

# Major Partition Plat Number 1997-03

Microfilm No. 970955  
Plat Cabinet No. 8-451

A partition of Parcel 1 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

Sheet 1 of 2

## 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. 1992-16  
Minor Partition No. 1993-01  
Minor Partition No. 1994-13  
Minor Partition No. 1996-25

### 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  
Cove Charter dated 7-23-1917

Partition Report No. 97-8273  
prepared by Eastern Oregon Title Co.

## 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 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. 1996-25
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Center line
- Corporate limits of the City of Cove
- Easement line
- Ditch

## 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.

## Easement Curve Data

① (Parcel 3)	② (Parcel 3)	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

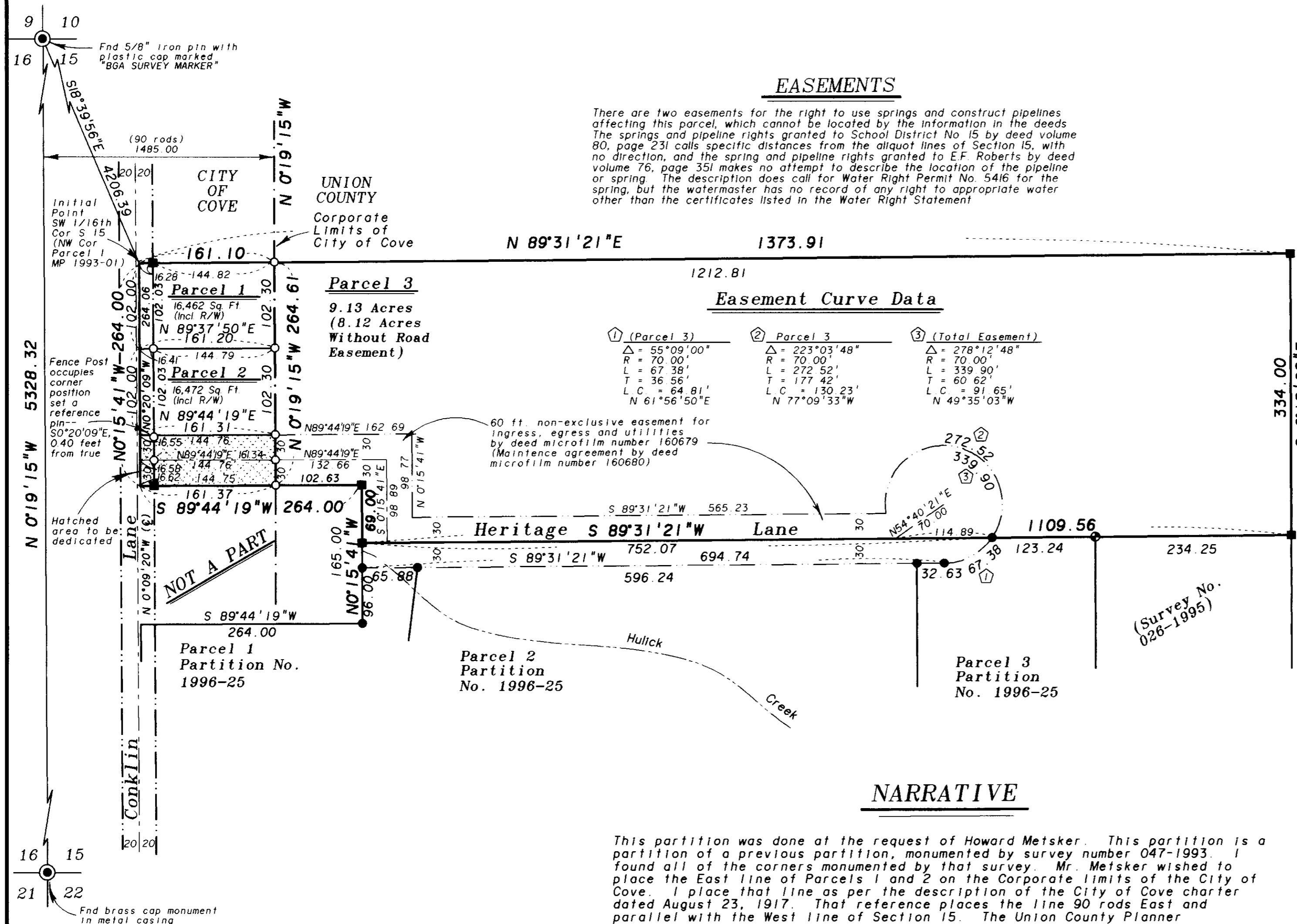
This partition was done at the request of Howard Metsker. This partition is a partition of a previous partition, monumented by survey number 047-1993. I found all of the corners monumented by that survey. Mr. Metsker wished to place the East line of Parcels 1 and 2 on the Corporate Limits of the City of Cove. I place that line as per the description of the City of Cove charter dated August 23, 1917. That reference places the line 90 rods East and parallel with the West line of Section 15. The Union County Planner stipulated that the portion of Heritage Lane within the City of Cove be dedicated to the public, giving Parcel 3 a frontage of 60 feet on a dedicated roadway. As shown on partition plats 1992-16, 1993-01, 1994-13 and 1996-25, the 1/16th line of the section is not the same as the centerline of Conklin Lane. I set reference pins along the East right of way line of the partition as did the other partitions in the area. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1998

Sheet 1 of 2



# Major Partition Plat Number 1997-02

Microfilm No. 970955  
Plat Cabinet No. 6-451

A partition of Parcel 1 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

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the annexed partition, being a partition of Parcel 1 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 in Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1, said point being the Southwest 1/16th corner of said Section 15, said point also being South 18°39'56" East, a distance of 4206.39 feet from the Northwest corner of said Section 15,

Thence: North 89°31'21" East, along the North line of said Parcel 1, a distance of 1373.91 feet, to the Northeast corner of said Parcel 1,

Thence: South 0°12'08" East, along the East line of said Parcel 1, a distance of 334.00 feet, to the Southeast corner of said Parcel 1,

Thence: South 89°31'21" West, along the South line of said Parcel 1, a distance of 1109.56 feet, to a Southerly corner of said Parcel 1,

Thence: North 0°15'41" West, along a Westerly line of said Parcel 1, a distance of 69.00 feet, to a Southerly corner of said Parcel 1,

Thence: South 89°44'19" West, along a Southerly line of said Parcel 1, a distance of 264.00 feet, to the most Southwesterly corner of said Parcel 1,

Thence: North 0°15'41" West, along the West line of said Parcel 1, a distance of 264.00 feet, to the Point of Beginning of this description.

Said parcel containing 10.11 Acres (440,471 square feet) (Including road right of way)

Said parcel subject to right of way for Union County Road Number 512 (Conklin Lane) as it crosses the West side of this property, and the non exclusive easement for ingress, egress and utilities by deed microfilm number 160679 along the Southerly portion of this property.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1996  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 1998

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

## 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 5th day of MARCH, 1997, at 9:10 o'clock P.M. and filed in Plat Cabinet No. 6-451, Union County records.

Microfilm No. 970955

*R. Nellie Bogue Hibbert*  
Union County Clerk  
by *G. Nulman, Deputy*

## DEDICATION

Know all people by these presents that HOWARD E. METSKER and DONNA M. METSKER, TRUSTEES of the METSKER FAMILY TRUST, under a Trust Agreement dated August 30, 1995, is the owner of the land represented on the annexed map and more particularly described in the annexed Surveyor's Certificate, and has caused the same to be partitioned into the parcels shown on the annexed map, and does on behalf of said Trust, its heirs and assigns, hereby dedicate, donate and convey to the public use forever, that portion of Heritage Lane falling within the corporate limits of the City of Cove, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

*Howard E. Metsker, Trustee*  
Howard E. Metsker, Trustee

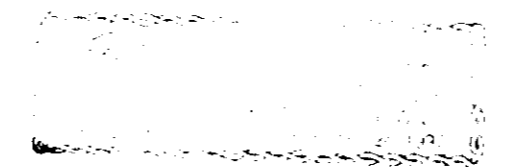
*Donna M. Metsker, Trustee*  
Donna M. Metsker, Trustee

## ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 13 day of FEBRUARY, 1997, before me a Notary Public in and for said State and County, personally appeared Howard E. Metsker and Donna M. Metsker, Trustees for the Metsker Family Trust, under a trust agreement dated August 30, 1995, 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.

*Opal Yuchin*  
Notary Public for  
the State of Oregon



Notarial Seal for the State of Oregon

## APPROVALS

### UNION COUNTY SURVEYOR

Approved this 13th day of February, 1997.

by *Thomas J. Hanley*  
Thomas J. Hanley, Baker County Surveyor

### 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: 2/14/97  
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: 2/14/97  
Peggy Sutton, Union County Treasurer

### UNION COUNTY PLANNING DEPARTMENT

Approved this 20th day of February, 1997.

*Hanley Jenkins*  
Hanley Jenkins,  
Union County Planning Director

### CITY OF COVE

Approved this 19th day of February, 1997.

*Richard H. Thew*  
Richard H. Thew, Mayor

### Union County Commission

Approved this 5th day of MARCH, 1997.

*John Howard*  
John Howard  
*Steve McClure*  
Steve McClure  
*Colleen MacLeod*  
Colleen MacLeod