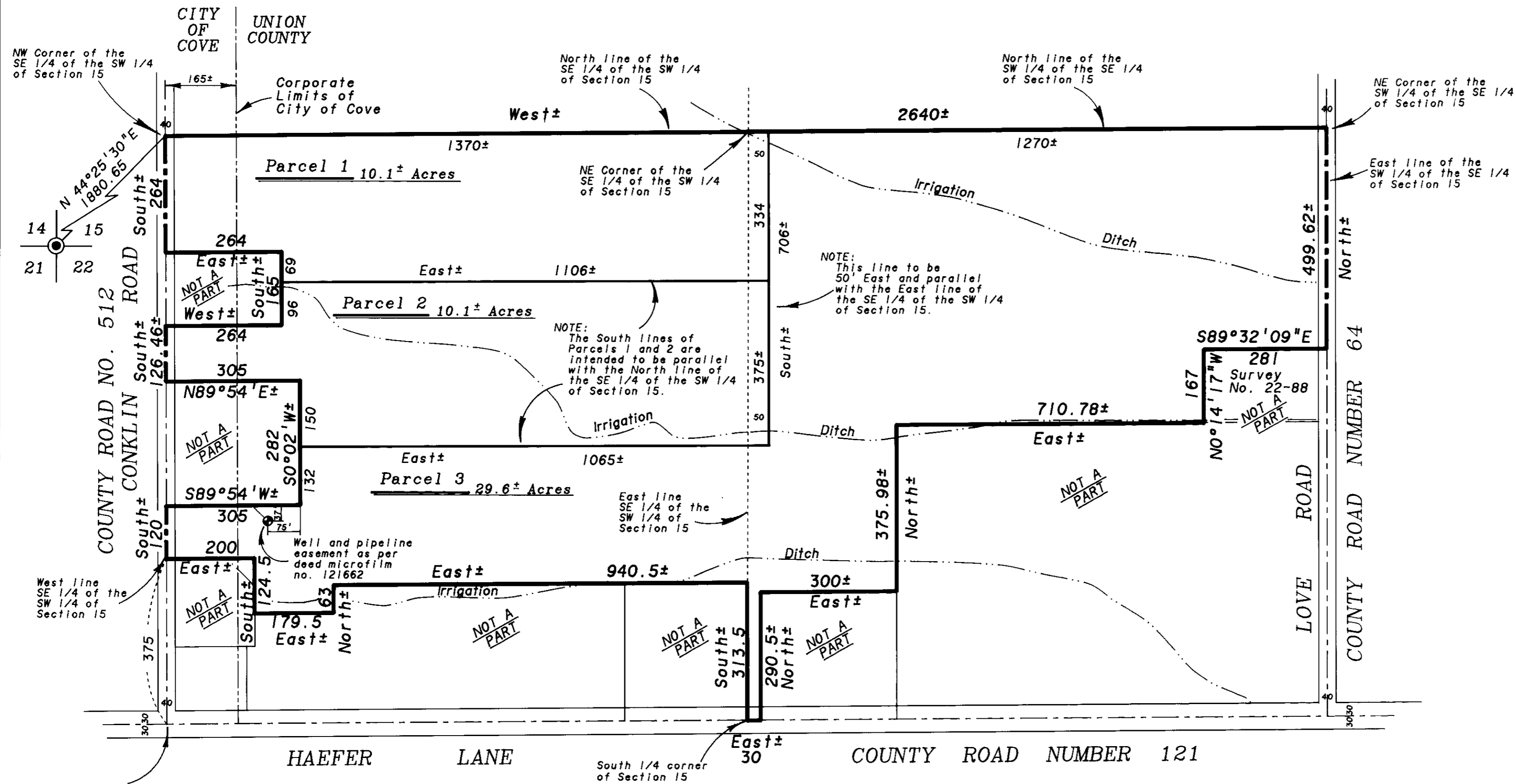


Minor Partition No. 1993-01 Plat Cab A 327

microfilm # 145387

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



Scale: 1" = 200'

REFERENCE MATERIAL

- Survey Number 5-80
- Survey Number 22-88
- Survey Number 035-1992
- Preliminary Title Report by Eastern Oregon Title, Inc. (Report No. 92-5546)

DEED REFERENCES

- Volume 30 Page 137
- Volume 59 Page 359
- Volume 76 Page 351
- Volume 80 Page 231
- Volume 152 Page 192
- Volume 154 Page 433
- Microfilm No. 79119
- Microfilm No. 121662
- Microfilm No. 126669

LEGEND

- Found brass cap monument in water valve box as per survey number 035-1992
- Well
- Creek
- Corporate limits of the City of Cove, Oregon

NARRATIVE

THIS IS AN UNSURVEYED PARTITION. The ray tie to the point of beginning of the partition is taken from survey numbers 5-80 and 035-1992. The exterior of the partition shown and described in Surveyor's Statement on Page 2 are taken directly from the preliminary title report listed in the reference material. I placed the dividing lines of the parcels at the direction of the owners. I find no unusual conditions on this partition.

EASEMENTS

There are two easements for the right to use springs and construct pipelines affecting this parcel, which cannot be located by the information in the deeds. The springs and pipeline rights granted to School District No. 15 by deed volume 80, page 231 calls specific distances from the aliquot lines of Section 15, with no direction, and the spring and pipeline rights granted to E.F. Roberts by deed volume 76, page 351 makes no attempt to describe the location of the pipeline or spring. The description does call for Water Right Permit No. 5416 for the spring, but the watermaster has no record of any right to appropriate water other than the certificates listed in the Water Right Statement.

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights certificates and permits as follows:

- Water Right Certificate No. 332 Priority Date 1888
- Water Right Certificate No. 336 Priority Date 1888

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES 12-31-94

MINOR PARTITION PLAT No. 1993-01

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

DECLARATIONS

Know all people by these presents that Janis Conklin, Timothy Jon Conklin, Leslie Jill Conklin, and Heather Jan Conklin are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the annexed map in accordance with O.R.S. Chapter 92. Said property is subject to easements as shown and as noted, along with the water rights appurtenant to this property.

Janis Conklin
Janis Conklin
By Leslie Jill Conklin
By Janis Conklin P.O.A.
Leslie Jill Conklin
By Janis Conklin, Power of Attorney
by microfilm number 145293

Timothy Jon Conklin
By Janis Conklin P.O.A.
Timothy Jon Conklin
By Janis Conklin, Power of Attorney
by microfilm number 145294

Heather Jan Conklin
By Janis Conklin P.O.A.
Heather Jan Conklin
By Janis Conklin, Power of Attorney
by microfilm number 145295

Know all people by these presents that The Federal Land Bank of Spokane is a mortgage holder on a portion of the parcel shown on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to said partition as shown on the annexed map, in accordance with O.R.S. Chapter 92.

By Mark R. Coomer
Representative of the Federal Land Bank of Spokane

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know, all these people by these presents, on this 5th day of January, 1992, before me a Notary Public in and for said State and County, personally appeared Janis Conklin, 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.

Notary Public for the State of Oregon

Marcia L. Rynearson
MARCIA L. RYNEARSON
NOTARY PUBLIC - OREGON
My Commission expires 11-15-92

State of Oregon
SS
County of Union

Know, all these people by these presents, on this 5th day of January, 1992, before me a Notary Public in and for said State and County, personally appeared Janis Conklin, who has the rights of Power of Attorney, representing Timothy Jon Conklin, Leslie Jill Conklin and Heather Jan Conklin, said Power of Attorney granted by microfilm numbers 145293, 145294 and 145295 as filed in the office of the Union County Clerk, and being duly sworn, did say that she is representing Timothy Jon Conklin, Leslie Jill Conklin and Heather Jan Conklin, and did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon

Marcia L. Rynearson
MARCIA L. RYNEARSON
NOTARY PUBLIC - OREGON
My Commission expires 11-15-93

State of Oregon
SS
County of Baker

Know all these people by these presents, on this 6th day of Jan, 1993, before me a Notary Public in and for said State and County, personally appeared Mark R. Coomer, representative for the Federal Land Bank of Spokane, who being duly sworn did say that he is an authorized representative of the Federal Land Bank of Spokane, named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon

Nancy A. Jordan
NANCY A. JORDAN
NOTARY PUBLIC - OREGON
My Commission expires APR 19 1993

SURVEYOR'S STATEMENT

NO SURVEY WAS MADE OF THIS PARTITION. The description of the exterior of the partition is based solely on the preliminary title report listed in the reference material on Page 1. The existence and location of the easements shown are also based on the stated preliminary title report. The total tract is being partitioned into the parcels shown in accordance with O.R.S. Chapter 92, the exterior of the total tract being described as follows:

A tract of land situated in the Southeast quarter of the Southwest quarter and in the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian in Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 15, said point being North 44°25'30" East, a distance of 1880.65 feet from the Southwest corner of said Section 15,

Thence: South along the West line of said Southeast quarter of the Southwest quarter a distance of 264 feet to the Northwest corner of land conveyed to George R. Harris by deed recorded October 28, 1898, in deed volume 30, at page 137 (Deed records of Union County, Oregon),

Thence: following the lines of said Harris land East, a distance of 264 feet,

Thence: South, a distance of 165 feet,

Thence: West, a distance of 264 feet to the Southwest corner of said Harris land,

Thence: South along the West line of said sectional subdivision, a distance of 126.46 feet to the Northwest corner of land conveyed to Garry D. Middleton and Laura Middleton by deed recorded February 19, 1987 as microfilm document no. 121662 (Deed records of Union County, Oregon),

Thence: following the lines of said Middleton land, North 89°54' East, a distance of 305 feet,

Thence: South 0°02' West, a distance of 282 feet,

Thence: South 89°54' West, a distance of 305 feet, to the Southwest corner of said Middleton land,

Thence: South along the West line of said sectional subdivision 120 feet, more or less, to a point that is 375 feet North of the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 15,

Thence: East, a distance of 200 feet,

Thence: South, a distance of 124.5 feet,

Thence: East, a distance of 179.5 feet,

Thence: North, a distance of 63 feet,

Thence: East, a distance of 940.5 feet to the East line of said Southeast quarter of the Southwest quarter of Section 15,

Thence: South, a distance of 313.5 feet, to the Southeast corner of said Southeast quarter of the Southwest quarter of Section 15,

Thence: East, a distance of 30 feet, to the Southwest corner of the land conveyed to Allen S. Eggleston by deed recorded August 14, 1978 by microfilm document no. 79119, (Deed records of Union County, Oregon)

Thence: North along the West line of said Eggleston land, a distance of 290.5 feet, more or less, to the Northwest corner of said Eggleston land,

Thence: East, a distance of 300 feet, more or less, to the West line of the land conveyed to Dean Leon Corbin and Nancy Ann Corbin by deed recorded December 1, 1965, in deed volume 152 at page 192 (Deed records of Union County, Oregon),

Thence: North along the West line of said Corbin land, a distance of 375.98 feet, more or less, to the Northwest corner of said Corbin land,

Thence: East along the North line of said Corbin land, a distance of 710.78 feet, more or less, to the Southwest corner of land conveyed to Randall Neal Botham and Linda Marie Botham by deed recorded July 7, 1988 by microfilm document no. 126669, (Deed records of Union County, Oregon)

Thence: North 0°14'17" West along the West line of said Botham land, a distance of 167 feet,

Thence: South 89°32'09" East, a distance of 281 feet to the Northeast corner of said Botham land,

Thence: North along the East line of the Southwest quarter of the Southeast quarter of said Section 15, a distance of 499.62 feet, more or less, to the Northeast corner of said Southwest quarter of the Southeast quarter,

Thence: West along the North line of the South half of the South half of said Section 15, a distance of 2640 feet, more or less, to the Point of Beginning of this description.

Said parcel subject to right of way for Union County Road No. 512 (Conklin Road) as it crosses the West side of this property, Union County Road No. 121 (Haefler Lane) over and across a 30 ft. strip on the South side and Union County Road No. 64 (Love Road) over and across the East side of this property.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES 12-31-94

Rick G. Robinson
Rick G. Robinson, OPLS 2219
BAGETT-GRIFFITH & ASSOCIATES
2006 Adams Avenue
LaGrande, Oregon 97850

APPROVALS

UNION COUNTY SURVEYOR

Approved this 6 day of January, 1993

Thomas D. Hanley, deputy
James D. Hanley, Baker County Surveyor
for the Union County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 7th day of Jan, 1993

E. P. Butcher
Union County Planning Commission

CITY OF COVE

Approved this 5th day of January, 1993

Richard H. Thew
Richard Thew, Mayor

FILING STATEMENT

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 7th day of January, 1993, at 2:30 o'clock P.M., and recorded as Partition Plat No. 1993-01 Plat Cabinet No. 8327 Microfilm No. 145387 Union County records.

By David Eugene Hibbet
Union County Clerk