Blackman
GREG BLACKMAN, P.L.S.
UNION COUNTY SURVEYOR

Stanley Jenkins
UNION COUNTY PLANNING DEPARTMENT

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 DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Patty Goodenham 6/23/98
UNION COUNTY ASSESSOR

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.

Geneva Burford 6/23/98
UNION COUNTY TREASURER

FILING STATEMENT

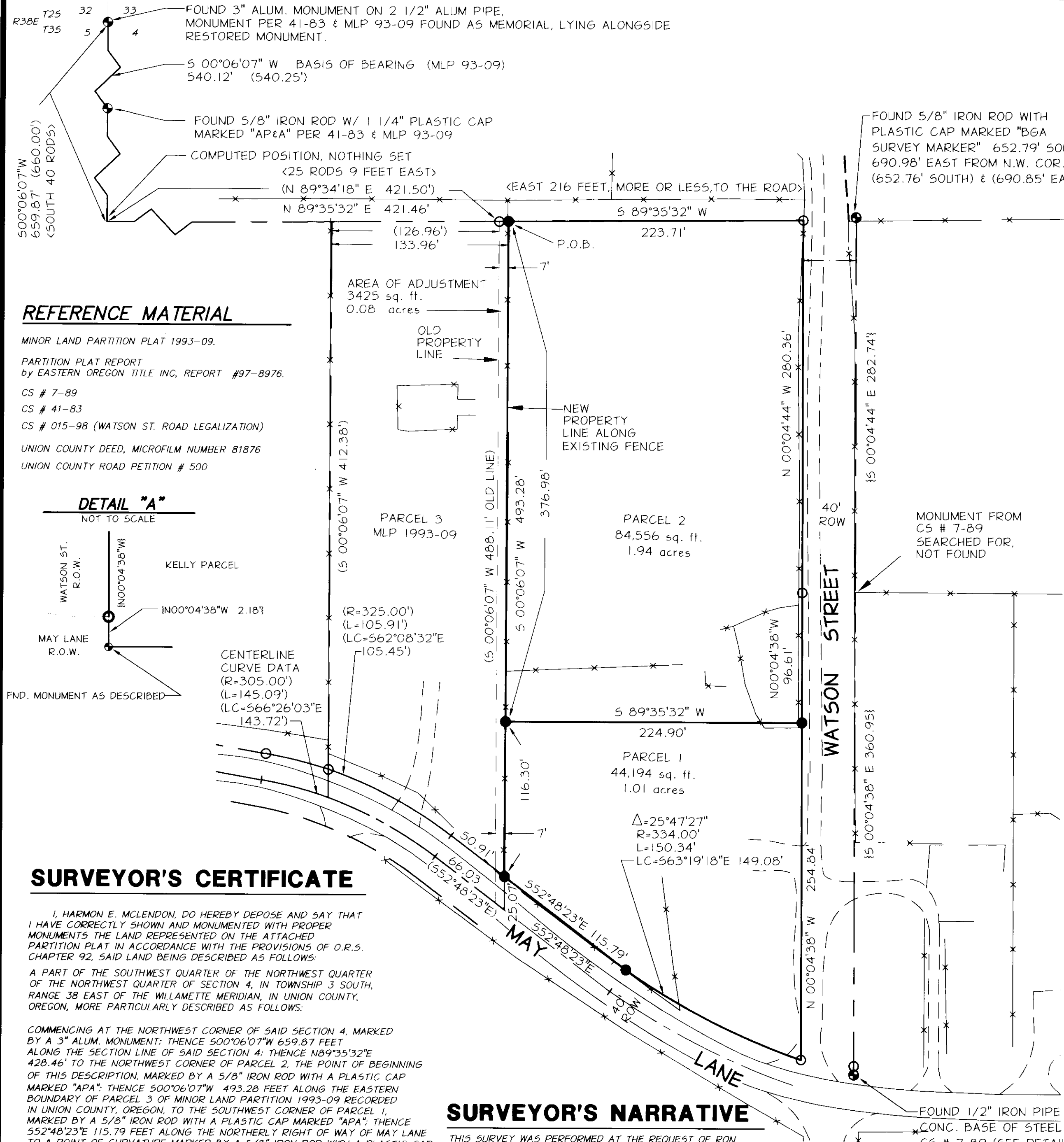
STATE OF OREGON
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 23RD DAY OF June, 1998, AT 4:00 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1998-17, UNION COUNTY RECORDS.

R. Nellie Boogie Hubbard, by: *R. Church*, deputy
UNION COUNTY CLERK

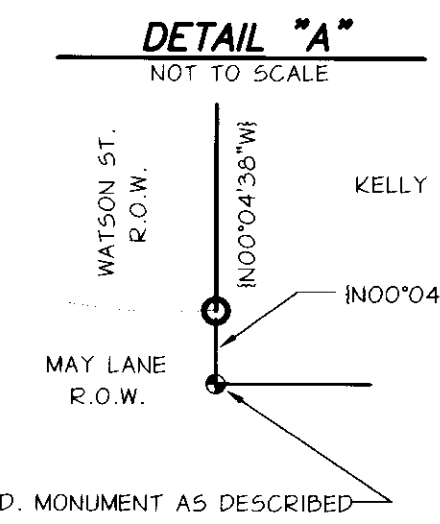
LEGEND

- SET 5/8" x 30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED, MARKED "AP&A"
 - ⊕ INDICATES FOUND SURVEY MONUMENT AS DESCRIBED HEREON.
 - INDICATES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "APA" FROM CS # 015-98 (WATSON ST. ROAD LEGALIZATION).
 - INDICATES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "APA" FROM MLP# 1993-09.
 - () RECORD DIMENSIONS PER MLP 1993-09
 - < > RECORD DIMENSIONS PER DEED (FILE REEL NUMBER 81876)
 - { } RECORD DIMENSIONS PER CS # 015-98 (WATSON ST. ROAD LEGALIZATION).
- EXISTING STRUCTURE
 - - - EXISTING GRAVEL ROAD
 - - - EXISTING FENCE
 - - - EXISTING PAVED ROAD
 - - - COMPUTED CENTERLINE



REFERENCE MATERIAL

MINOR LAND PARTITION PLAT 1993-09.
PARTITION PLAT REPORT
by EASTERN OREGON TITLE INC, REPORT #97-8976.
CS # 7-89
CS # 41-83
CS # 015-98 (WATSON ST. ROAD LEGALIZATION)
UNION COUNTY DEED, MICROFILM NUMBER 81876
UNION COUNTY ROAD PETITION # 500



SURVEYOR'S CERTIFICATE

I, HARMON E. MCLENDON, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND BEING DESCRIBED AS FOLLOWS:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, IN TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, IN UNION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, MARKED BY A 3" ALUM. MONUMENT; THENCE 500'06'07"W 659.87 FEET ALONG THE SECTION LINE OF SAID SECTION 4; THENCE N89°35'32"E 428.46' TO THE NORTHWEST CORNER OF PARCEL 2, THE POINT OF BEGINNING OF THIS DESCRIPTION, MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE 500'06'07"W 493.28 FEET ALONG THE EASTERN BOUNDARY OF PARCEL 3 OF MINOR LAND PARTITION 1993-09 RECORDED IN UNION COUNTY, OREGON, TO THE SOUTHWEST CORNER OF PARCEL 1, MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE 552'48'23"E 115.79 FEET ALONG THE NORTHERLY RIGHT OF WAY OF MAY LANE TO A POINT OF CURVATURE MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE ALONG A CURVE TO THE LEFT 150.34 FEET, WITH A RADIUS OF 334.00' AND A LONG CHORD OF 149.08' WHICH BEARS 563°19'18"E ALONG THE NORTHERLY RIGHT OF WAY OF MAY LANE TO THE SOUTHEAST CORNER OF PARCEL 1, MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE N00°04'38"W 351.45 FEET ALONG THE WESTERLY RIGHT OF WAY OF WATSON STREET TO A POINT MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE N00°04'44"W 280.36 FEET ALONG THE WESTERLY RIGHT OF WAY OF WATSON STREET TO THE NORTHEAST CORNER OF PARCEL 2 MARKED BY A 5/8" IRON ROD WITH A PLASTIC CAP MARKED "APA"; THENCE S89°35'32"W 223.71 FEET MORE OR LESS ALONG THE NORTHERN BOUNDARY OF PARCEL 2 TO THE NORTHWEST CORNER OF PARCEL 2, MARKED AS SAID, THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 2.96 ACRES. ALL AS SHOWN ON THIS PLAT.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RON SIMONIS FOR THE PURPOSE OF PARTITIONING THE PARCEL HEREIN DESCRIBED INTO TWO PARCELS, PARCELS 1 AND 2, AND ADJUSTING THE LOT LINE BETWEEN PARCEL 3 OF MLP 1993-09 AND PARCELS 1 AND 2 OF THIS MINOR LAND PARTITION. TWO TRIMBLE 4000sst GPS RECEIVERS AND A LIECA T-1610 TOTAL STATION WITH ELECTRONIC DATA COLLECTION WERE USED. A PORTION OF MINOR LAND PARTITION 1993-09 WAS RETRACED AND FOUND MONUMENTS FIT WELL WITH EXISTING IMPROVEMENTS AND RECORD CALLS. IN PREPARATION FOR THIS PARTITION A ROAD LEGALIZATION SURVEY WAS DONE FOR WATSON STREET (NORTH OF MAY LANE) AND RECORD MONUMENTS FROM THAT SURVEY (CS# 015-98) AND CS# 7-89 WERE HELD AS SHOWN. THE R.O.W. OF MAY LANE (CO. ROAD PETITION # 500) WAS COMPUTED FROM THE EXISTING PAVED ROAD AND RECORD CALLS FROM MLP 1993-09. THIS FIT WELL WITH EXISTING LINES OF OCCUPATION.

REGISTERED PROFESSIONAL LAND SURVEYOR
H. M. McLendon
OREGON
JAN. 21, 1992
HARMON E. MCLENDON
2537
RENEWS 12/31/98

MINOR LAND PARTITION AND LOT LINE ADJUSTMENT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST WILLAMETTE MERIDIAN, UNION COUNTY, OREGON

RON SIMONIS
2405 MAY LANE
LOGRANDE, OREGON, 97850

SCALE: 1" = 60'
DATE: MAY, 1998
JOB NO. 2719-90

Anderson Perry Associates, Inc.
ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET 1/1