

MICROFILM 144255
 PLAT CAB No A314

Sheet 1 of 2

Minor Partition Plat No. 1992-16

Situated in the East half of the West half of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

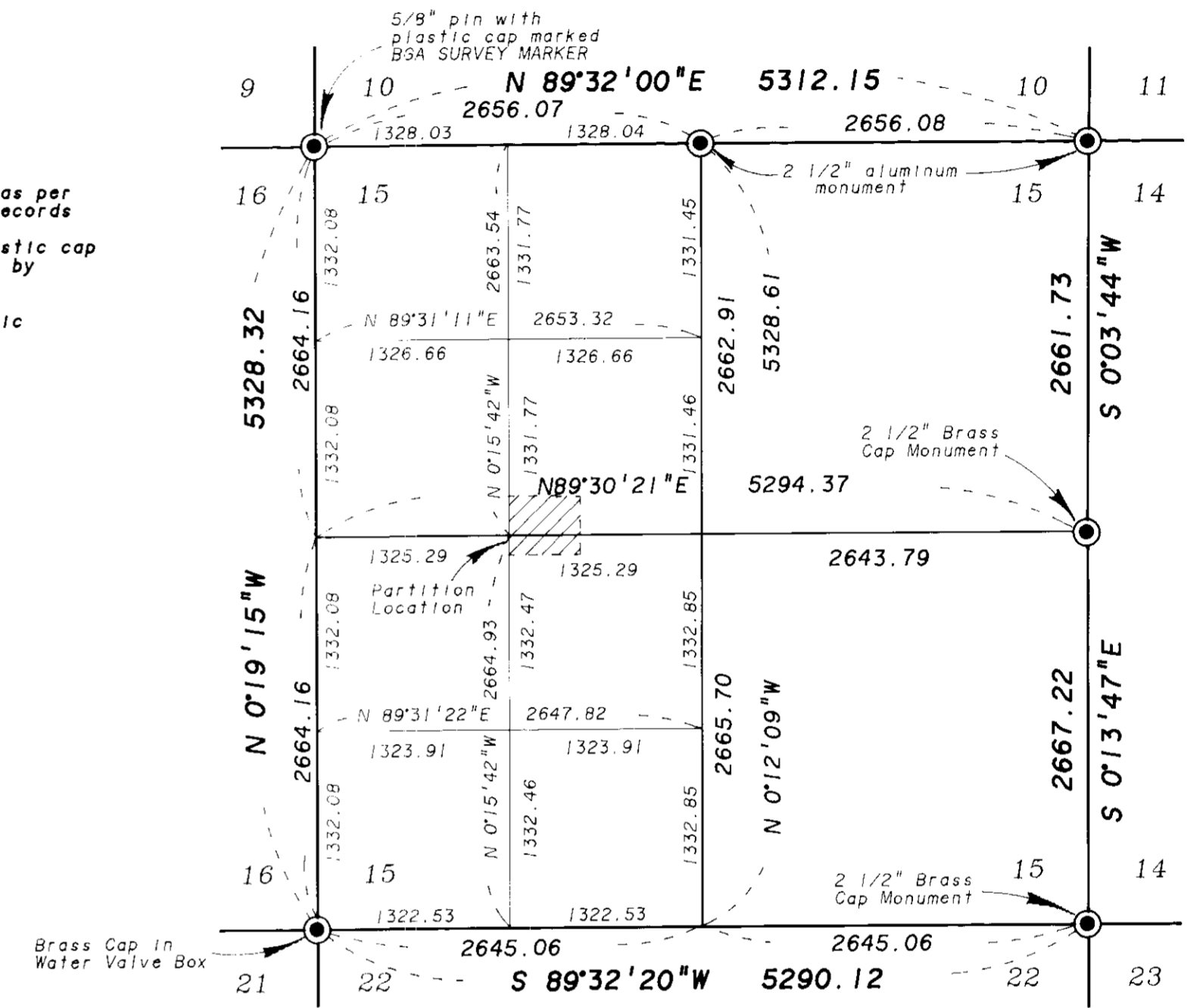
Antles Lane Scale: 1"=60'

BASIS of BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 10-84
- Set 5/8" iron pin with plastic cap marked BGA SURVEY MARKER
- Existing fence line
- Centerline
- Easement line
- City Limits line
- Ditch



Subdivision of Section 15 Scale 1"=1000'

NARRATIVE

The location of the exterior of this partition is based on the subdivision of Section 15 as per survey number 5-80. The point of beginning for the deeds in this area is the Center West 1/16 corner of the section. The descriptions are all metes and bounds descriptions and have no discrepancies along the adjoining descriptions. I therefore give the exterior of the partition full measure as called in the deeds. The North line of the parcel was recently adjusted (Microfilm No. 143630). I then divided the land as per the owners request. The Union County Planner stipulated that the land within the county jurisdiction must be at least 1 acre in size per lot. This is the reason for the jag at the City limit line. The Line was placed 90 rods East and parallel with the West line of Section 15, as called for in the "description of corporate limits" on the Cove City Charter dated July 23, 1917. I find the existing fence lines to be shifted from the true title line as shown. In the deed retracement, as well as in the preliminary title report listed in the reference material, Conklin Road is called an easement. I set reference pins on the easement line of the road. The centerline of the road is not coincidental with the 1/16 line of Section 15 as shown. This was detailed on survey number 10-84. I find no other unusual conditions on this partition.

REFERENCE MATERIAL

- Union Co. Monumentation records
- Survey Number 5-80
- Survey Number 10-84
- Deed References
- Volume L Page 81
- Volume 40 Page 400
- Volume 42 Page 326
- Volume 42 Page 616
- Volume 45 Page 441
- Volume 50 Page 375
- Volume 55 Page 302
- Volume 67 Page 305
- Volume 76 Page 357
- Volume 134 Page 308
- Volume 148 Page 185
- Microfilm Number 143630
- City Charter of Cove dated July 23, 1917
- Preliminary title report number 32349 prepared by Abstract and Title Company

WATER RIGHTS STATEMENT

Water right Certificate Number 332 is appurtenant to the land within this partition. Priority date 1866. (Caldwell Ditch Company)

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

Minor Partition Plat No. 1992-16

Situated in the East half of the West half of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and partitioned into parcels the land represented on the attached minor partition map, in accordance with O.R.S. Chapter 92, the exterior of which being more particularly described as follows.

A parcel of land situated in the East half of the West half of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

Beginning at a point North 35°19'45" East, a distance of 3122.93 feet from the Southwest corner of said Section 15, said point being the Southeast corner of the parcel of land described in deed volume 148, on page 185, Union County deed records, recorded October 25, 1963.

Thence: South 89°30'22" West, along the South line of said parcel, said line being 8 rods South and parallel with the East-West center of section line of said Section 15, a distance of 495.00 feet to the West line of the Northeast quarter of the Southwest quarter of said Section 15.

Thence: North 0°15'42" West, along the West line of said subdivision and continuing along the West line of the Southeast quarter of the Northwest quarter of said Section 15, a distance of 405.47 feet.

Thence: North 89°41'36" East, a distance of 330.00 feet.

Thence: South 0°15'42" East, a distance of 8.49 feet to a point 264.00 feet North of the East-West center of section line of said Section 15.

Thence: North 89°30'22" East, parallel with said East-West line, a distance of 165.00 feet to a point 495.00 feet East of the West line of the Southeast quarter of the Northwest quarter of said Section 15.

Thence: South 0°15'42" East, parallel with said West line, a distance of 396.00 feet to the Point of Beginning of this description.

Said parcel containing 4.57 Acres.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

DECLARATION

Know all people by these presents that Norman Schmidt and Melody Schmidt are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Statement and have caused the same to be partitioned into the parcels as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Norman Schmidt
Norman Schmidt

Melody Schmidt
Melody Schmidt

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 24 day of Sept., 1992, before me a Notary Public in and for said state and county, personally appeared Norman Schmidt and Melody Schmidt, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Mary Lou Stearns
Notary Public for the State of Oregon
My commission expires 12-2-92
NOTARY PUBLIC - OREGON
My Commission Expires

APPROVALS

City of Cove

Approved this 6th day of October, 1992.

Richard H. Thew
Richard Thew, Mayor

Union County Surveyor

Approved this 15th day of OCTOBER, 1992.

by Wallowa County Surveyor Jack W. Burris
Jack W. Burris

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 18th day of OCT, 1992, at 8:50 o'clock A.M., and recorded in Plat Cabinet No. A316 Union County records. Microfilm Number 144255

R. NELLIE DOUGLE HIBBERT
Union County Clerk
by R. Nelson, Deputy