

# Minor Partition No. 1999-24

Situated in the Southwest 1/4 of the Northwest 1/4  
of Section 15, Township 3 South, Range 40 East  
of the Willamette Meridian.

Microfilm Number 995512  
Plat Cabinet Number B-549

## 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 Monumentation Records  
 ODOT Drawing Number 5B-2-6  
 ODOT Drawing Number 6B-13-20  
 Survey Number 5-80  
 Survey Number 21-83  
 Survey Number 10-84  
 Minor Partition Number 1990-08  
 Minor Partition Number 1992-16  
 Survey Number 025-1993  
 Minor Partition Number 1997-11  
 Survey Number 021-1999

### DEED REFERENCES

Volume 142 Page 206  
 Volume 148 Page 410  
 Volume 156 Page 259

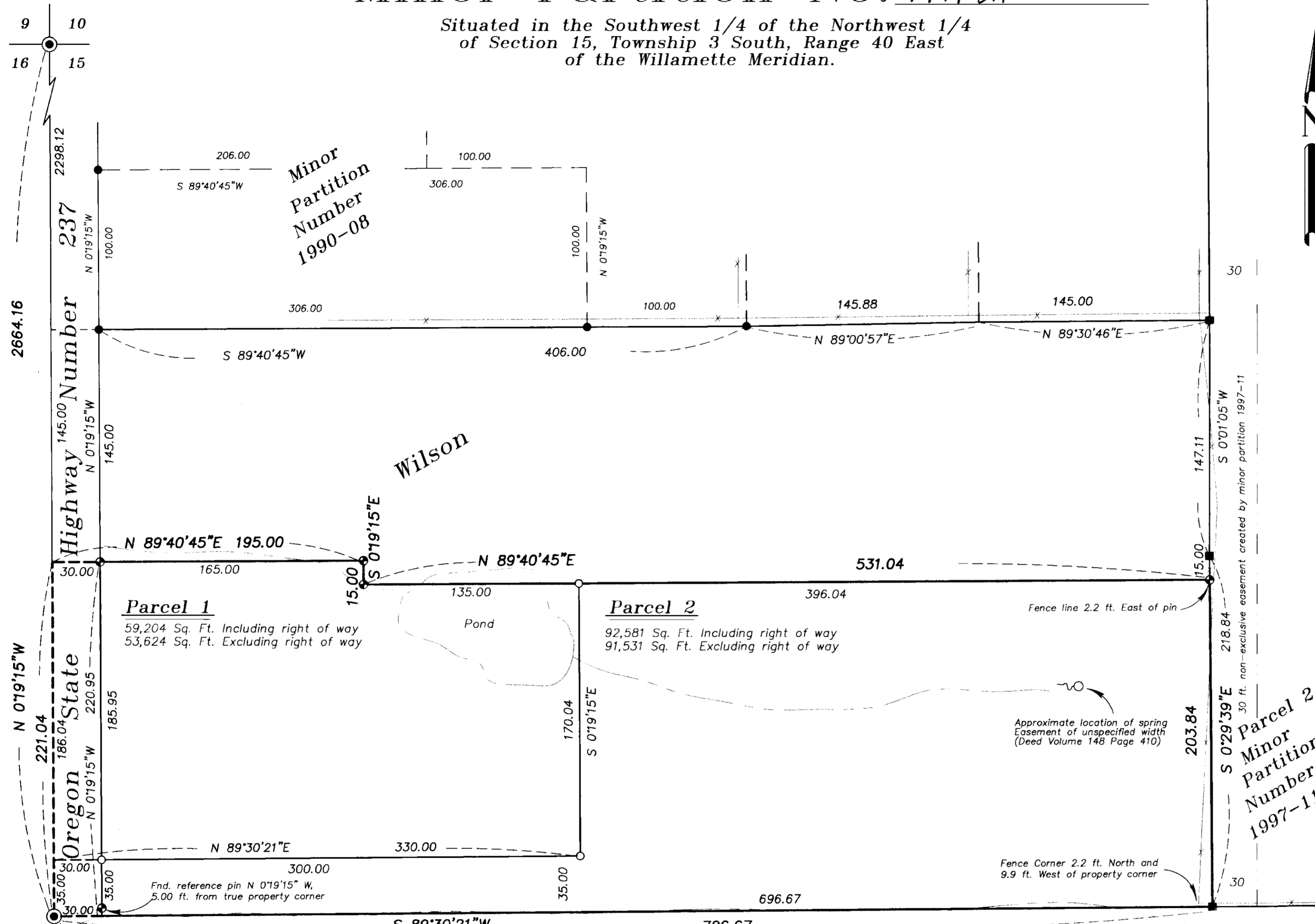
### MICROFILM NUMBERS:

54666	69178	104085
54667	77043	122088
55506	101910	136065
55507	104084	141248
58810		

Preliminary Title Report Number 38460  
 prepared by the Abstract and Title Company

## LEGEND

- Found monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1990-08
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 025-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 021-1999
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x-x-x- Existing fence line
- - - Easement line
- ~o Spring
- ~ Creek or Limits of Pond



## NARRATIVE

This partition was done at the request of Ronald Hagan, owner of the land within this partition. The exterior of this partition was located by survey number 021-1999. I place the dividing line between the parcels at the direction of Mr. Hagan. The State Highway right of way is treated as an easement on the stated title report. I therefore set reference pins at the Westerly corners of these parcels. I find no other unusual conditions on this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Rick G. Robinson*  
 OREGON  
 JULY 17, 1996  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 2000

# Minor Partition No. 1999-24

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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 Minor Partition Plat, situated in the Southwest quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at the West quarter corner of said Section 15,

Thence: North 0°19'15" West, along the West line of said Section 15, a distance of 221.04 feet, to the Southwest corner of land conveyed to Presley D. Wilson and Roberta G. Wilson, by deed recorded as microfilm document number 55506 of the Union County Deed records,

Thence: North 89°40'45" East, along the South line of said Wilson tract, a distance of 195.00 feet,

Thence: South 0°19'15" East, a distance of 15.00 feet,

Thence: North 89°40'45" East, a distance of 531.04 feet, to the West line of Parcel 2 of Minor Partition Plat Number 1997-11,

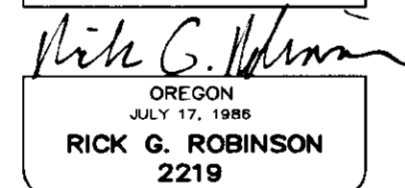
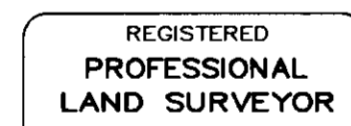
Thence: South 0°29'39" East, along said West line, a distance of 203.84 feet to the South line of the Southwest quarter of the Northwest quarter of said Section 15,

Thence: South 89°30'21" West, along said South line, a distance of 726.67 feet, to the Point of Beginning of this description.

Said tract containing 3.485 Acres. (151,785 sq. ft.) Including Highway right of way  
3.332 Acres. (145,155 sq. ft.) Excluding Highway right of way

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



Renewal Date: Dec. 31, 2000

## DECLARATION

Know all people by these presents that Ronald W. Hagan and Beverly J. Hagan, Trustees of the Ronald W. Hagan and Beverly J. Hagan Revocable Family Trust, 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, in accordance with the provisions of O.R.S. Chapter 92.

Ronald W. Hagan  
Ronald W. Hagan, Trustee  
Ronald W. Hagan and Beverly J. Hagan  
Revocable Family Trust

Beverly J. Hagan  
Beverly J. Hagan, Trustee  
Ronald W. Hagan and Beverly J. Hagan  
Revocable Family Trust

## 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 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: 10/13/99  
Patty Gooderham, Union County Assessor

### City of Cove

Approved this 20<sup>th</sup> day of October, 1999.

Richard H. Thew  
Richard H. Thew, Mayor

### Union County Surveyor

Approved this 9<sup>th</sup> day of August, 1999.

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

## ACKNOWLEDGEMENTS

State of Oregon  
County of Union

Know all people by these presents, on this 12 day of Oct., 1999, before me a Notary Public in and for said State and County, personally appeared Ronald W. Hagan and Beverly J. Hagan, Trustees of the Ronald W. Hagan and Beverly J. Hagan Revocable Family 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.

Mary Lou Dean  
Notary Public for  
the State of Oregon



Notarial seal

## FILING STATEMENT

### Union County Clerk

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 21<sup>st</sup> day of October, 1999, at 8:35 o'clock A.M., and recorded in Plat Cabinet No. B-549 Union County records. Microfilm Number 995572

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