

Minor Partition Plat Number 1996-25

Microfilm No. 965580
Plat Cabinet No. B 448

A partition of a portion of Parcel 2 of Minor Partition Number 1993-01
Situated in the Southeast quarter of the Southwest quarter
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.

SCALE: 1" = 100'

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 1993-01
Minor Partition No 1994-13

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
Microfilm No 160679
Microfilm No 160680
Microfilm No 960061

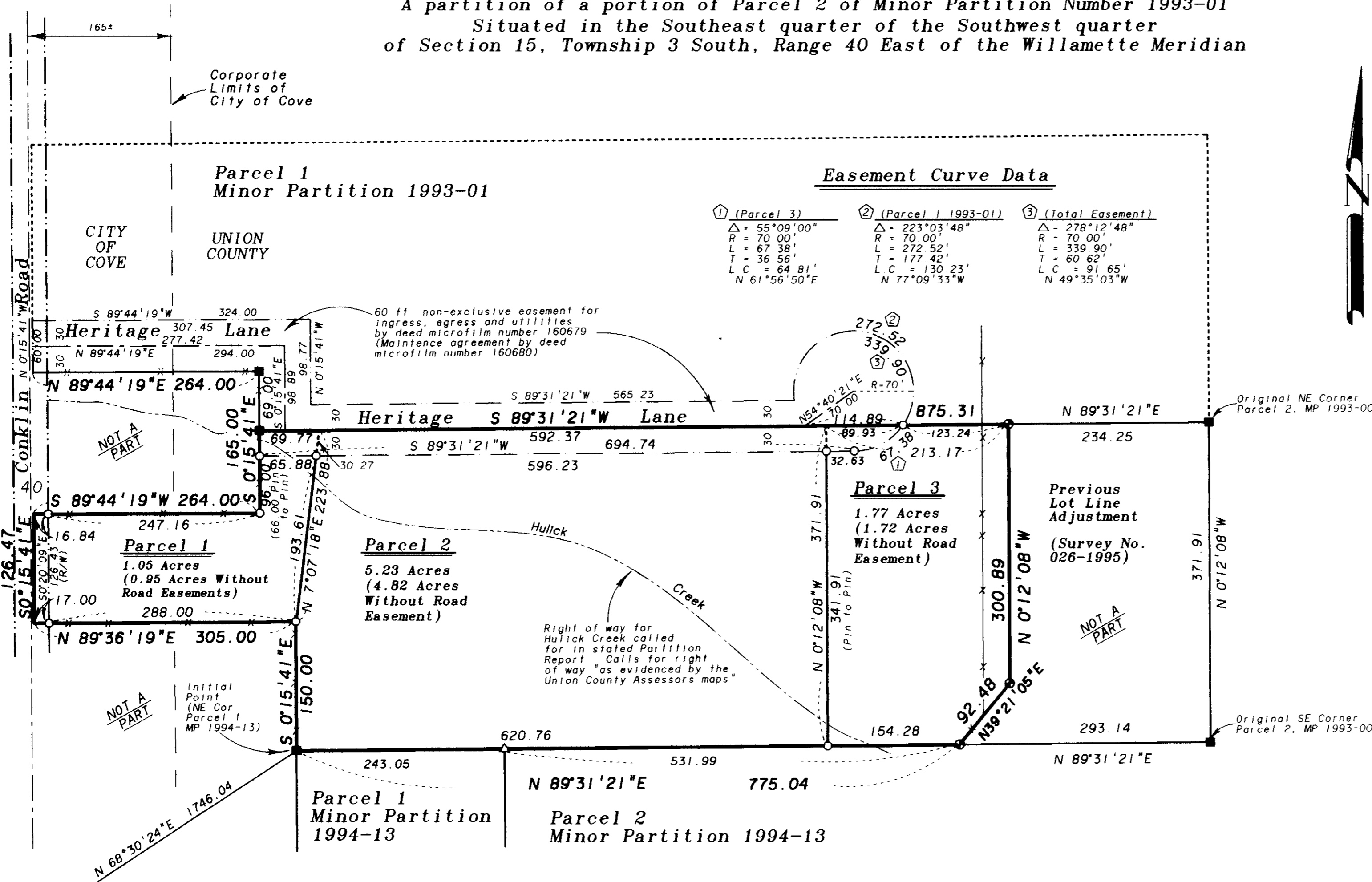
Partition Report No. 95-7175
prepared by Eastern Oregon Title Co

LEGEND

- Found brass cap monument in valve box as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 047-1993
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 026-1995
- △ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by minor partition no. 1994-13
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - Center line
- - - Easement line
- - - Ditch

Easement Curve Data

① (Parcel 3)	② (Parcel 1 1993-01)	③ (Total Easement)
Δ = 55°09'00"	Δ = 223°03'48"	Δ = 278°12'48"
R = 70.00'	R = 70.00'	R = 70.00'
L = 67.38'	L = 272.52'	L = 339.90'
T = 36.56'	T = 177.42'	T = 60.62'
L.C. = 64.81'	L.C. = 130.23'	L.C. = 91.65'
N 61°56'50"E	N 77°09'33"W	N 49°35'03"W



NARRATIVE

This partition was done at the request of David Campbell, owner of the partitioned tract. The North and South lines of this partition were originally monumented by survey number 047-1993, which monumented parcels 1 and 3 of minor partition number 1993-01, originally an unsurveyed partition. The East line of this partition was monumented by survey number 026-1995. The dividing lines of the parcels and the Westerly portion of the exterior were monumented by this plat. As discussed on partition plat numbers 1993-01 and 1994-13, the ownership along the West line is an aliquot line, with Conklin Lane being an easement. I set reference pins along the right of way line, as did the previous partitions, as well as setting reference pins along the non-exclusive easement called Heritage Lane along the North line of this partition. I find the fences to be very harmonious with the exception of the North-South fence running through the Easterly portion of Parcel 3. This was originally a cross fence within the overall ownership prior to any partitioning, and all owners are aware that this fence does not reflect the true property lines. 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 under that permit.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1990
RICK G. ROBINSON
2219

Renewal Date: Dec 31, 1996

Minor Partition Plat Number 1996-25

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Situated in the Southeast quarter of the Southwest quarter
of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor No. 2219, hereby certify that I have correctly surveyed and platted the partition shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said partition being a portion of Parcel 2 of Minor Partition Number 1993-01, situated in the Southeast 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 as follows:

Beginning at the ^{WEST} Northeast corner of Parcel 1 of Minor Partition number 1994-13, said point being North 68°30'24" East, a distance of 1746.04 feet from the Southwest corner of said Section 15.

Thence: North 89°31'21" East, along the North line of said minor partition no. 1994-13, said line also being the South line of Parcel 2, minor partition number 1993-01, a distance of 775.04 feet.

Thence: North 39°21'05" East, a distance of 92.48 feet.

Thence: North 0°12'08" West, a distance of 300.89 feet, to the North line of said Parcel 2.

Thence: South 89°31'21" West, along the North line of said Parcel 2, a distance of 875.31 feet, to the Northeasterly corner of said Parcel 2.

Thence: South 0°15'41" East, along the exterior of said Parcel 2, a distance of 96.00 feet, to a corner of said Parcel 2.

Thence: South 89°44'19" West, along the exterior of said Parcel 2, a distance of 264.00 feet, to the Northeast corner of said Parcel 2, said point 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, and along the West line of said Parcel 2, a distance of 126.47 feet, to the Southwesterly corner of said Parcel 2.

Thence: North 89°36'19" East, along the exterior of said Parcel 2, a distance of 305.00 feet, to a corner of said Parcel 2.

Thence: South 0°15'41" East, along the exterior of said Parcel 2, a distance of 150.00 feet, to the Point of Beginning of this description.

Said parcel containing 8.05 acres. (7.49 Acres without road easements)

Rick G. Robinson

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec 31, 1996

DECLARATION

Know all people by these presents that David B. Campbell is the sole owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

David B. Campbell
David B. Campbell

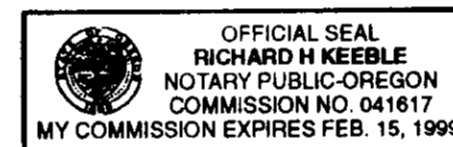
5/13/98. See Affidavit of Correction with additional owners
Signatures. See document 982308, Affidavit of Correction.
Additional signatories: Edmund Kera M. Stamer, Henry T. Stamer
Kenneth A. Conner, Kylan Baker County Surveyor
David B. Campbell

ACKNOWLEDGEMENT

State of Oregon SS
County of Deschutes

Know all these people by these presents, on this 26 day of November, 1996, before me a Notary Public in and for said County and State, personally appeared David B. Campbell, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Richard H. Keeble
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 9 day of Dec., 1996.

by James D. Hanley
James D. Hanley, Baker County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 19 day of December, 1996.

Joel D. Hasse
Joel Hasse, Chairman

CITY OF COVE

Approved this 20th day of December, 1996.

Richard Thew
Richard Thew, Mayor

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 1996-1997 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: 12/19/96
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: 12/19/96
Peggy Sutton, Union County Treasurer

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 20th day of DEC, 1996, at 4 o'clock P.M. and filed in Plat Cabinet No. B-448, Union County records. Microfilm No. 965580.

R. Nellie Doque Hibbert
Union County Clerk
by B. Nelson, Deputy