

Minor Partition Plat No. 1998-20

Microfilm Number 983609
 Plat Cabinet Number 8-510

Situated in the South half of the Northwest quarter
 of Section 22, 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'

LEGEND

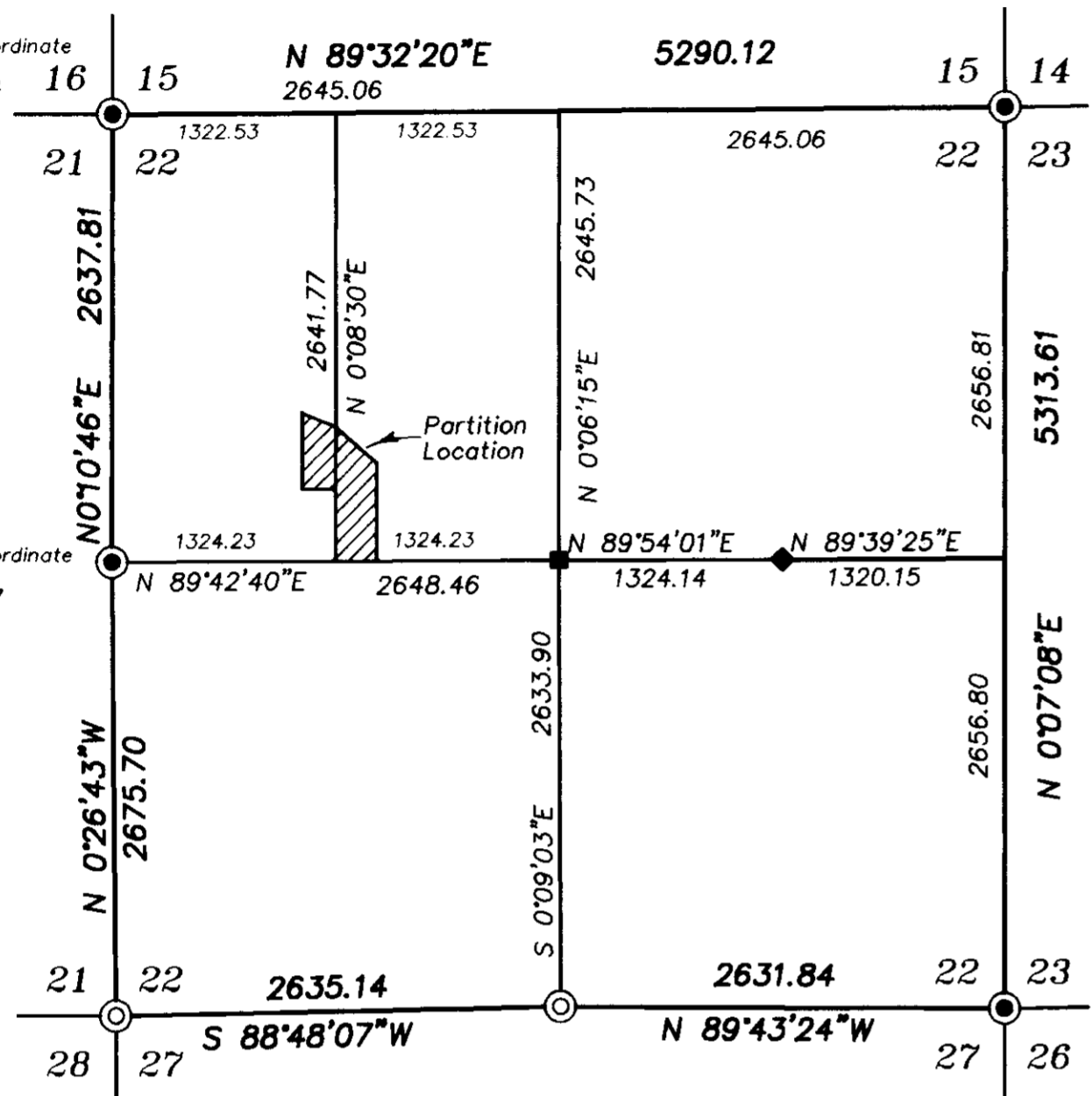
- Found brass cap monument as per Union County Monumentation records
- ⊙ Found aluminum monument set by survey number 031-1995
- ◆ Position of marked stone as per survey number 64-78
- Found 3/4" iron pipe as per survey number 64-78
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 11-84
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Set 5/8"x30" iron pin with 2" aluminum cap for Witness Corner of the Center-West 1/16th Corner
- Centerline of Road
- - - Existing fence line
- - - Existing surface of the Cove Cemetery Road
- () Record information of stated Surveyor Report Number 37707

NARRATIVE

This partition was done at the request of Keith Hallmark. I base the location of the exterior of the tract on the information listed in the reference material. This ownership was originally transferred in two tracts, one each side of the 1/16th line of Section 22, described by metes and bounds. The Easterly tract begins at the Center-West 1/16th corner of the section, then East and then North to the South line of the County Road. The description then follows "the South line of the County Road" to the 1/16th line. I find that the portion of the County road lying within the Corporate limits of the City of Cove was vacated. This situation was also discussed in depth on survey number 11-84. I monument the right of way of the portion of the road within the City Limits at the existing fence, giving the road a prescriptive right at enough width for maintenance. The Westerly tract was described as beginning at the intersection of the 1/16th line and the "South line of the County Road". I place this point at the prescriptive right of way line also. I locate the South line of this tract at the North line of the adjacent tract to the South, as per the deeds. I place the Northwest corner of this tract at the record distance from the Southwest corner called for in the deeds. The limits of Parcel 1 were placed along the centerline of Mill Creek, and the Westerly line at a position to allow a 10 ft. setback from the existing structures on Parcel 2. The Corporate limits of the City of Cove were placed at a point 90 rods East and parallel with the West line of Section 22 as per the City Charter dated July 23, 1917. The existing fences vary from the deed descriptions as shown. I find no other unusual conditions on this partition.

State Plane Coordinate
 N 605,807.913
 E 8,894,574.864

State Plane Coordinate
 N 603,171.899
 E 8,894,654.377



SCALE: 1"=1000'

Subdivision of Section 22

REFERENCE MATERIAL

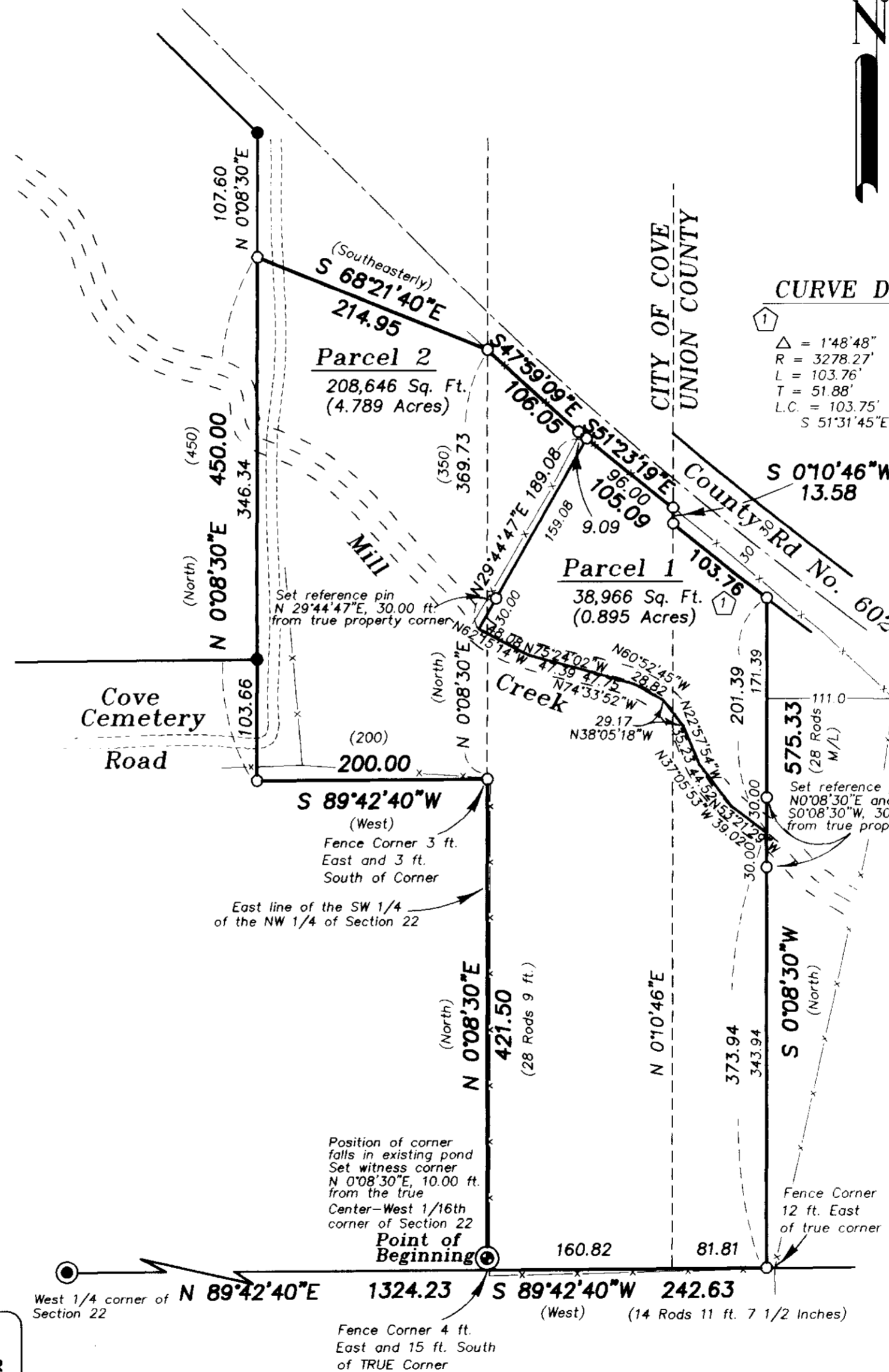
Union County monumentation records
 Union County Road Packet

Nos. 77, 261, and 591 1/2
 Survey Number 64-78
 Survey Number 11-84
 Survey Number 031-1995

DEED REFERENCES

Volume B Page 355
 Volume G Page 527
 Volume G Page 730
 Volume H Page 803
 Volume 92 Page 42

Surveyor Report Number 37707
 Prepared by Abstract and Title Company



CURVE DATA

△ = 1'48"48"
 R = 3278.27'
 L = 103.76°
 T = 51.88°
 L.C. = 103.75°
 S 51°31'45"E

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2000

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of Section 22, Township 3 South, Range 40 East
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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the South half 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 Center-West 1/16th corner of said Section 22, said point being North 89°42'40" East, a distance of 1324.23 feet from the West quarter corner of said Section 22,

Thence; North 0°08'30" East, along the East line of the Southwest quarter of the Northwest quarter of said Section 22, a distance of 421.50 feet,

Thence; South 89°42'40" West, a distance of 200.00 feet,

Thence; North 0°08'30" East, a distance of 450.00 feet,

Thence; South 68°21'40" East, a distance of 214.95 feet, to the South line of the County Road, as it exists by prescription,

Thence; South 47°59'09" East, along said South line, a distance of 106.05 feet, to an angle point,

Thence; South 51°23'19" East, along said South line, a distance of 105.09 feet, to the Corporate Limits of the City of Cove,

Thence; South 0°10'46" West, along said Corporate line, a distance of 13.58 feet, to the Point of Curvature of a 3278.27 ft. radius curve left, said point being on the South right of way line of Union County Road Number 602, as petitioned for by T.L. Connally et al, in April of 1907,

Thence; Southeasterly along said curve, a distance of 103.76 feet, (Long Chord bears South 51°31'45" East, a distance of 103.75 feet),

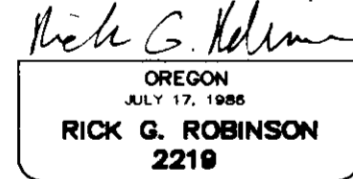
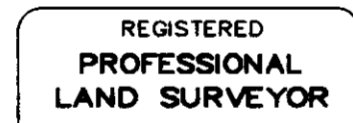
Thence; South 0°08'30" West, departing from said right of way line, a distance of 575.33 feet, to the South line of the Northwest quarter of said Section 22,

Thence; South 89°42'40" West, along said South line, a distance of 242.63 feet, to the Point of Beginning of this description.

Said parcel containing 5.684 acres. (247,612 Sq. Ft.)

I further certify that I made this survey and plat by 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 plat in accordance with O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2000

DECLARATION

Know all people by these presents that DOTTIE JEAN STITZEL and KEITH HALLMARK depose and say that we are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and acknowledge that said property is partially within the City of Cove City Limits and partially within Union County's R-2 Rural Residential Zone, where such boundary between the City and County does not constitute a division of property, whereby Parcel 1 and Parcel 2 of this partition plat will be recognized as individual discrete parcels of land, and have 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.

Dottie Jean Stitzel
DOTTIE JEAN STITZEL

Keith Hallmark
KEITH HALLMARK

ACKNOWLEDGEMENTS

State of Oregon SS
County of MAHEUR

Know all people by these presents, on this 9th day of JULY, 1998, before me a Notary Public in and for said County and State, personally appeared DOTTIE JEAN STITZEL, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

J. Speltz
Notary Public for
the State of Oregon

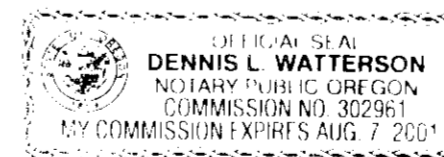


Notarial seal

State of Oregon SS
County of UNION

Know all people by these presents, on this 14 day of JULY, 1998, before me a Notary Public in and for said County and State, personally appeared KEITH HALLMARK, 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.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notarial seal

UNION COUNTY ASSESSOR / TAX COLLECTOR

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 1998-1999 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: 7/15/98
Patty Gooderham, Union County Assessor

UNION COUNTY SURVEYOR

Approved this 7th day of July, 1998.

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

CITY OF COVE

Approved this 6 day of JULY, 1998.

Richard H. Thew
Richard H. Thew, Mayor

UNION COUNTY PLANNING COMMISSION

Approved this 15 day of July, 1998.

Hanley Jenkins II
Hanley Jenkins II,
Union County Planning Director

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 _____ day of _____, 1998, at _____ o'clock _____ M, and filed in Plat Cabinet No. _____, Union County records.
Microfilm No. _____.

Union County Clerk
by _____