

Major Partition No. 1998-10

Microfilm No. 981702
Plat Cabinet No. B-498

A partition of Parcel 3 of Minor Partition No. 1996-03
Situated in the Northwest 1/4 of the Southwest 1/4
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"=60'

LEGEND

- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition 1993-15
- ⊙ 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
- Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 1996-03
- Set 5/8"x30" 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
Minor Partition Number 1996-03
- 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
 - Microfilm Number 975007
- Preliminary title report number 33532 prepared by Abstract and Title Company

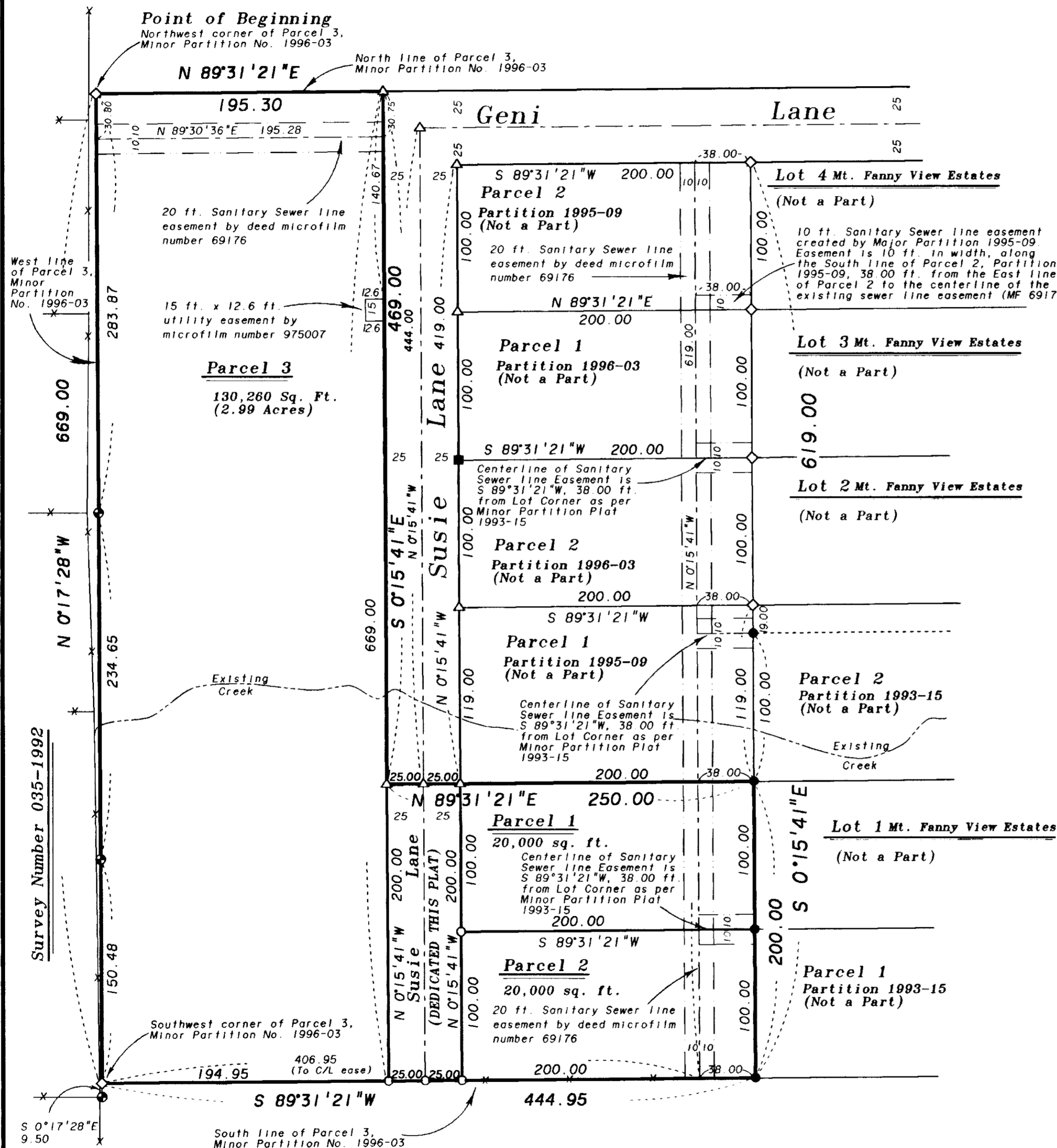
NARRATIVE

This partition was done at the request of Howard Evans. Mr. Evans wished to partition Parcel 3 of Minor Partition Number 1996-03 into two parcels East of Susie Lane with the remaining parcel West of Susie Lane. In addition, this partition dedicates the South 200 feet of Susie Lane as shown on the map. The exterior of this partition was monumented by previous surveys, partitions and the plat of Mt. Fanny View Estates. The utility easement along the West side of Susie Lane in the Northeasterly portion of Parcel 3 was granted by deed microfilm number 975007. As we have discovered on OTEC easements in the past, the easement is described by a particular bearing and distance from the West 1/4 corner of Section 15, which in no way relates to the true and actual location of the utility improvement. These easements all have the phrase "all as staked or constructed on the ground", which the utility company relies on to place the easement. I locate this particular easement by locating the physical location of the improvement, in this case a splice box, and use the 15 ft. Square called for in the easement centered around the box. The box is placed close enough to the West right of way line of Susie Lane that the easement only goes 12.6 ft. into parcel 3. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1998



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Situating in the Northwest 1/4 of the Southwest 1/4
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 this Major Partition Plat, being a partition of Parcel 3 of Minor Partition Number 1996-03, 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 as follows:

Beginning at the Northwest corner of said Parcel 3.

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, as dedicated by Major Partition Number 1995-09.

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 1993-15, 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 Minor Partition Number 1996-03.

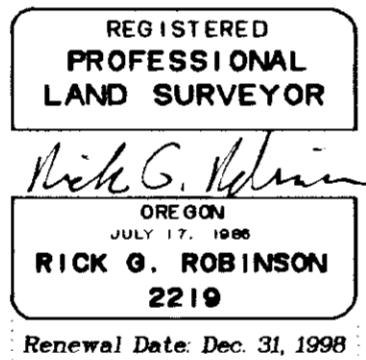
Thence: South 89°31'21" West, along the South line of said Parcel 3, a distance of 444.95 feet, to the Southwest corner of said Parcel 3.

Thence: North 0°17'28" West, along the West line of said Parcel 3, a distance of 669.00 feet, to the Point of Beginning of this description.

Said tract containing 4.145 Acres. (180,539 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
Bogert, Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



DEDICATION

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 platted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the South 200 feet of Susie Lane as shown on the annexed map, and also 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

5/15/98 See Affidavit of Correction Citing Irrevocable trust as owners. Document 982307.

Guy T. Dale
Union County Surveyor

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 1st day of April, 1998 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.

Sandra R. Braden
Notary Public for
the State of Oregon



Notarial seal

RESTRICTIONS

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

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.

4/1/98
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.

4-1-98
Date Peggy Sutton
Peggy Sutton, Union County Treasurer

City of Cove

Approved this 10th day of April, 1998.

Richard H. Thew
Richard H. Thew, Mayor

Union County Surveyor

Approved this 31st day of March, 1998.

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

Union County Commission

Approved this 15th day of April, 1998.

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

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 15th day of April, 1998, at 9:10 o'clock A.M., and recorded in Plat Cabinet No. B-498 Union County records. Microfilm Number 981702

R. NELLIE BOGUE HIBBERT
Union County Clerk
by S. Nelson, Deputy