

Minor Partition Plat Number 1993-08 Micro # 148601

A partition of Lot 1 and a portion of Lot 2,
Block Q, McDaniel's 2nd Addition to Cove, Oregon

Basis of Bearing

Solar observation taken at the Southeast corner
of Section 16, Township 3 South, Range 40 East
of the Willamette Meridian.

REFERENCE MATERIAL

Plat of McDaniel's Addition to Cove
Plat of McDaniel's 2nd Addition to Cove
Plat of McDaniel's 3rd Addition to Cove
Union County Monumentation records
Survey Number 94-78
Survey Number 97-78
Minor Partition Plat 1992-019

Deed References

Volume 113 Page 227
Volume 114 Page 251
Volume 121 Page 116
Microfilm No. 77248
Microfilm No. 92294
Microfilm No. 94027
Preliminary Title Report No. 33419
by Abstract and Title Company.

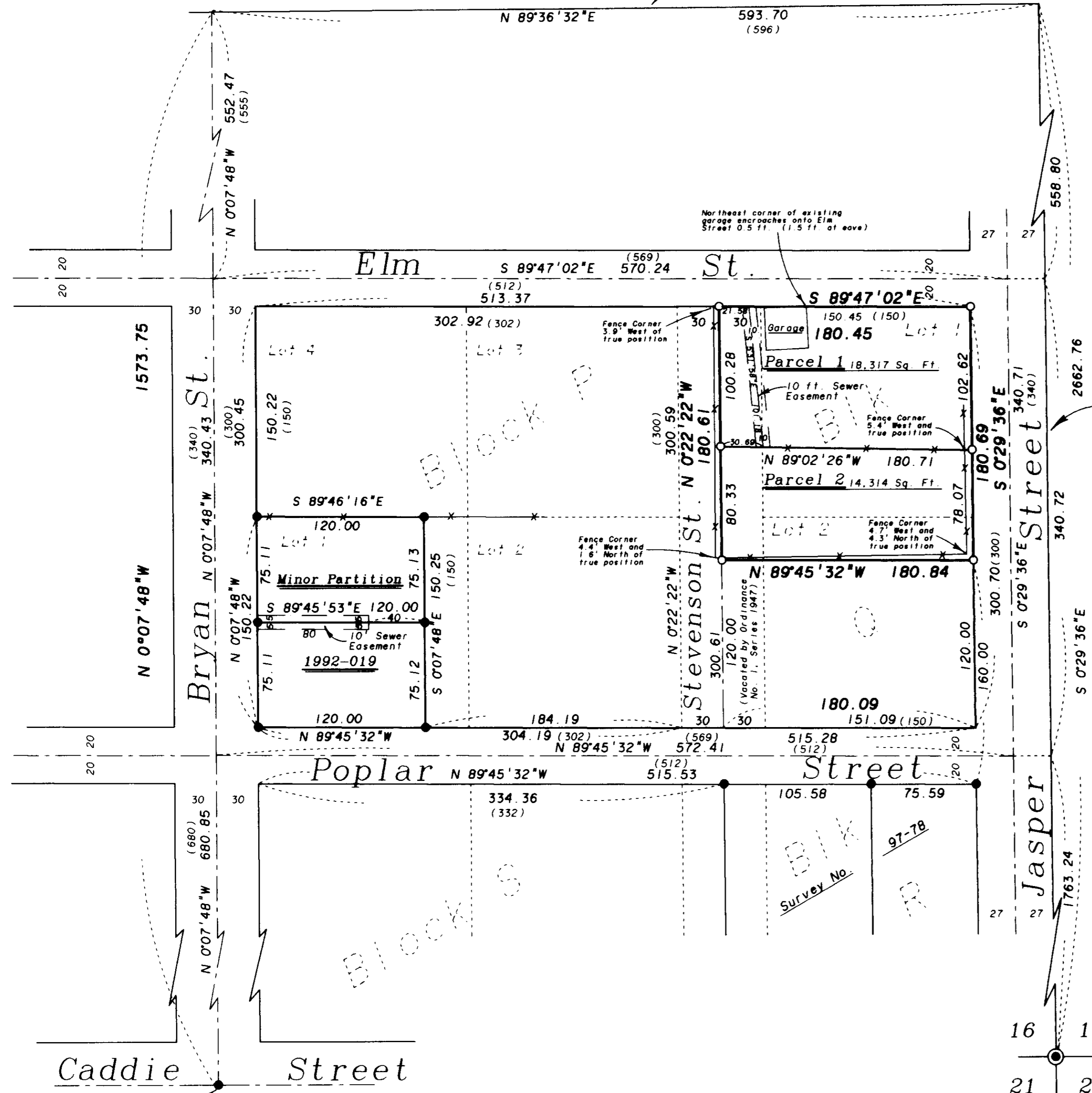
Scale: 1" = 60'

LEGEND

- Found brass cap in water valve box as per monumentation record
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey noted
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- () Record distance of plat of McDaniel's Addn.
- *—*— Existing fence line
- Centerline
- - - Sewer Easement line

NARRATIVE

The location of this partition is based on Survey numbers 97-78 and 94-78, which placed the exterior of the three McDaniel's Additions. Union County Minor Partition Number 1992-019, located in Lot 1, Block P, also used these surveys as the basis for its location. Mr. Loree originally owned Lots 1 and 2 of Block Q, along with the East half of the vacated Stevenson Street. He later sold by a metes and bounds description, the South 120 feet of Lot 2 (Microfilm Nos. 92294 and 94027). I place the South line of the partition 120 feet North and parallel with the South line of Lot 2 as per these deeds. The location and width of the sewer easement created across Parcel 1 of this partition was placed as directed by Mr. Loree. The dividing line between the two parcels of this partition is along an existing fence line as per Mr. Loree's instructions. Parcel 2 of this partition is below the required 100'x100' lot required by the City of Cove. A variance for this lot was granted by the Cove City Council at the regular meeting held May 4, 1993. I find the existing fence lines to be generally West of the title lines as shown. I also find the Northeast corner of the existing garage encroaches onto Elm Street 0.5 feet as shown. I find no other unusual conditions on this partition.



WATER RIGHTS STATEMENT

Water right Certificate No. 5506 is appurtenant to the land within this partition. (Priority date Sept. 8, 1924)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994

Minor Partition Plat No. 1993-08 micro # 148601

A partition of Lot 1 and a portion of Lot 2,
Block Q, McDaniel's 2nd Addition to Cove, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and monumented the parcels represented on the attached Minor Partition map, in accordance with O.R.S. Chapter 92, the exterior of which is described as follows:

All of Block Q, excepting the South 120 feet, of McDaniel's Second Addition to Cove, Union County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Block Q, said point being North 0°29'36" West, a distance of 160.00 feet from the Northeast corner of Block R, of said Addition, said point also being North 0°29'36" West, a distance of 120.00 feet from the Southeast corner of said Block Q.

Thence: North 89°45'32" West, parallel with the South line of said Block Q, a distance of 180.84 feet, to the centerline of vacated Stevenson Street.

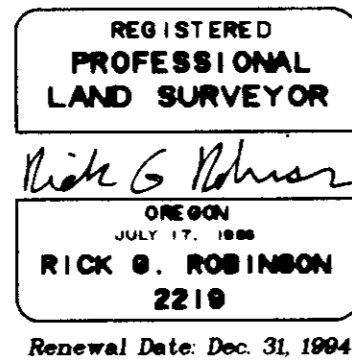
Thence: North 0°22'22" West, along said centerline, a distance of 180.61 feet to the North line of said Block Q.

Thence: South 89°47'02" East, along the North line of said Block Q, a distance of 180.45 feet to the Northeast corner of said Block Q.

Thence: South 0°29'36" East, along the East line of said Block Q, a distance of 180.69 feet to the Point of Beginning of this description.

Said parcel containing 32,631 square feet. (0.75 acres)

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850



DEDICATION

Know all people by these presents that Merton W. Loree and Erma Loree, depose and say that we are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that we did cause the same to be partitioned into the parcels shown on the annexed map, and that we do for ourselves, our heirs and assigns, hereby grant the easement shown on the annexed map for the purpose and use as thereon stated, in accordance with O.R.S Chapter 92.

Merton W. Loree
Merton W. Loree

Erma Loree
Erma Loree

APPROVALS

CITY OF COVE

Approved this 3rd day of August, 1993.

Richard H. Thew
Richard Thew, Mayor

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 20 day of July, 1993, before me a Notary Public in and for said County and State, personally appeared Merton W. Loree and Erma Loree, known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 20 day of July, 1993.



Mary Lou Dean
Notarial seal

UNION COUNTY SURVEYOR

Approved this 23rd day of JULY, 1993.

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

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 this 4th day of August, 1993, at 10:20 o'clock A.M., and recorded as Partition Plat No. 1993-08 Plat Cabinet No. A-334 Microfilm No. 148601 Union County records.

Union County Clerk
by P. J. [Signature]