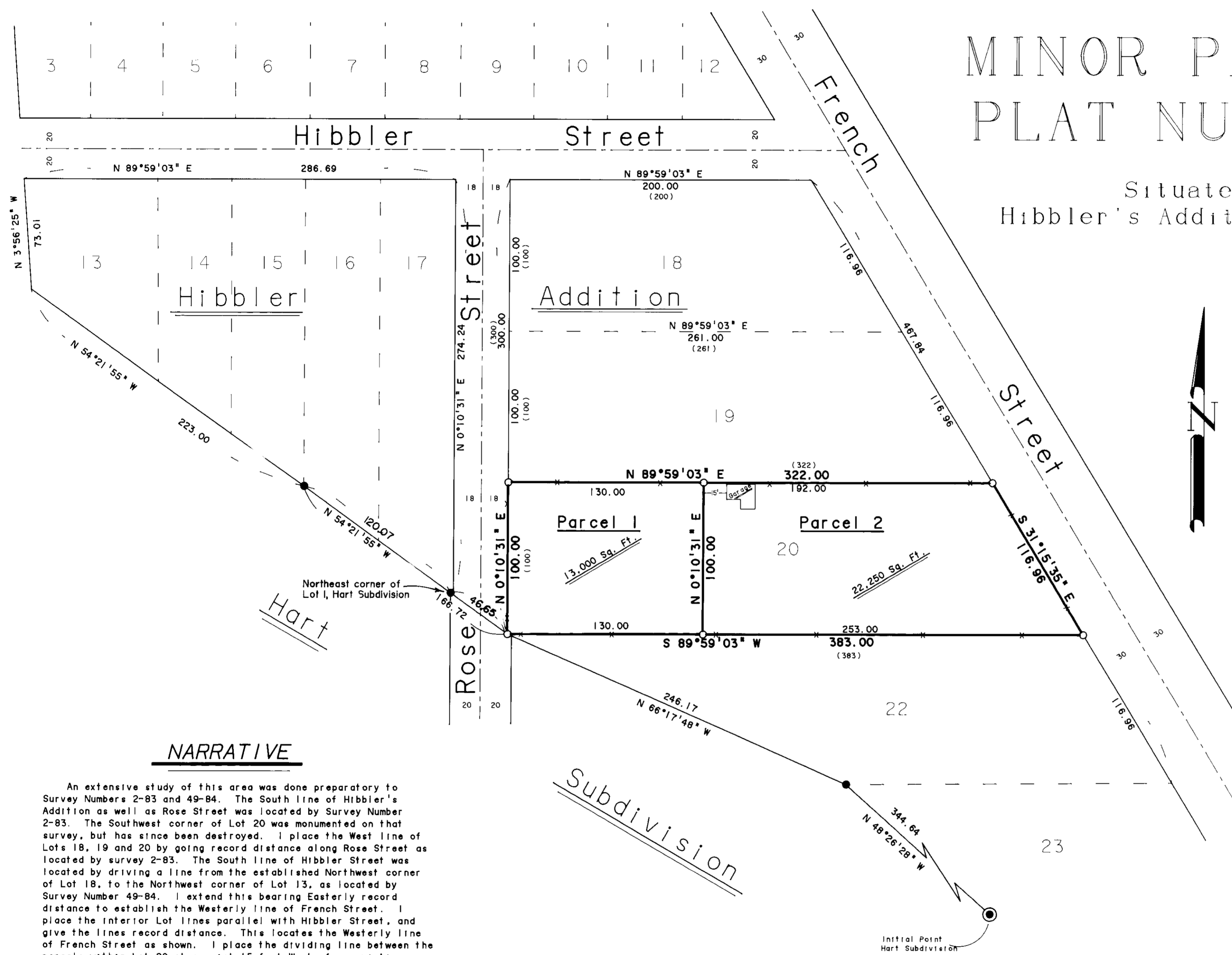


# MINOR PARTITION PLAT NUMBER 1991-013

Situated in Lot 20  
 Hibbler's Addition to Cove, Oregon



## BASIS OF BEARING

Solar observation taken at the Northeast corner of Section 21,  
 Township 3 South, Range 40 East  
 of the Willamette Meridian.

SCALE: 1" = 50'

## LEGEND

- Found 5/8" Iron pin set by Survey Number 2-83
- ⊙ Found 2 1/2" brass cap monument set by Survey Number 2-83 (Initial Point Hart Subdivision)
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance
- x— Existing Fenceline
- - - Centerline

## REFERENCE MATERIAL

Plat of Hibbler's Addition  
 Plat of Hart Subdivision  
 Survey Number 2-83  
 Survey Number 49-84

## NARRATIVE

An extensive study of this area was done preparatory to Survey Numbers 2-83 and 49-84. The South line of Hibbler's Addition as well as Rose Street was located by Survey Number 2-83. The Southwest corner of Lot 20 was monumented on that survey, but has since been destroyed. I place the West line of Lots 18, 19 and 20 by going record distance along Rose Street as located by survey 2-83. The South line of Hibbler Street was located by driving a line from the established Northwest corner of Lot 18, to the Northwest corner of Lot 13, as located by Survey Number 49-84. I extend this bearing Easterly record distance to establish the Westerly line of French Street. I place the interior lot lines parallel with Hibbler Street, and give the lines record distance. This locates the Westerly line of French Street as shown. I place the dividing line between the parcels within Lot 20 at a point 15 feet West of an existing garage so as to meet the required building setback.

## WATER RIGHTS STATEMENT

Water right certificate number 349 is appurtenant to the partitioned parcel

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Rick G. Robinson*  
 OREGON  
 JULY 17, 1988  
 RICK G. ROBINSON  
 2219

# MINOR PARTITION PLAT NUMBER 1991-013

Situated in Lot 20, Hibbler's Addition to Cove, Oregon

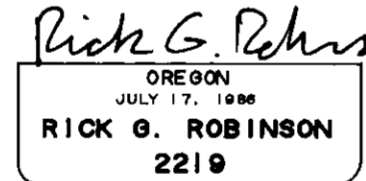
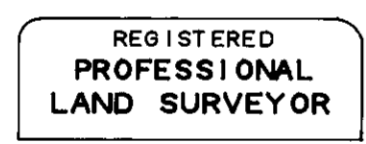
## Surveyor's Certificate

I, Rick G. Robinson, OPLS 2219, being first duly sworn hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, the boundaries being described as follows:

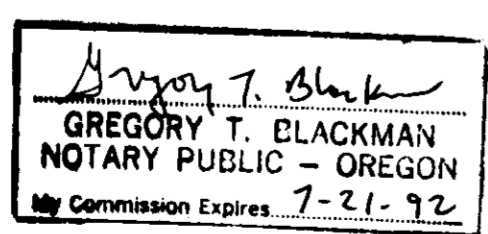
Lot 20 of Hibbler's Addition to Cove, Oregon. Being more particularly described as follows:

- Beginning at the Northwest corner of said Lot 20.
- Thence: North 89°59'03" East, along the North line of said Lot 20, a distance of 322.00 feet to the Northeast corner of said Lot 20.
- Thence: South 31°15'35" East, along the East line of said Lot 20, a distance of 116.96 feet to the Southeast corner of said Lot 20.
- Thence: South 89°59'03" West, along the South line of said Lot 20, a distance of 383.00 feet to the Southwest corner of said Lot 20.
- Thence: North 0°10'31" East, along the West line of said Lot 20, a distance of 100.00 feet to the Point of Beginning of this description.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Associates  
2006 Adams Avenue  
La Grande, Oregon 97850



Subscribed and sworn to before me this 14<sup>th</sup> day of sept, 1991.  
My commission expires 7-21-92



## Dedication

Know all people by these presents that I, Geraldine Warnstaff, sole owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, have caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Geraldine Warnstaff  
Geraldine Warnstaff

## Acknowledgement

State of California  
SS  
County of Sacramento

Know all these people by these presents, on this 16<sup>th</sup> day of Sept, 1991, before me a Notary Public in and for said state and county, personally appeared Geraldine Warnstaff, who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Kim Lane  
Notary Public for the State of California  
My commission expires: 1-7-1994

## Approvals

### Cove City Council

Approved this 3<sup>rd</sup> day of Sept, 1991.

Richard H. Reus  
Mayor, Cove City Council

### Union County Surveyor

Approved this 10 day of September, 1991.

Union County Surveyor by James D. Hankins  
Deputy County Surveyor

### 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 10<sup>th</sup> day of Sept, 1991, at 3:20 o'clock P.M., and recorded as Partition Plat No. 1991-013 in Plat Cabinet A-293 of Union County Plat records.

R. Nellie Bogue Hibbert, Union County Clerk  
Union County Clerk by Barbara C. Patterson, Deputy