

NOTE

PARCEL 1 AND 2 OF THIS PARTITION ARE SUBJECT TO THE FOLLOWING EXCEPTIONS:
 1) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THIS PROPERTY LYING BELOW THE HIGH WATER MARK OF HULICK CREEK.
 2) THE EASEMENT FOR HAEFER LANE (UNION CO. RD. NO. 121) ACROSS THE NORTH SIDE OF THIS PROPERTY.
 3) AN EASEMENT AND RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA FOR ONE LINE OF POLES BEARING TELEPHONE AND TELEGRAPH LINES ACROSS THIS PROPERTY. RECORDED JUNE 29, 1920 IN BOOK 73, PAGE 163 UNION COUNTY DEEDS. NO PHYSICAL EVIDENCE OF SAID TELEPHONE AND TELEGRAPH POLE LINE WAS OBSERVED, EASEMENT IS NOT LOCATABLE.

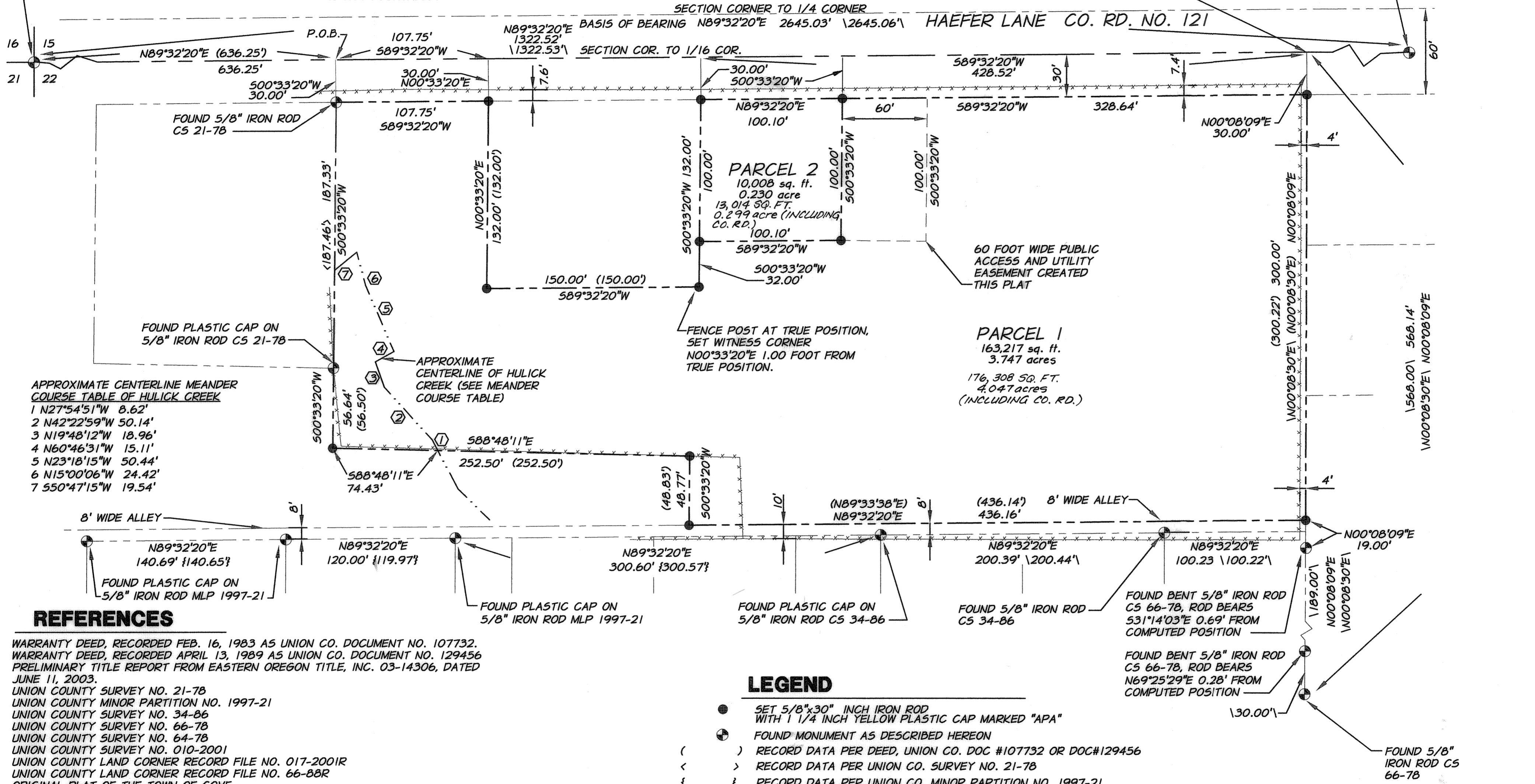
MINOR PARTITION PLAT NO. 20030012T
 SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 22, T.35., R.40E., W.M., UNION COUNTY, OREGON

FOUND BRASS CAP
 NORTHWEST CORNER
 SECTION 22, UNION CO.
 MON. REC. 66-88R

SCALE: 1"=50'

WEST ONE-SIXTEETH CORNER BETWEEN
 SECTIONS 15 AND 22, COMPUTED
 POSITION NOTHING SET. FOUND RAILROAD
 SPIKE OF UNKNOWN ORIGIN N89°12'24"W,
 1.90 FEET FROM COMPUTED POSITION.

FOUND COPPER CLAD
 MON. NORTH
 ONE-QUARTER CORNER
 SECTION 22, UNION CO.
 MON. REC. 017-2001R



APPROXIMATE CENTERLINE MEANDER COURSE TABLE OF HULICK CREEK

- 1 N27°54'51"W 8.62'
- 2 N42°22'59"W 50.14'
- 3 N19°48'12"W 18.96'
- 4 N60°46'31"W 15.11'
- 5 N23°18'15"W 50.44'
- 6 N15°00'06"W 24.42'
- 7 S50°47'15"W 19.54'

REFERENCES

- WARRANTY DEED, RECORDED FEB. 16, 1983 AS UNION CO. DOCUMENT NO. 107732.
- WARRANTY DEED, RECORDED APRIL 13, 1989 AS UNION CO. DOCUMENT NO. 129456
- PRELIMINARY TITLE REPORT FROM EASTERN OREGON TITLE, INC. 03-14306, DATED JUNE 11, 2003.
- UNION COUNTY SURVEY NO. 21-78
- UNION COUNTY MINOR PARTITION NO. 1997-21
- UNION COUNTY SURVEY NO. 34-86
- UNION COUNTY SURVEY NO. 66-78
- UNION COUNTY SURVEY NO. 64-78
- UNION COUNTY SURVEY NO. 010-2001
- UNION COUNTY LAND CORNER RECORD FILE NO. 017-2001R
- UNION COUNTY LAND CORNER RECORD FILE NO. 66-88R
- ORIGINAL PLAT OF THE TOWN OF COVE

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 21ST DAY OF OCTOBER 2003.

Michael B. Posada
 MICHAEL B. POSADA, PLS 2849

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada
 OREGON
 JAN. 20, 1998
 MICHAEL B. POSADA
 02849 LS
 RENEWS 12/31/04

DATED 10-21-03

LEGEND

- SET 5/8"x30" INCH IRON ROD WITH 1/4 INCH YELLOW PLASTIC CAP MARKED "APA"
- ⊙ FOUND MONUMENT AS DESCRIBED HEREON
- () RECORD DATA PER DEED, UNION CO. DOC #107732 OR DOC#129456
- < > RECORD DATA PER UNION CO. SURVEY NO. 21-78
- { } RECORD DATA PER UNION CO. MINOR PARTITION NO. 1997-21
- \ \ RECORD DATA PER UNION CO. SURVEY NO. 34-86
- SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL 1 AND 2 PROPERTY LINE
- EASEMENT LINE
- EXISTING FENCE LINE

PARTITION PLAT
 NW1/4, NW 1/4, SEC. 22, T.35., R.40E., W.M.
 CITY OF COVE, UNION CO., OR.

CITY OF COVE, OR. P.O. BOX 8 COVE, OREGON 97824 PH# 541-568-4566

SCALE: 1" = 50'

DATE: OCT. 2003

JOB NO. 753-32-211

Anderson Perry Associates, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET 1/2

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850

MINOR PARTITION PLAT NO. 20030012T

SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 22, T.35., R.40E., W.M., UNION COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS PARCELS 1 AND 2 OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T.35., R.40E., W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, MARKED BY A 2 1/2" DIAMETER BRASS CAP IN A VALVE BOX, THENCE N89°32'20"E, ALONG THE NORTH LINE OF SAID SECTION 22, 636.25 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°33'20"W, 30.00 FEET TO THE SOUTH LINE OF HAEFER LANE, UNION COUNTY ROAD NUMBER 121, MARKED BY A 5/8" DIAMETER IRON ROD; THENCE CONTINUING S00°33'20"W, 187.33 FEET; THENCE CONTINUING S00°33'20"W, 56.64 FEET; THENCE S88°48'11"E, 252.50 FEET; THENCE S00°33'20"W, 48.77 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 22; THENCE N89°32'20"E, 436.16 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THENCE N00°08'09"E, 300.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID HAEFER LANE; THENCE CONTINUING N00°08'09"E, 30.00 FEET TO THE NORTH LINE OF SAID SECTION 22; THENCE S89°32'20"W, 428.52 FEET, ALONG THE NORTH LINE OF SAID SECTION 22; THENCE S00°33'20"W, 30.00 FEET TO THE SOUTH LINE OF SAID HAEFER LANE; THENCE CONTINUING S00°33'20"W, 132.00 FEET; THENCE S89°32'20"W, 150.00 FEET; THENCE N00°33'20"E, 132.00 FEET TO SOUTH LINE OF SAID HAEFER LANE; THENCE CONTINUING N00°33'20"E, 30.00 FEET TO THE NORTH LINE OF SAID SECTION 22; THENCE S89°32'20"W ALONG SAID NORTH LINE, 107.75' FEET MORE OR LESS TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SUBJECT TO THE EASEMENT FOR SAID HAEFER LANE OVER AND ACROSS THE NORTH SIDE OF THE PROPERTY DESCRIBED HEREON.

CONTAINING 189,322 SQUARE FEET OR 4.346 ACRES

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF COVE FOR THE PURPOSE OF PARTITIONING THIS PROPERTY AS SHOWN HEREON. THE LOCATION AND SIZE OF PARCEL 2 WAS DETERMINED BY REPRESENTATIVES OF THE CITY OF COVE. PARCEL 2 IS INTENDED TO BE USED AS A WATER WELL SITE FOR THE CITY OF COVE WATER SYSTEM. THIS PARTITION CREATING PARCELS 1 AND 2 IS A PARTITION OF TAX LOT 35 40 22BB # 103. THE NORTH LINE OF THIS PARTITION WAS DETERMINED BY RETRACEMENT OF THE SECTION LINE BETWEEN THE NORTHWEST CORNER OF SECTION 22 AND THE NORTH ONE-QUARTER CORNER OF SECTION 22, FOUND MEASUREMENTS FIT WELL WITH PREVIOUS RECORD CALLS ALONG THIS LINE. THE WEST ONE-SIXTEENTH CORNER POSITION BETWEEN SECTIONS 22 AND 15 WAS DETERMINED THROUGH STANDARD BLM PROCEDURE AND ALSO FIT WELL WITH PREVIOUS RECORD CALLS. THE WESTERLY MOST LINE WAS DETERMINED BY RETRACEMENT OF UNION CO. SURVEY NO. 21-78, FOUND MONUMENTS FIT WELL WITH RECORD CALLS AND WERE USED TO CONTROL THAT LINE. DEED CALLS WERE USED TO INTERSECT AND ESTABLISH THE SOUTH LINE OF THIS PARTITION ALONG THE NORTH LINE OF AN EXISTING 8 FOOT WIDE ALLEY CREATED BY THE PLAT OF THE TOWN OF COVE. FOUND MONUMENTS FROM MLP 1997-21 AND COUNTY SURVEY 34-86 WERE RETRACED AND FIT WELL WITH RECORD CALLS. THOSE MONUMENTS WERE USED TO ESTABLISH THE SOUTH LINE OF THE 8 FOOT WIDE ALLEY. THE EAST LINE WAS ESTABLISHED ALONG THE WEST ONE-SIXTEENTH LINE AS DETERMINED BY FOUND MONUMENTS FROM COUNTY SURVEYS 64-78 AND 66-78 AND THE COMPUTED POSITION OF SAID ONE-SIXTEENTH CORNER COMPUTED POSITION.

THE FENCE LINES AROUND THIS PARTITION APPEAR TO BE FENCES OF CONVENIENCE AND DO NOT FIT WELL WITH THE BOUNDARY LINES DETERMINED IN THIS PARTITION. TWO TOPCON DUAL FREQUENCY GPS RECEIVERS, IN REAL TIME KINEMATIC MODE AND A TOPCON 802A ROBOTIC TOTAL STATION WERE USED DURING THIS SURVEY.

THE BASIS OF BEARING OF THIS PLAT IS DERIVED FROM SAID UNION CO SURVEY NO. 34-86 AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
RENEWS 12/31/04

DATED 10-21-03

EXACT COPY STATEMENT

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Michael B. Posada
MICHAEL B. POSADA, PLS 2849

FILING STATEMENT

STATE OF OREGON (55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 3RD DAY OF Nov, 2003, AT 11:50 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. 20030012T IN PLAT CABINET NO. C710-711, UNION COUNTY RECORDS. MICROFILM NUMBER 20037465T

R. NELLIE DOQUE HIBBERT
UNION COUNTY CLERK

BY: Deputy

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WILLIAM R. OLIVER, THE OWNER OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED AND PUBLIC EASEMENT TO BE CREATED AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

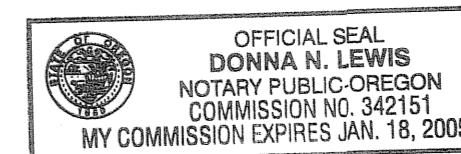
William R. Oliver
WILLIAM R. OLIVER

ACKNOWLEDGMENTS

STATE OF OREGON 55
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22ND DAY OF October, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM R. OLIVER, OWNER AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Donna N. Lewis
NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

CITY OF COVE, OREGON

APPROVED THIS 22 DAY OF October, 2003

Richard H. Theu
RICHARD THEU, MAYOR OF COVE

UNION COUNTY SURVEYOR

APPROVED THIS 23RD DAY OF October, 2003

Gregory F. Blackman
GREGORY F. BLACKMAN, UNION COUNTY SURVEYOR

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 2003-2004 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.

APPROVED THIS 30TH DAY OF OCTOBER, 2003

Patty Gooderham
PATTY GOODERHAM, UNION COUNTY ASSESSOR/TAX COLLECTOR

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850

PARTITION PLAT NW1/4, NW 1/4, SEC. 22, T.35., R.40E., W.M. CITY OF COVE, UNION CO., OR.		
CITY OF COVE, OR.		P.O. BOX 8 COVE, OREGON 97824 PH# 541-568-4566
SCALE: N/A	 anderson perry associates, inc. ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.	SHEET 2/2
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