

Minor Partition No. 1994-13
A Partition of Parcel 3 of Minor Partition 1993-001
Situating in the South half of Section 15
Township 3 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

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

REFERENCE MATERIAL

Union County monumentation records
Survey Number 5-80
Survey Number 22-88
Survey Number 035-1992
Survey Number 047-1993
Minor Partition No. 1993-001

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
Microfilm No. 147849

WATER RIGHTS STATEMENT

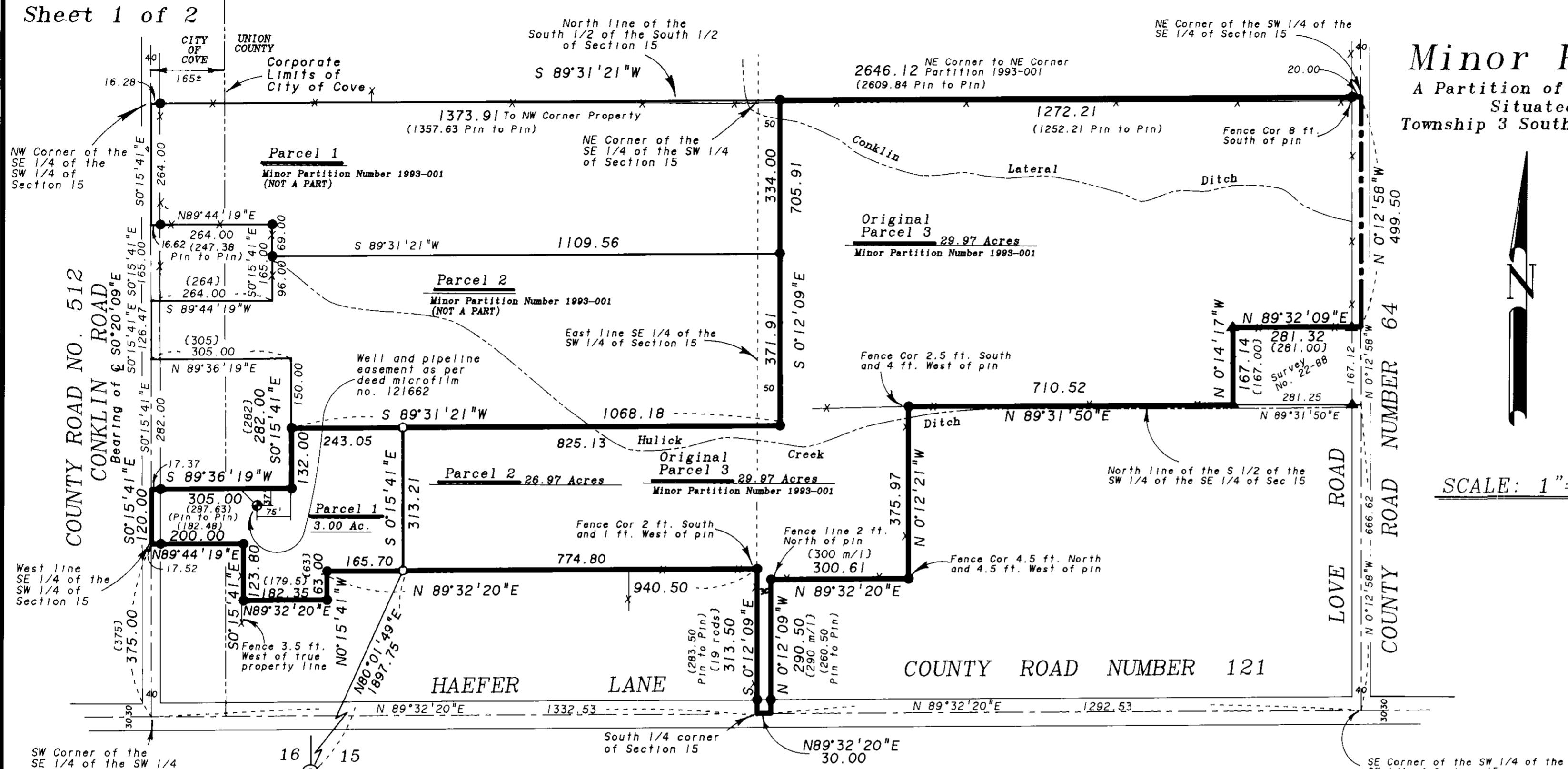
The area of this partition is subject to Water Rights certificates and permits as follows:

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

LEGEND

- Found monument as stated, as per Union County monumentation records
- ▲ Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 22-88
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 047-1993
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline of road
- x-x- Existing fence line
- - - Corporate limits of the City of Cove, Oregon
- () Deed record distance
- [] Record distance and bearing of original GLO survey
- Well (location as per deed call)
- - - Ditch

SCALE: 1"=200'



NARRATIVE

This was originally an unsurveyed partition. After the land was partitioned and the Metskers acquired Parcels 1 and 3 of partition number 1993-001, the parcels were monumented by survey number 047-1993. I use that survey as my basis for the exterior of Parcel 3 of Minor Partition 1993-001. I place the dividing line of the 2 parcels created by this partition at the position that gives Parcel 1 three acres including the right of way of Conklin Road, at the direction of Mr. Metsker. As stated in the previous partition and survey, Conklin Road is an easement, with the deeded ownership going to the aliquot line of the section, which differs from the centerline of the road. I find the deed calls "Subject to right of way for Conklin Lateral Ditch, and the Hulick Creek Ditch, as they cross this property, as evidenced by the Union County Assessor's map". No width is specified, or any location other than by reference to the assessor's maps. I show the ditches as they exist on the ground. I find no other unusual conditions on this partition.

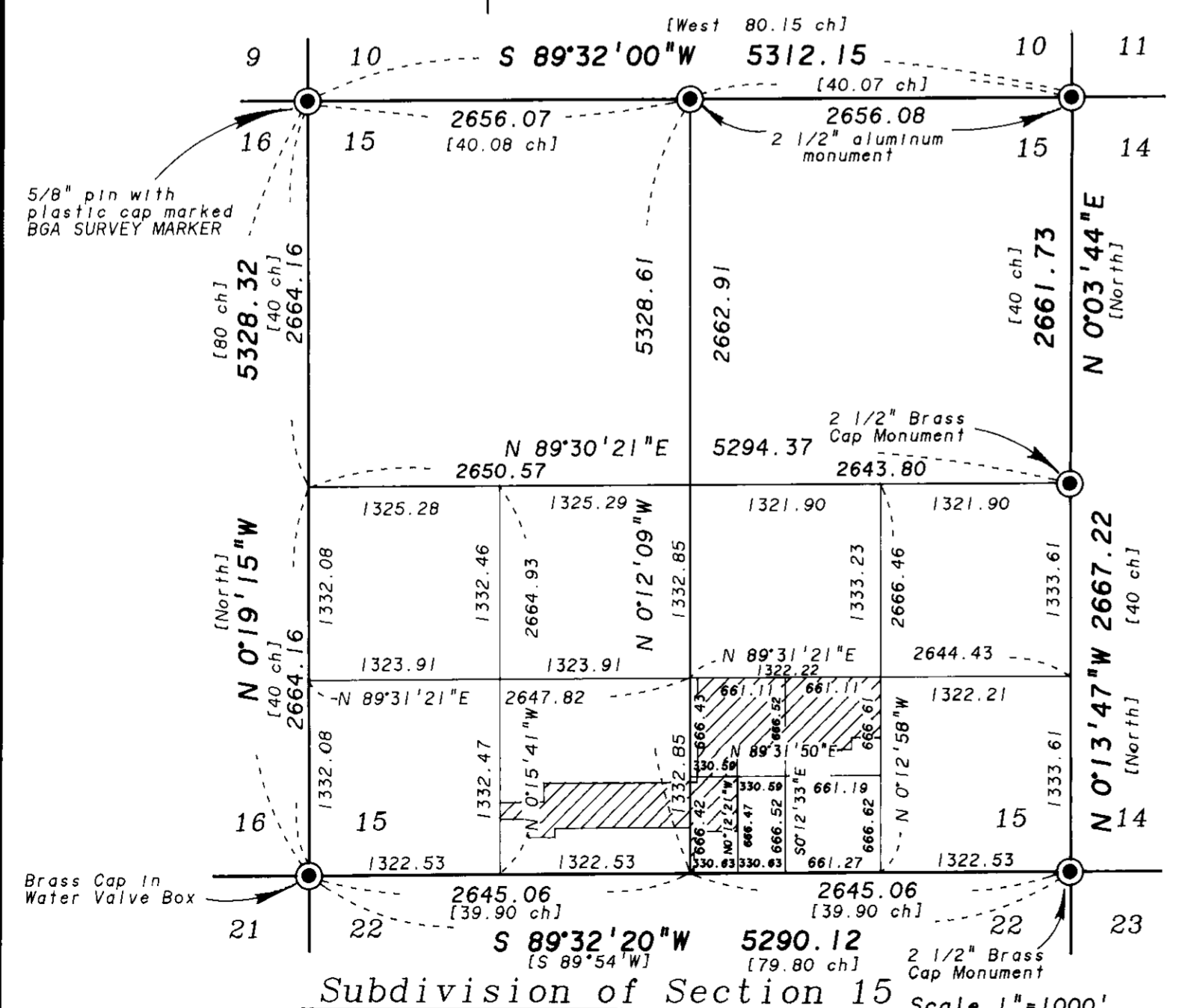
EASEMENTS

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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994



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Situating in the South half of Section 15
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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted the annexed partition, being a partition of Parcel 3 of Minor Partition number 1993-001, 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 a point on the South line of said Parcel 3, said point being North 80°01'49" East, a distance of 1897.75 feet from the Southwest corner of said Section 15,
Thence: North 89°32'20" East, a distance of 774.80 feet to the East line of said Southeast quarter of the Southwest quarter of Section 15,
Thence: South 0°12'09" East, along said East line, a distance of 313.50 feet, to the Southeast corner of said Southeast quarter of the Southwest quarter,
Thence: North 89°32'20" East, along the South line of said Section 15, a distance of 30.00 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 0°12'09" West, along the West line of said Eggleston land a distance of 290.50 feet, to the Northwest corner of said Eggleston land,
Thence: North 89°32'20" East, along the North line of said Eggleston land, a distance of 300.61 feet, 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 0°12'21" West, along the West line of said Corbin land, a distance of 375.97 feet, to the Northwest corner of said Corbin land,
Thence: North 89°31'50" East, along the North line of said Corbin land, a distance of 710.52 feet, 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 167.14 feet, to the Northwest corner of said Botham land,
Thence: North 89°32'09" East, a distance of 281.32 feet to the Northeast corner of said Botham land, said corner being on the East line of the Southwest quarter of the Southeast quarter of said Section 15,
Thence: North 0°12'58" West, along said East line a distance of 499.50 feet, to the Northeast corner of said Southwest quarter of the Southeast quarter,
Thence: South 89°31'21" West along the North line of said Southwest quarter of the Southeast quarter, a distance of 1272.21 feet, to the Northwest corner of Parcel 3 of Minor Partition number 1993-001,
Thence: South 0°12'09" East, along the West line of said Parcel 3, a distance of 705.91 feet, to a corner of said Parcel 3,
Thence: South 89°31'21" West, along the Northerly line of said Parcel 3, a distance of 1068.18 feet, to the East line 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: South 0°15'41" East, along said East line, a distance of 132.00 feet, to the Southeast corner of said Middleton land,
Thence: South 89°36'19" West, along the South line of said Middleton land, a distance of 305.00 feet, to the Southwest corner of said Middleton land, said corner being on the West line of the Southeast quarter of the Southwest quarter of said Section 15,
Thence: South 0°15'41" East, along said West line, a distance of 120.00 feet, to a point that is 375 feet North of the South line of said Section 15,
Thence: North 89°44'19" East, a distance of 200.00 feet,
Thence: South 0°15'41" East, a distance of 123.80 feet,
Thence: North 89°32'20" East, a distance of 182.35 feet,
Thence: North 0°15'41" East, a distance of 63.00 feet,
Thence: North 89°32'20" East, a distance of 165.70 feet to the Point of Beginning of this description.

Said parcel containing 29.96 Acres (Including road right of ways)

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, 1990
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1994

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

DECLARATION

Know all people by these presents that Howard Metsker and Donna Metsker are the owners of the land represented on the annexed map, and more particularly described in the annexed Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the annexed map in accordance with the provisions of 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.

Howard Metsker Donna M. Metsker
Howard Metsker Donna Metsker

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 11th day of JUNE, 1994, before me a Notary Public in and for said State and County, personally appeared Howard Metsker ~~and Donna Metsker~~, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline Sore
Notary Public for the State of Oregon

State of Idaho
SS
County of Twin Falls

Notarial Seal

Know all these people by these presents, on this 15th day of June, 1994, before me a Notary Public in and for said State and County, personally appeared Donna Metsker, 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.

Rick Landa
Notary Public for the State of Idaho

Notarial Seal

APPROVALS

UNION COUNTY ASSESSOR

I 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 Date: 6/6/94
Patty Gooderham, Union County Assessor

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 Date: 6/6/94
Peggy Sutton, Union County Treasurer

UNION COUNTY PLANNING COMMISSION

Approved this 27th day of June, 1994.

Ed Barton
Ed Barton, Chairman

UNION COUNTY SURVEYOR

Approved this 3rd day of JUNE, 1994.

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

FILING STATEMENT

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 28th day of June, 1994, at 1:25 o'clock P.M. and filed in Plat Cabinet No. A-364, Union County records. Microfilm No. 154432.

Union County Clerk by R. Church