

Minor Partition No. 1996-03

A partition of Parcel 3 of Major Partition No. 1995-09
Situated in the Northwest 1/4 of the Southwest 1/4
of Section 15, Township 3 South, Range 40 East
of the Willamette Meridian.

Microfilm No. 960353
Plat Cabinet No. B-418

BASIS OF BEARING

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

SCALE: 1"=60'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition 1993-015
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 035-1992
- ◇ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Mt. Fanny View Estates
- △ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Major Partition 1995-09
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- Existing fence line
- - - Centerline
- - - Easement line
- ~ Creek

REFERENCE MATERIAL

Plat of Mt. Fanny View Estates
Survey Number 035-1992
Minor Partition Number 1993-15
Major Partition Number 1995-09

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

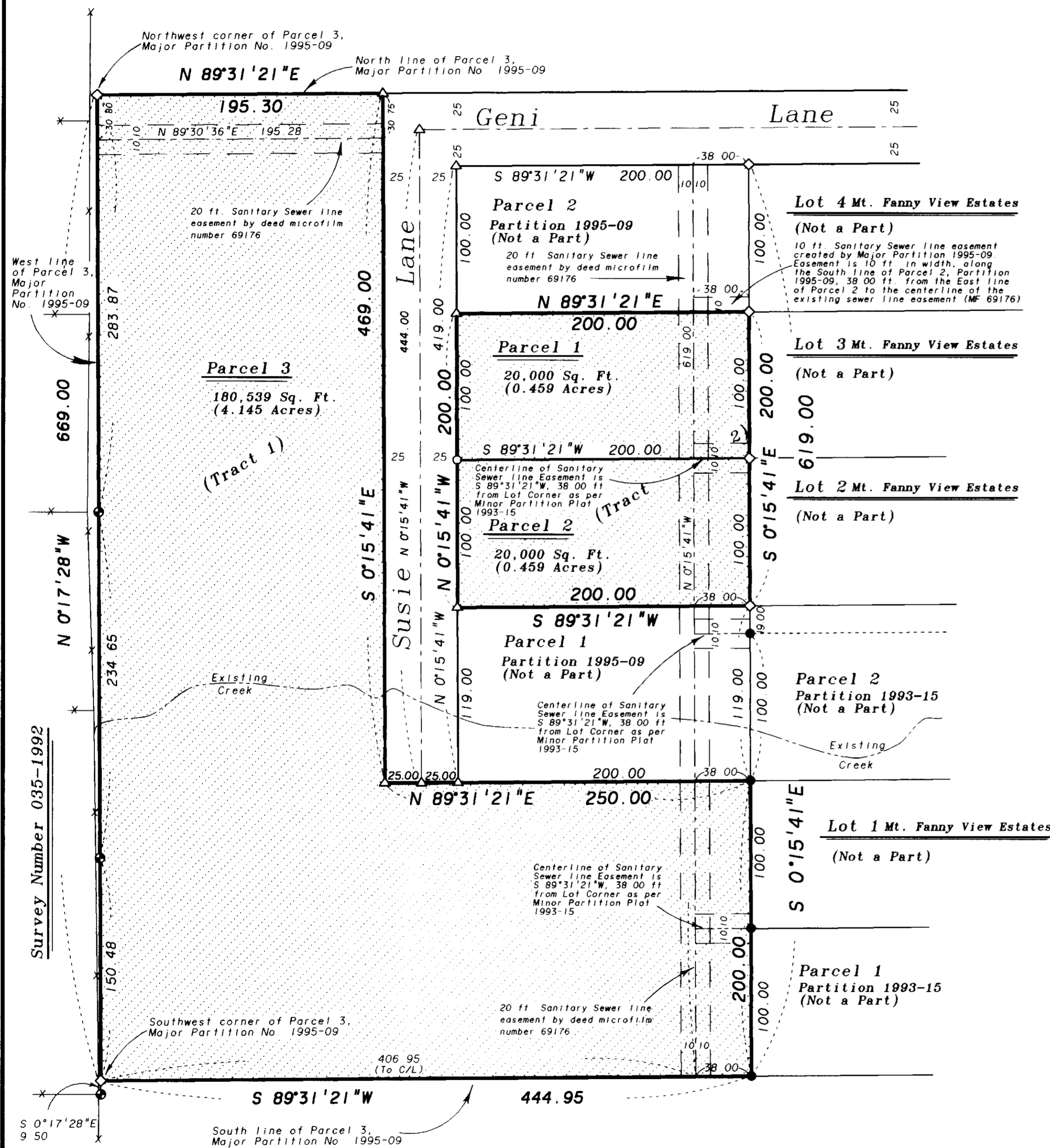
NARRATIVE

This partition was done at the request of Howard Evans. Mr. Evans wished to partition Parcel 3 of Major Partition Number 1995-09 into two parcels East of Susie Lane, with the third parcel being the remainder of the original parcel lying West and South of Susie Lane. Because the original parcel spans Susie Lane, the description of the total partition in the Surveyor's Certificate on sheet 2 is written in two tracts, with tract 1 being Parcels 1 and 2 of this partition and Tract 2 being Parcel 3 of this partition. The exterior of this partition was located and monumented by the previous surveys, partitions and subdivision listed in the reference material. To eliminate confusion with the previous partitions and subdivision, I have hatched the area within this particular partition. The parcels of this partition were placed at the direction of Mr. Evans. I find no unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1996



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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and plotted this Minor Partition Plat, being a partition of Parcel 3 of Major Partition Number 1995-09, situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described in the two tracts as follows.

TRACT 1 (West and South of Susie Lane)

Beginning at the Southwest corner of said Parcel 3.

- Thence: North 0°17'28" West, along the West line of said Parcel 3, a distance of 669.00 feet, to the Northwest corner thereof.
- Thence: North 89°31'21" East, along the North line of said Parcel 3, a distance of 195.30 feet, to the West right of way line of Susie Lane.
- Thence: South 0°15'41" East, along said West right of way line, a distance of 469.00 feet to the South right of way line of Susie Lane.
- Thence: North 89°31'21" East, along said South line and along the South line of Parcel 1 of Major Partition Number 1995-09, a distance of 250.00 feet, to the Southeast corner of said Parcel 1, said point also being the Southwest corner of Parcel 2 of Minor Partition Number 1993-15, said point also being the Northwest corner of Lot 1 of Mt. Fanny View Estates Subdivision.
- Thence: South 0°15'41" East, along the West line of said Lot 1 and along West line of Parcel 1 of Minor Partition Number 1993-015, a distance of 200.00 feet, to the Southwest corner of said Parcel 1, said point also being the Southeast corner of Parcel 3 of Major Partition Number 1995-09.
- Thence: South 89°31'21" West, along the South line of said Parcel 3, a distance of 444.95 feet, to the Point of Beginning of this description.

Said tract containing 4.145 Acres. (180,539 sq. ft.)

TRACT 2 (East of Susie Lane)

Beginning at a point on the East right of way line of Susie Lane, said point being the Southwest corner of Parcel 2, Major Partition Number 1995-09.

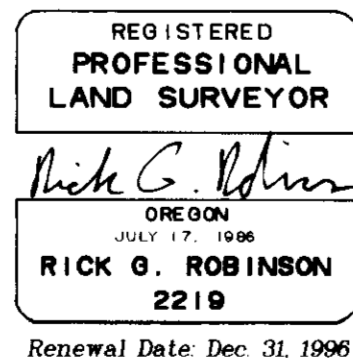
- Thence: North 89°31'21" East, along the South line of said Parcel 2, a distance of 200.00 feet, to the Southeast corner of said Parcel 2, said point also being the Southwest corner of Lot 4 and the Northwest corner of Lot 3 of Mt. Fanny View Estates Subdivision.
- Thence: South 0°15'41" East, along the West line of Lots 3 and 2 of said subdivision, a distance of 200.00 feet, to the Southwest corner of said Lot 2, said point being the Northwest corner of Parcel 2 of Minor Partition Number 1993-15, said point also being the Northeast corner of Parcel 1 of Major Partition Number 1995-09.
- Thence: South 89°31'21" West, along the North line of said Parcel 1, a distance of 200.00 feet, to the Northwest corner of said Parcel 1, said point being on the East right of way line of Susie Lane.
- Thence: North 0°15'41" West, along said East right of way line, a distance of 200.00 feet, to the Point of Beginning of this description.

Said tract containing 0.918 Acres. (40,000 sq. ft.)

Total area of both tracts being 5.063 Acres. (220,539 sq. ft.)

I further depose and say that I made this survey and plat by the order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bogert, Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



DECLARATION

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 Certificate and have caused the same to be surveyed and plotted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby place the restrictions detailed below on the land within this partition, all in accordance with the provisions of O.R.S. Chapter 92.

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

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 12 day of JAN, 1996 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.

[Signature]
Notary Public for
the State of Oregon

Notarial seal

RESTRICTIONS

1. There will be no further partition or subdivision of Parcels 1 and 2.
2. All utilities are to be placed underground on Parcels 1 and 2.
3. All residences constructed on the Lots shall have:
 - (A) A minimum area of 1200 square feet (not including garage).
 - (B) A permanent foundation.
 - (C) A gable roof.

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 12th day of JAN, 1996, at 10:50 o'clock A.M., and recorded in Plat Cabinet No. B-418 Union County records. Microfilm Number 960353

N. Nellie Doree Hibbert
Union County Clerk
by S. Nelson, Deputy

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 1995-1996 tax roll which became a lien on this partition or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

1/16/96 [Signature]
Date 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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

1/14/96 [Signature]
Date Peggy Sutton, Union County Treasurer

City of Cove

Approved this 20th day of JANUARY, 1996.

[Signature]
Richard H. Thew, Mayor

Union County Surveyor

Approved this 23rd day of JANUARY, 1996.

by Wallawa County Surveyor [Signature]
Jack W. Burris