

# Major Partition No. 1999-20

A partition of Parcel 3 of Major Partition No. 1998-10  
Situated in the Northwest 1/4 of the Southwest 1/4  
of Section 15, Township 3 South, Range 40 East  
of the Willamette Meridian.

Microfilm No. 993704  
Plat Cabinet No. B-544

## 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

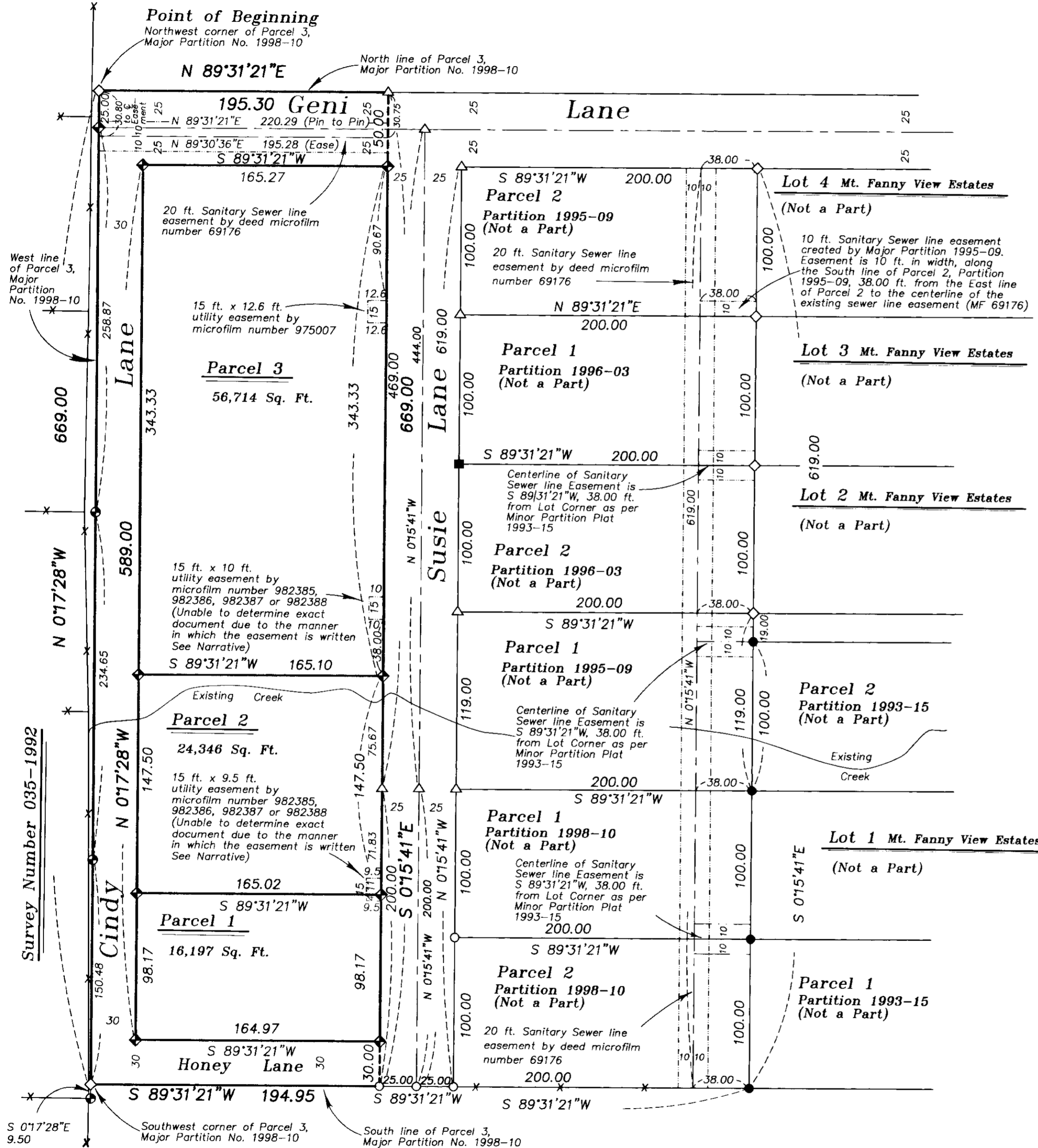
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 1993-15
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 035-1992
- ◇ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by the plat of Mt. Fanny View Estates
- △ 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
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Major Partition 1998-10
- ◆ 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  
Major Partition Number 1998-10
- 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  
Microfilm Number 982385  
Microfilm Number 982386  
Microfilm Number 982387  
Microfilm Number 982388
- Partition Plat Report  
number 99-10772 prepared by  
Eastern Oregon Title, Inc.

## NARRATIVE

This partition was done at the request of Howard Evans. Mr. Evans wished to partition Parcel 3 of Major Partition Number 1998-10 into the three parcels shown, along with the dedication of Cindy Lane, Honey Lane, and a Westerly extension of Geni Lane. The exterior of this partition was monumented by Major Partition 1998-10. The dedication of Westerly extension of Geni Lane includes the area granted for sewer easement by deed microfilm Number 69176. Since the time of the 1998 partition, additional utility easements have been granted to OTEC for their lines. As with OTEC easements in the past, the easement is described as a particular bearing and distance from the South 1/4 corner of Section 15, which in no way relates to the true 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. As with the 1998 partition, I locate the easements by the physical location of the improvement, and use the 15 ft. square called for in the easement centered on the existing utility box. The improvement is placed close enough to the West right of way line of Susie Lane that the easement does not extend onto the property the full 15 feet. 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, 2000

# Major Partition No. 1999-20

Microfilm Number 993704  
Plat Cabinet Number B-544

A partition of Parcel 3 of Major Partition No. 1998-10  
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 Major Partition Number 1998-10, 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 Northerly prolongation of 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 669.00 feet to the Southeast corner of said Parcel 3,
- Thence: South 89°31'21" West, along the South line of said Parcel 3, a distance of 194.95 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 3.00 Acres. (130,540 sq. ft.)

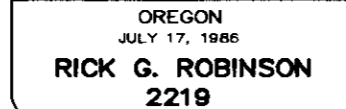
I further certify that I made this survey and plat by the order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson

Rick G. Robinson, OPLS 2219  
Baggett, Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



Rick G. Robinson



Renewal Date: Dec. 31, 2000

## 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 14th day of July, 1999, at 9:24 o'clock A.M., and recorded in Plat Cabinet No. B-544 Union County records. Microfilm Number 993704

R. Nellie Bogue Hibbert,  
Union County Clerk, by R. Church, deputy

## DEDICATION

Know all people by these presents that Howard E. Evans and Gladys L. Evans, Co-Trustees of the Howard E. Evans Revocable Living Trust, dated October 22, 1977, and Howard E. Evans and Gladys L. Evans, Co-Trustees of the Gladys L. Evans Revocable Living Trust, dated October 10, 1997, 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, that area designated as Geni Lane, Cindy Lane and Honey 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 E. Evans Co-Trustee

Howard E. Evans  
Co-Trustee of the Howard E. Evans  
Revocable Living Trust

Gladys L. Evans Co-Trustee

Gladys L. Evans  
Co-Trustee of the Howard E. Evans  
Revocable Living Trust

Howard E. Evans Co-Trustee

Howard E. Evans  
Co-Trustee of the Gladys L. Evans  
Revocable Living Trust

Gladys L. Evans Co-Trustee

Gladys L. Evans  
Co-Trustee of the Gladys L. Evans  
Revocable Living Trust

## ACKNOWLEDGEMENTS

State of Oregon SS  
County of Union

Know all these people by these presents, on this 21st day of June, 1999, before me a Notary Public in and for said State and County, personally appeared Howard E. Evans and Gladys L. Evans, Co-Trustees of the Howard E. Evans Revocable Living Trust, and are 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.

Lonnie Lester

Notary Public for  
the State of Oregon



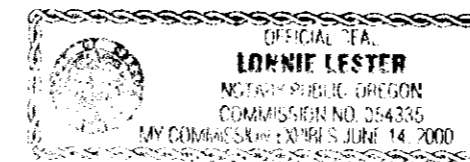
Notarial seal

State of Oregon SS  
County of Union

Know all these people by these presents, on this 21st day of June, 1999, before me a Notary Public in and for said State and County, personally appeared Howard E. Evans and Gladys L. Evans, Co-Trustees of the Gladys L. Evans Revocable Living Trust, and are 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.

Lonnie Lester

Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### 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~~ 1999-2000 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: 7/12/99  
Patty Gooderham, Union County Assessor

### City of Cove

Approved this 6th day of JULY, 1999.

Richard H. Thew  
Richard H. Thew, Mayor

### Union County Surveyor

Approved this 28th day of June, 1999.

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

### Union County Commission

Approved this 14th day of JULY, 1999.

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

## 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) A minimum area of 1200 square feet (not including garage).
  - (B) A permanent foundation.
  - (C) A gable roof.