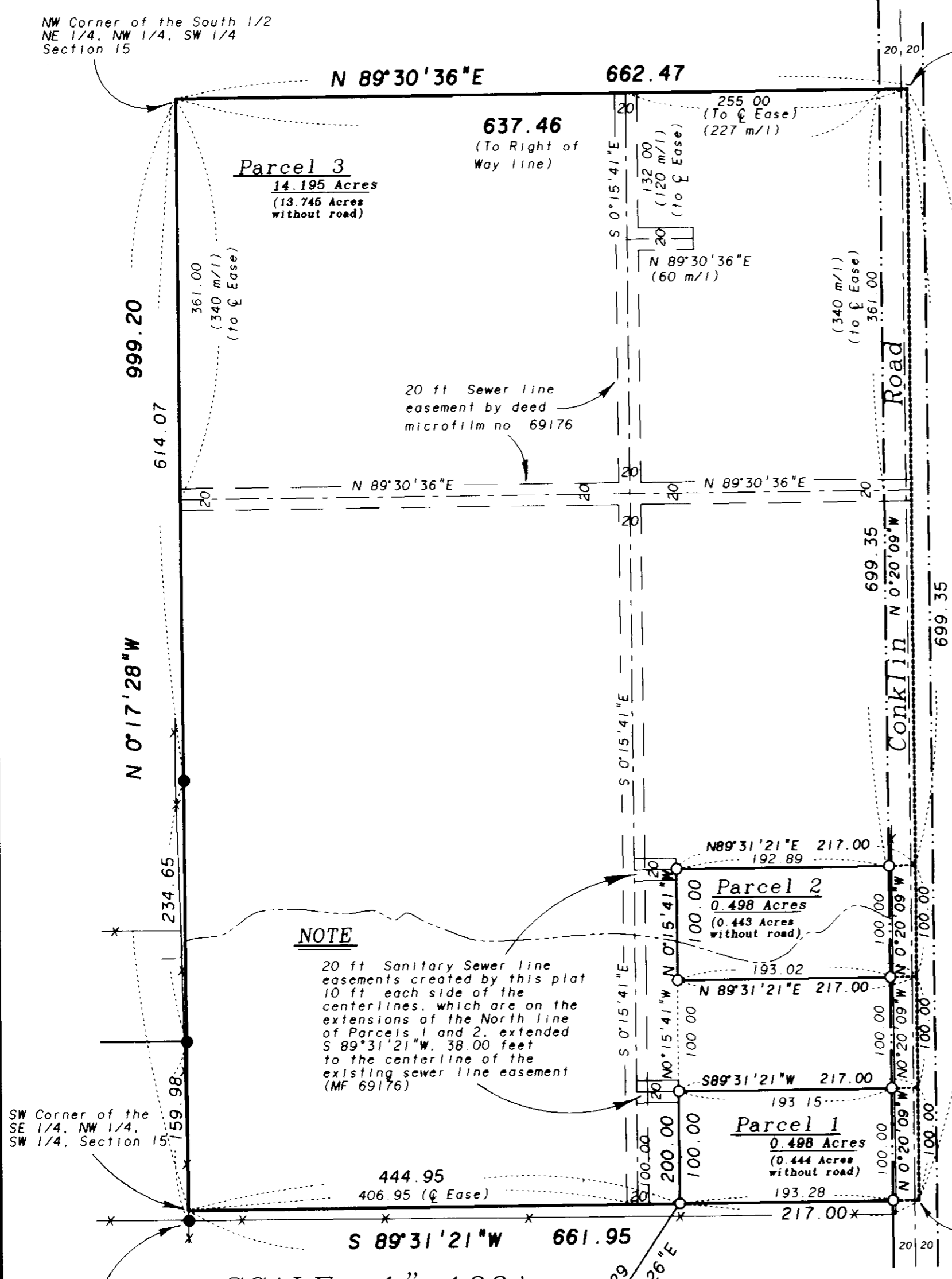


# Minor Partition Plat No. 1993-15

Situated in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

Sheet 1 of 2

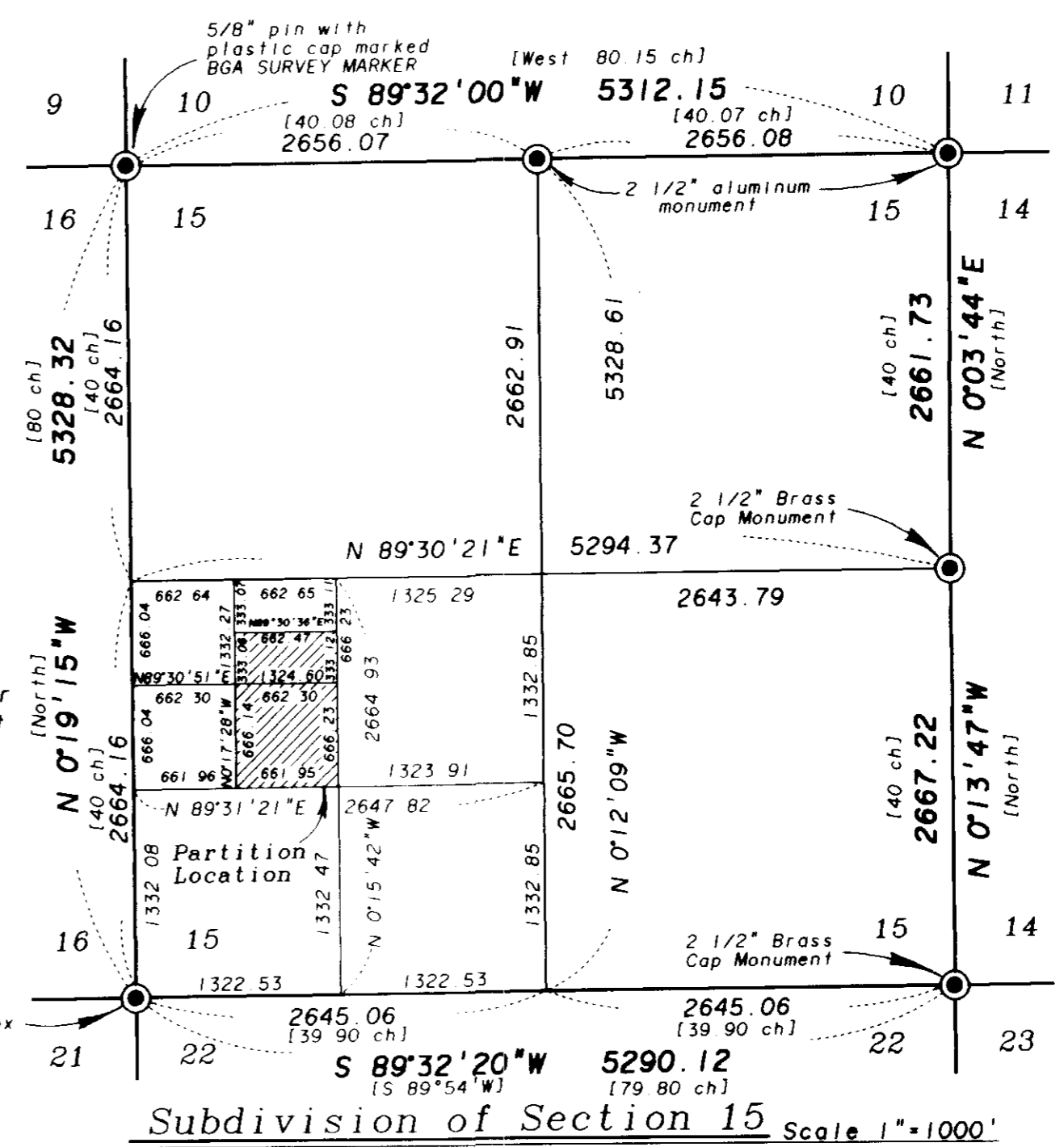


NE Corner of the South 1/2 NE 1/4, NW 1/4, SW 1/4 Section 15

SE Corner of the SE 1/4, NW 1/4, SW 1/4, Section 15

## 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 035-1992
- Set 5/8" iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance of MF 69176
- [ ] Record bearing and distance of original GLO Survey
- \* \* Existing fence line
- Centerline
- - - Easement line
- ~ ~ ~ Creek

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 land within this partition was originally transferred by deed volume 30 Page 202 and volume 33 Page 194, with the descriptions being aliquot. The total partition is described as being the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, and also the South half of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 15. Although Parcel 3 is not monumented, I show the true dimensions and relationships of the fences where previously located by survey 035-1992 and near the area of the surveyed portion of this partition. I find the fences to relate to the true title line as shown. The pin found near the Southwest corner of this partition set by survey no. 035-1992 was set on the basis of a boundary adjustment. The monument does set on the true West line of this parcel (extended), but was placed in the existing fence line South as per the agreement. This monument is the corner to the parcels to the West only. The sewer line easement recorded on microfilm number 69176 is somewhat vague in its points of beginning. The description actually covers three lines as shown. The points of beginning for these lines are all more or less dimensions from a property corner, with no specific call to go to. I place the point of beginning for these easements at the center of the existing sewer lines, with the easements then running parallel with the property lines as per deed call. This placement encompasses all of the existing sewer lines as they now exist. As revealed by 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 1/16th line of Section 15 as shown. This was detailed in This was detailed on survey number 10-84 and Minor Partition No. 1992-016. I find no other unusual conditions on this partition.

### NOTE

20 ft Sanitary Sewer line easements created by this plat 10 ft each side of the centerlines, which are on the extensions of the North line of Parcels 1 and 2, extended S 89°31'21"W, 38.00 feet to the centerline of the existing sewer line easement (MF 69176)

SCALE: 1"=100'

## REFERENCE MATERIAL

- Union Co. Monumentation records  
Survey Number 5-80  
Survey Number 035-1992  
Minor Partition Number 1992-016
- Deed References**  
Volume 30 Page 202  
Volume 33 Page 147  
Volume 33 Pages 193 & 194  
Volume 40 Page 592  
Volume 140 Pages 349 & 350  
Microfilm Number 69176
- Preliminary title report number 33532 prepared by Abstract and Title Company

## WATER RIGHTS STATEMENT

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

- CERTIFICATES**  
375 Priority Date 1902  
12004 Priority Date 1937
- PERMITS**  
12783 Priority Date 1937

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994

# Minor Partition Plat No. 1993-15

Situated in the Northwest 1/4 of the Southwest 1/4  
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 partitioned into parcels the land represented on the annexed minor partition map, and marked Parcel Numbers 1 and 2 of said partition map in accordance with O.R.S. Chapter 92, the exterior of the total partition being more described as follows:

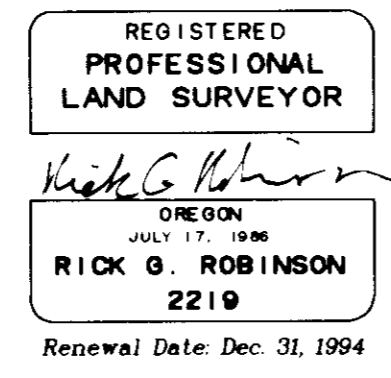
The Southeast quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, and also the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 15, being more particularly described as follows:

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of the Southwest quarter of said Section 15, said point being North 39°20'26" East, a distance of 1734.29 feet from the Southwest corner of said Section 15,

- Thence: South 89°31'21" West, along said South line, a distance of 444.95 feet, to the Southwest corner of the East half of the Northwest quarter of the Southwest quarter of said Section 15.
- Thence: North 0°17'28" West, along the West line of said subdivision a distance of 999.20 feet to the Northwest corner of the South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 15.
- Thence: North 89°30'36" East, along the North line of said subdivision, a distance of 662.47 feet to the Northeast corner of said subdivision.
- Thence: South 0°15'41" East, along the East line of the Northwest quarter of the Southwest quarter of said Section 15, a distance of 999.35 feet, to the Southeast corner of said subdivision.
- Thence: South 89°31'21" West, along the South line of said subdivision, a distance of 217.00 feet to the Point of Beginning of this description.

Said parcel containing 15.191 Acres. (14.632 Acres excluding road right of way)

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



## DEDICATIONS

Know all people by these presents that Howard Eugene Evans and Gladys Louise Evans, 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, and we do for ourselves, our heirs and assigns, hereby grant the 20 ft. sewer easement across Parcel 3, for the use of Parcels 1 and 2, in accordance with O.R.S. Chapter 92.

Howard Eugene Evans Gladys Louise Evans  
Howard Eugene Evans Gladys Louise Evans

Know all people by these presents that FARMERS HOME ADMINISTRATION is mortgage holder of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to said property being partitioned and surveyed into parcels as shown on the annexed map, and does also consent to the granting of the 20 ft. sewer line easement as shown across Parcel 3, near the West line of Parcels 1 and 2 as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Steve P. Trenchle  
FARMERS HOME ADMINISTRATION

## APPROVALS

### City of Cove

Approved this 5<sup>th</sup> day of October, 1993.

Richard Thew  
Richard Thew, Mayor

### Union County Surveyor

Approved this 8<sup>th</sup> day of OCTOBER, 1993.

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

### UNION COUNTY ASSESSOR

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 1993-1994 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Gooderham 11/16/93  
Patty Gooderham, Union County Assessor

### 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 16th day of Nov, 1993, at 11:03 o'clock A.M., and recorded in Plat Cabinet No. A-342 Union County records. Microfilm Number 150375

R. NEWELL DOUGHERT  
Union County Clerk by O. Nelson, Deputy

### UNION COUNTY TREASURER

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

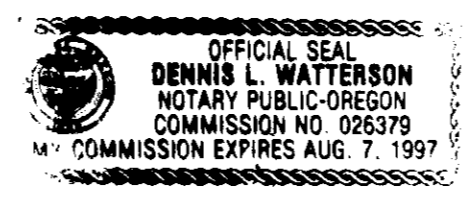
by Peggy Sutton 11-16-93  
Peggy Sutton, Union County Treasurer

## ACKNOWLEDGEMENTS

State of Oregon  
County of Union

Know all these people by these presents, on this 3rd day of Nov, 1993 before me a Notary Public in and for said State and County, personally appeared Howard Eugene Evans and Gladys Louise Evans, 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.

Dennis L. Watterson  
Notary Public for  
the State of Oregon



State of Oregon  
County of Union

Know all these people by these presents, on this 9th day of November, 1993 before me a Notary Public in and for said State and County, personally appeared STEVEN P. TRENCHLE, representing FARMERS HOME ADMINISTRATION who duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Patricia A. Good  
Notary Public for  
the State of Oregon

