

Minor Partition Plat # 1995-08

Located in the NE1/4, SE1/4 of Sec. 16,
T.3S., R.40E., W.M. in Union County, Oregon
A division of lots 1 and 2 And 30' of vacated
Stevenson Street in Block Y of McDaniels
3rd Addition to Cove, Oregon

Basis of Bearing

Survey #94-78 and Minor Partition Plat #1993-14
establishing the East line of the SE 1/4 of Section
16 as N 0° 29' 36" W

Reference Material

Minor Partition Plat #1993-14
Minor Partition Plat #1993-08
Minor Partition Plat #1992-19
C.S. 27-76
C.S. 94-78
C.S. 97-78
McDaniels 3rd Addition
McDaniels 2nd Addition
McDaniels Addition
Preliminary Title Report #34884 Abstract & Title

Legend

- Found 5/8" Rebar (Survey referenced on plat)
- ⊕ Found Brass Cap in Monument Box
- ⊠ Set 5/8" x 30" Rebar W/ Cap Mkd L.S. 1952
- () Record distance of McDaniels 3rd Addition
- - - Centerline
- X-X Existing Fence Line

Water Rights Statement

Rick Lusk, Union County Water Master, and I could not find
any water rights for this property. The records are extremely
vague for this area.

Narrative

This survey partition was requested by Richard A. and Georgina P. Baldwin for the purpose of dividing
their property into three parcels. The location of this partition is based on County Survey #97-78
and 94-78 and Minor partition Plats #1993-14, #1993-08. I used Partition #1993-08 and the
Brass Cap located at the southeast corner of section 16 to project the east line of McDaniels 3rd
Addition. Using Partition #1993-14 to establish the centerline of Bryan Street and Elm Street. After
projecting the east line of section 16 the called distance (558.80), I used a distance distance intersect
to establish the centerline intersection of Bryan Street with the north line of McDaniels 3rd Addition.
After establishing the subdivision boundaries, I used standard proportionment methods to determine the
property boundaries. To create conformity with the developments and existing surveys, I relied on the
called distances of surveys #94-78 and 97-78. Surveys done prior to that time do not seem to
depict the complexity of the property developments in this area. Using the surveys noted created
harmony and uniformity for this survey. This survey consisted of lots 1 & 2 and the west half of
vacated Stevenson Street. I found no unusual conditions on this partition and the survey was completed
as shown.

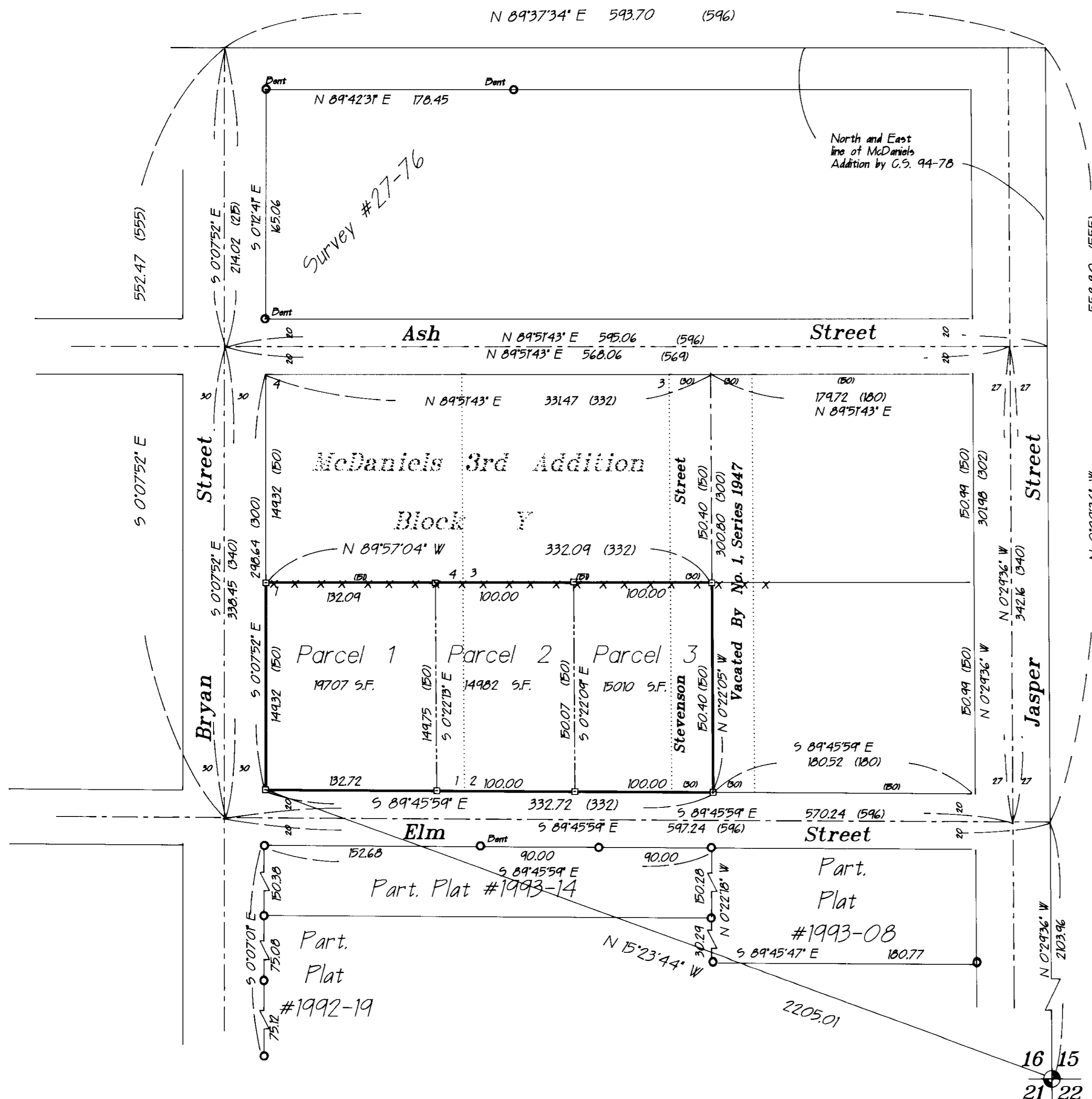
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Norman J. Paulus

OREGON
MAY 15, 1951
NORMAN J. PAULUS JR.
1952

Renewal Date Dec. 31, 1996

Scale 1"=60'



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SURVEYOR'S CERTIFICATE

I, Norman J. Paulius Jr., Registered Professional Land Surveyor, in the State of Oregon, depose and say that I have 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:

Lots 1 and 2 and a portion of the vacated Stevenson Street situated in Block Y of McDaniels 3rd Addition to Cove, Union County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 1 of said Block Y, said point being N 15°23'44" W a distance of 2205.01 feet from the southeast corner monument of Section 16:

Thence: S 89°45'59" E along the north line of Elm Street a distance of 332.72 feet to the centerline of vacated Stevenson Street;

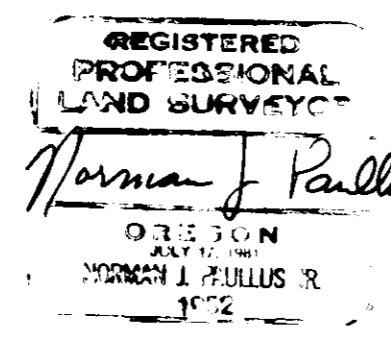
Thence: N 0°22'05" W along said centerline a distance of 150.40 feet to the projected north line of Lot 2;

Thence: N 89°57'04" W along the north line of Lots 1 and 2 a distance of 332.09 feet to the east line of Bryan Street;

Thence: S 0°07'52" E along the west line of Lot 1 a distance of 149.32 feet to the point of beginning.
Said parcel contains 1.15 acres.

I further depose and say that I made this survey and plat by order of and under the direction of the owner thereof and that I marked all Parcel lot corners with the monuments as indicated on the annexed plat in accordance with O.R.S. Chapter 92.050 and 92.060.

Norman J. Paulius Jr.
Norman J. Paulius Jr., OPLS 1982
Norm Paulius & Associates
2615 North Depot Street
LaGrande, OR 97850



Renewal Date Dec. 31, 1996

DEDICATION

Know all people by these presents that Richard A. Baldwin and Georgina P. Baldwin, husband and wife are the owners of the land represented on the map and described in the accompanying Surveyor's Certificate and have caused same to be surveyed and platted as shown on the annexed plat and that we did cause the same partitioned into the parcels shown in accordance with O.R.S. Chapter 92.

Richard A. Baldwin
Richard A. Baldwin

Georgina P. Baldwin
Georgina P. Baldwin

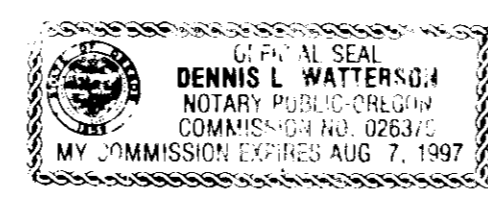
ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF UNION)

Know all people by these presents, on this 18th day of April, 1995, before me, a Notary Public in and for said County and State, personally appeared the above named Richard A. and Georgina P. Baldwin, 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 unto set my hand and affix my official notary seal this 18 day of April, 1995

Dennis L. Waterson
Notary Public for the State of Oregon



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 the law to be placed on the 1994 - 95 tax roll which became a lien on this partition plat or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

4/21/95 *Deana Lewis* Chief Deputy for Patty Gooderham
Date 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 on the tax roll which became a lien on this partition plat and that now are due and payable have been paid to me.

4/21/95 *Cherie Stifel* Deputy Tax Collector
Date Union County Treasurer

City of Cove

Approved this 17th day of April, 1995.

Richard H. Travis

Union County Surveyor

Approved this 18th day of April, 1995.

Gregory T. Blackman
Gregory T. Blackman, PLS Union 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 the 21st day of April, 1995, at 12:30 o'clock P.M., and recorded in Plat Cabinet No. A-390 Union County records. Microfilm Number 158748 Union County records.

Union County Clerk by *E. Davidson*