

# Minor Partition No. 1992-21

A partition of Lots 1, 2 and a portion of Lot 3, Block A,  
Town of the Cove, Union County, Oregon.

Situated in the Northwest 1/4 of the Northwest 1/4  
of Section 22, Township 3 South, Range 40 East  
of the Willamette Meridian.

Microfilm No. 774834

Plat Cabinet No. B-471

## 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"=50'

## REFERENCE MATERIAL

Union County Commissioners Journal  
Volume C, Pages 4419, 420 and 421  
Union County Monumentation Records  
Plat of the Town of the Cove  
Survey Number 11-84  
Survey Number 34-86  
Survey Number 28-94  
Survey Number 60-94  
Survey Number 16-95  
Survey Number 18-95

### Deed References

Microfilm Number 27285  
Microfilm Number 47981  
Microfilm Number 111309  
Microfilm Number 111310  
Microfilm Number 111311

Preliminary title report  
number 33532 prepared by  
Abstract and Title Company

## LEGEND

- Found brass cap monument in 4" metal casing with metal lid as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 34-86
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 28-94
- Found 5/8" iron pin with plastic cap marked AP&A set by Survey Number 60-94
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 16-95
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ( ) Record distance of the plat of the Town of the Cove
- \*—\*— Existing fence line
- - - Centerline

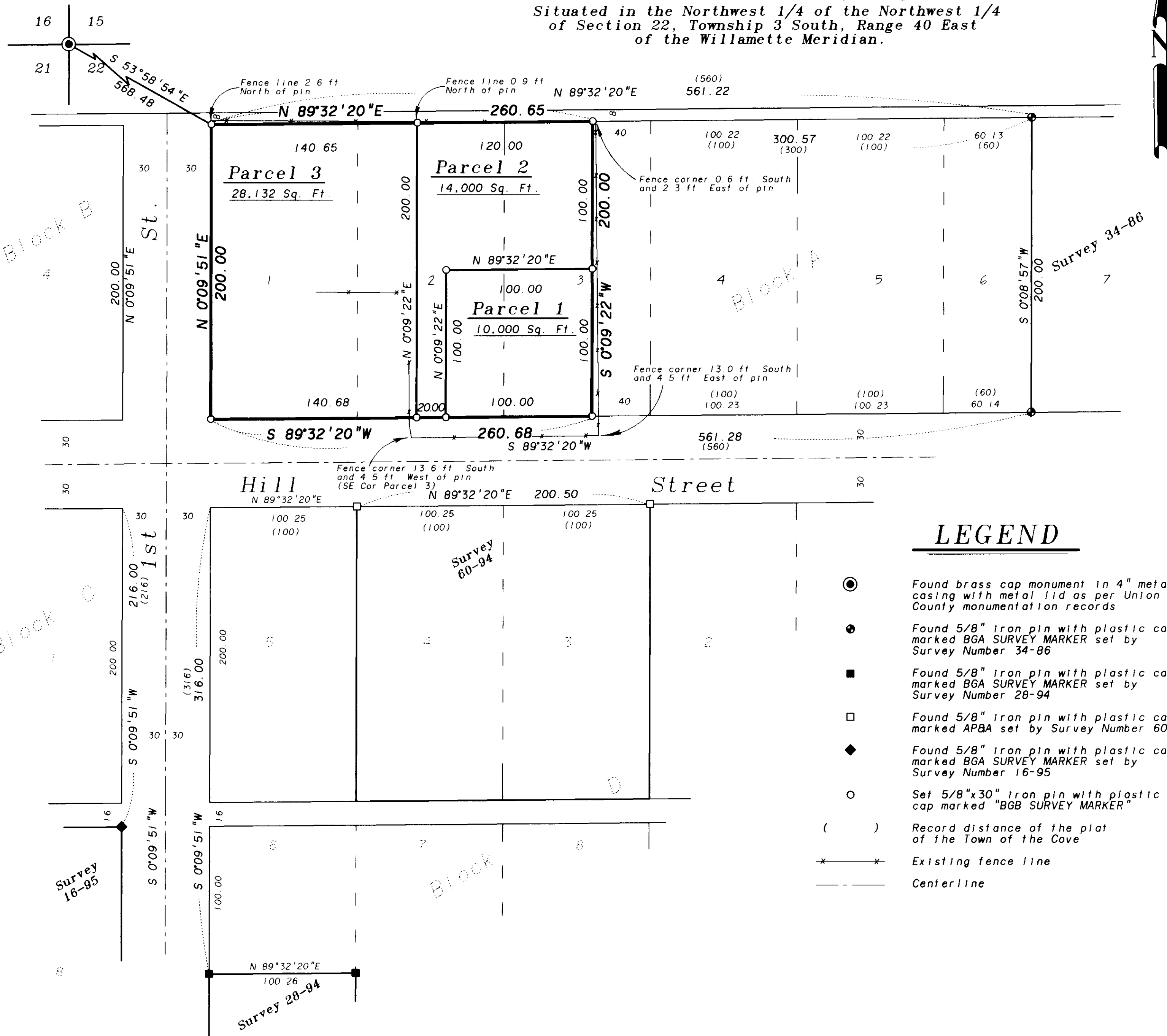
## NARRATIVE

This partition was done at the request of Emery and Marlene Eddy. The purpose of the partition is to create two building sites in addition to the existing residence located on Parcel 3. I base the location of the Lots and Blocks in the Town of the Cove on the previous surveys listed in the reference material. These surveys are all in agreement as to the placement of the subdivision. I find that the Eddy tract is a portion of the former ownership. The previous owner sold Lots 4, 5 and 6, and the East 40 feet of Lot 3 prior to the sale to the Eddys. This gives the tract East of the Eddy ownership Senior rights. I therefore place the East line of the Eddy ownership 40 feet West and parallel with the East line of Lot 3. The interior lines of the partition were placed at the direction of the owners. I find the fences to be away from the true deed lines as shown. 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



# Minor Partition No. 1997-21

Microfilm No. 974834  
Plat Cabinet No. B-471

A partition of Lots 1, 2 and a portion of Lot 3, Block A,  
Town of the Cove, Union County, Oregon.  
Situating in the Northwest 1/4 of the Northwest 1/4  
of Section 22, 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 this Minor Partition Plat, being a partition of Lots 1, 2 and a portion of Lot 3, Block A of the TOWN OF THE COVE, situated in the Northwest quarter of the Northwest quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the Northwest corner of said Lot 1, said point being South 53°58'54" East, a distance of 568.48 feet from the Northwest corner of said Section 22.

Thence: North 89°32'20" East, along the North line of said Lots 1, 2 and 3, a distance of 260.65 feet, to a point 40.00 feet West of the Northeast corner of said Lot 3.

Thence: South 0°09'22" West, parallel with the East line of said Lot 3, a distance of 200.00 feet to the South line of said Lot 3, said line also being the North right of way line of Hill Street. (Originally platted as Main Street).

Thence: South 89°32'20" West, along the South line of said lots 1, 2 and 3, and along said right of way line, a distance of 260.68 feet, to the Southwest corner of said Lot 1, said point also being on the East right of way line of First Street.

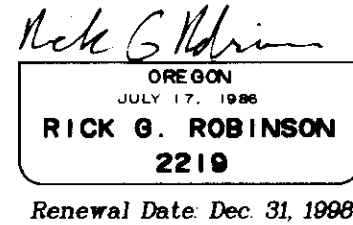
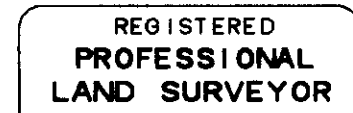
Thence: North 0°09'51" East, along the West line of said Lot 1 and along the East line of First Street, a distance of 200.00 feet, to the Point of Beginning of this description.

Said tract containing 1.197 Acres. (52,132 sq. ft.)

I further certify 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  
Baggett, Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



## 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 15<sup>th</sup> day of Oct, 1997, at 10:40 o'clock A.M., and recorded in Plat Cabinet No. B-471 Union County records. Microfilm Number 974834

*R. Nellie Bogue Hibbert*

Union County Clerk  
by *S. Nelson*, Deputy

## DECLARATION

Know all people by these presents that Emery D. Eddy and Marlene A. Eddy are the owners, and Pierre Etchamendy and Jean E. Etchamendy are lien holders, 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 platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

*Emery D. Eddy*  
Emery D. Eddy

*Marlene A. Eddy*  
Marlene A. Eddy

*Pierre Etchamendy*  
Pierre Etchamendy

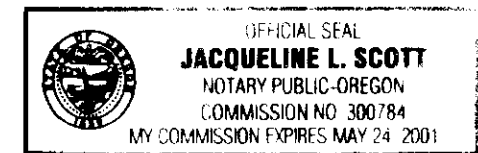
*Jean E. Etchamendy*  
Jean E. Etchamendy

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 6 day of Oct, 1997 before me a Notary Public in and for said State and County, personally appeared Emery D. Eddy and Marlene A. Eddy, 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.

*Jacqueline L. Scott*  
Notary Public for  
the State of Oregon



Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 14 day of Oct, 1997 before me a Notary Public in and for said State and County, personally appeared Pierre Etchamendy and Jean E. Etchamendy, 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.

*Louise Estro*  
Notary Public for  
the State of Oregon

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 the law to be placed on the 1997-1998 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.

10/14/97  
Date

*Patty Gooderham*  
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.

10-14-97  
Date

*Peggy Sutton*  
Peggy Sutton, Union County Treasurer

### City of Cove

Approved this 13<sup>th</sup> day of October, 1997.

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

### Union County Surveyor

Approved this 3<sup>rd</sup> day of October, 1997.

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