

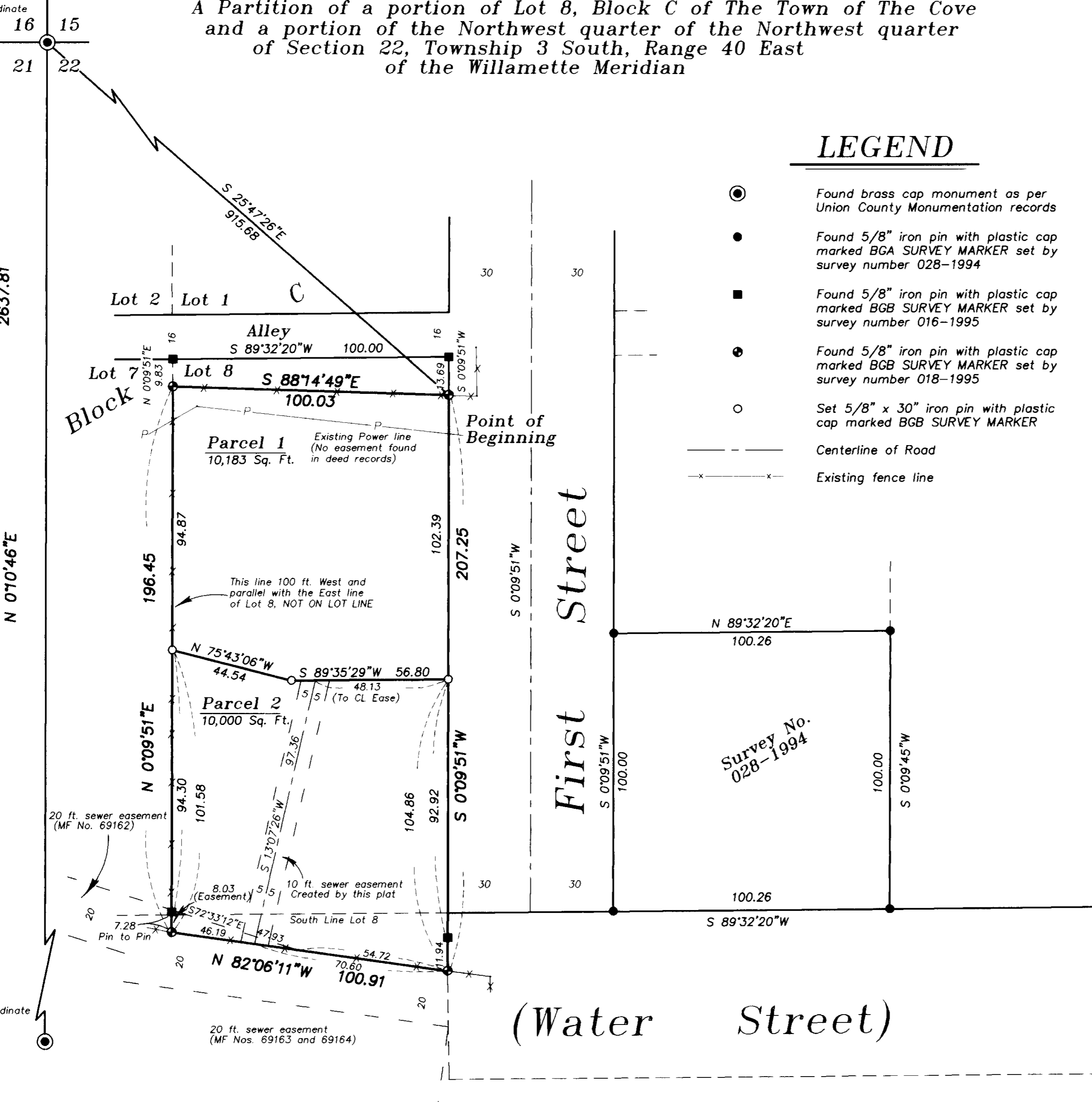
Minor Partition Plat No. 1998-23

A Partition of a portion of Lot 8, Block C of The Town of The Cove and a portion of the Northwest quarter of the Northwest quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 985091

Plat Cabinet Number B-513

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



LEGEND

- Found brass cap monument as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 028-1994
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 016-1995
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 018-1995
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline of Road
- x-x- Existing fence line



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"=30'

REFERENCE MATERIAL

Union County monumentation records
Plat of The Town of The Cove
Survey Number 11-84
Survey Number 028-1994
Survey Number 016-1995
Survey Number 018-1995

DEED REFERENCES

Volume 145 Page 613
Microfilm Number 69162
Microfilm Number 69163
Microfilm Number 69164
Microfilm Number 108553
Microfilm Number 143047
Microfilm Number 159680
Microfilm Number 159690

Surveyor Report Number 37719
Prepared by Abstract and Title Company

NARRATIVE

This partition was done at the request of Mike Taylor, purchaser of the property within this partition. The exterior of this parcel was originally located by survey number 016-1995, with the property then being adjusted and re-monumented by survey number 018-1995. I use that monumentation to determine the exterior of this partition. I place the dividing line of the parcels at the position which allowed the minimum 10,000 sq. ft. area for Parcel 2 required by the City of Cove, and maintained the 10 ft. side yard set back for the existing building on Parcel 1. I still find no easement for the power lines across the Northerly portion of Parcel 1, however the power line is listed as an exception on the surveyor report shown in the reference material. The Sewer line easement across Parcel 2 is being created by this plat, and is centered on the existing sewer tap for the existing residence on Parcel 1. As discussed on the previous surveys, Water Street was dedicated in the original plat of The Town of The Cove, but the plat was declared defective by the County Court and the description in the decree does not include the area that was originally platted as Water Street. I find no other unusual conditions on this partition.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2000

Minor Partition Plat No. 1998-23

Microfilm Number 985091
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and a portion of the Northwest quarter of the Northwest quarter
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 the land within this partition, being a portion of a portion of Lot 8, Block C of The Town of The Cove, and a portion of 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 a point on the East line of said Lot 8, said point being South 25°47'26" East, a distance of 915.68 feet from the Northwest corner of said Section 22, said point also being South 0°09'51" West, a distance of 13.69 feet from the Northeast corner of said Lot 8,

Thence; South 0°09'51" West, along the East line of said Lot 8, and it's Southerly prolongation, a distance of 207.25 feet, to an existing fence line as cited in Deed Volume 145 Page 613,

Thence; North 82°06'11" West, along said fence line, a distance of 100.91 feet,

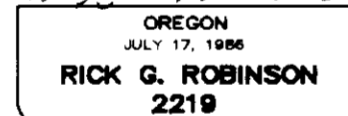
Thence; North 0°09'51" East, parallel with the East line of said Lot 8, a distance of 196.45 feet,

Thence; South 88°14'49" East, a distance of 100.03 feet, to the Point of Beginning of this description.

Said parcel containing 20,183 Sq. Ft.

I further certify that I made this survey and plat by order of and under the direction of the owner 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 MARTHA M. HICKS 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, and I do for myself, my heirs and assigns, hereby grant the 10 ft. sewer easement across Parcel 2 for the use of Parcel 1 of this partition, all in accordance with the provisions of O.R.S. Chapter 92

Martha M. Hicks
MARTHA M. HICKS

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: 9/28/98
Patty Gooderham, Union County Assessor

UNION COUNTY SURVEYOR

Approved this 21st day of July, 1998.

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

CITY OF COVE

Approved this 21st day of July, 1998.

Richard H. Thew
Richard H. Thew, Mayor

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 28 day of Sept, 1998, at 12:00 o'clock P.M., and filed in Plat Cabinet No. B-513, Union County records. Microfilm No. 985091.

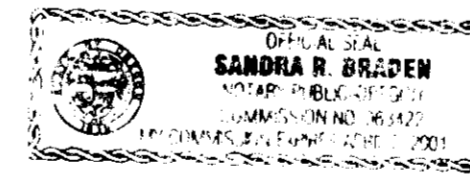
Union County Clerk
by S. S. Quinn

ACKNOWLEDGEMENT

State of Oregon
County of Union SS

Know all people by these presents, on this 21st day of July, 1998, before me a Notary Public in and for said County and State, personally appeared MARTHA M. HICKS, 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.

Sandra R. Braden
Notary Public for
the State of Oregon



Notarial seal