

# Major Partition Plat Number 200500147

A Partition of Tract 10, Cove Orchard Tracts  
Situated in the Southwest quarter of the Northeast quarter  
of Section 16, Township 3 South, Range 40 East  
of the Willamette Meridian Union County, Oregon

## BASIS OF BEARING

Solar observation taken at the Southwest  
corner of Section 15, Township 3 South,  
Range 40 East of the Willamette Meridian.



Microfilm Number 20055397

Plat Cabinet Number C790, C791

SCALE: 1"=60'

## REFERENCE MATERIAL

Plat of Cove Orchard Tracts  
Plat of Metlen Subdivision  
Plat of Sharp Subdivision  
Plat of Country View Acres  
Minor Partition Plat Number 1995-19  
Minor Partition Plat Number 1996-24  
Minor Partition Plat Number 1999-16  
Survey Number 050-1995

Preliminary Title Report Number 37650  
prepared by Abstract and Title Company

## LEGEND

- Found 5/8" iron pin with plastic cap marked "DLT & ASSOC LS 1362" set by survey number 050-1995
- ▲ Found 5/8" iron pin with plastic cap marked "DLT & ASSOC LS 1362" set by Minor Partition Plat Number 1995-19
- Found 5/8" iron pin with plastic cap marked "DLT & ASSOC LS 1362" set by Minor Partition Plat Number 1996-24
- ◆ Found 5/8" iron pin with plastic cap marked "DLT & ASSOC LS 1362" set by Minor Partition Plat Number 1999-16
- Found 5/8" iron pin with plastic cap marked "LS 1952" set by the Plat of Country View Acres
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Plat of Metlen Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- x - Existing fence line
- ▨ Area to be dedicated with this plat
- ▧ Area within the temporary cul-de-sac easement created by this plat

## NARRATIVE

This partition was done at the request of Jesse and Mechelle Webb, potential buyers of the partitioned tract. I base the location of Tract 10 on the surrounding surveys, partitions, and subdivisions as shown. This tract was originally in the process of being subdivided into 6 lots of approximately 110 feet width. The monuments were set to accommodate the siting of septic site approval holes. Upon setting the monuments, it was decided to partition the tract into the configuration shown. I show the monuments set for the subdivision to provide documentation for the monuments to comply with ORS 209.250. This plat dedicates an additional 10 feet to Chadwick Lane and creates a temporary cul-de-sac easement at the Northwest corner of the tract. This plat also creates a covenant and restriction to participate in an LID for Chadwick Lane (See Sheet 2). I find the fences along the East and West lines to be away from the true ownership lines as shown, possibly to accommodate the ditches in the area. The fence along the South is also away from the true line as shown. I find no other unusual conditions on this partition.

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared Partition Plat No. 200500147 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C790, C791 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

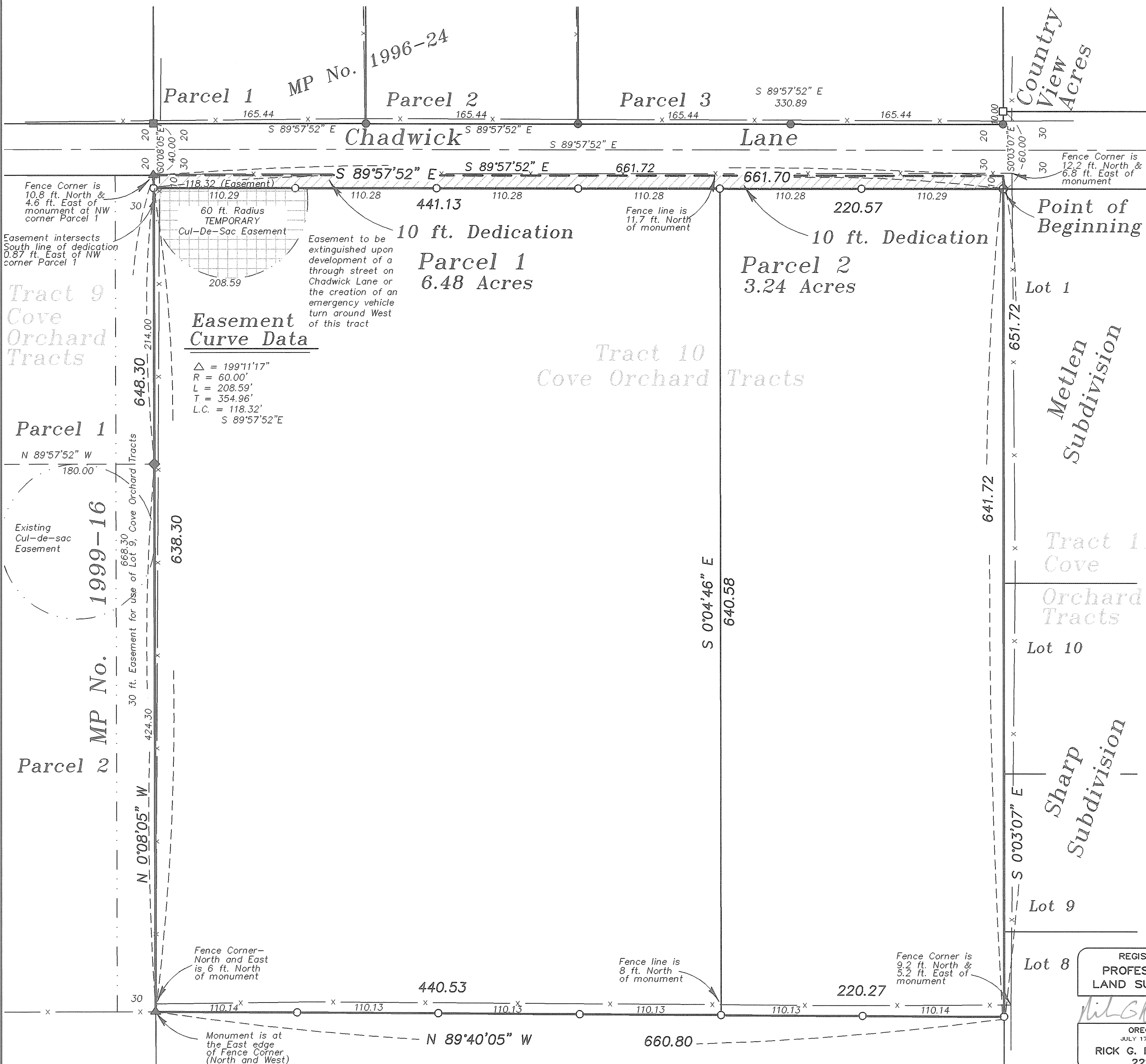
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2006

*Rick G. Robinson*

Rick G. Robinson, OPLS 2219 Sheet 1 of 2



# Major Partition Plat Number 20050014T

Microfilm Number 20055539T  
Plat Cabinet Number C790, C791

A Partition of Tract 10, Cove Orchard Tracts  
Situating in the Southwest quarter of the Northeast quarter  
of Section 16, Township 3 South, Range 40 East  
of the Willamette Meridian Union County, Oregon

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Subdivision, being Tract 10 of COVE ORCHARD TRACTS, situated in the Southwest quarter of the Northeast quarter of Section 16, 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 Tract 10, said point being the Northwest corner of Lot 1 of Metlen Subdivision, said point also being South 0'03'07" East, a distance of 10.00 feet from the Northeast corner of said Tract 10,

Thence; South 0'03'07" East, along the East line of said Tract 10, a distance of 641.72 feet, to the Southeast corner of said Tract 10,

Thence; North 89'40'05" West, along the South line of said Tract 10, a distance of 660.79 feet, to the Southwest corner of said Tract 10, said point also being the Southeast corner of Parcel 2 of Minor Partition Number 1995-19, and also being the Southeast corner of Parcel 2 of Minor Partition Plat Number 1999-16,

Thence; North 0'08'05" West, along the West line of said Tract 10, said line also being the East line of Parcel 2 of Minor Partition Plat Number 1995-19, and also the East line of Parcels 1 and 2 of Minor Partition Plat Number 1999-16, a distance of 648.30 feet, to the Northeast corner of said partition plats, said point being the Northwest corner of said Tract 10,

Thence; South 89'57'52" East, along the North line of said Tract 10, a distance of 661.72 feet, to the Northeast corner of said Tract 10,

Thence; South 0'03'07" East, along the East line of said Tract 10, a distance of 10.00 feet, to the Point of Beginning of this description.

Said parcel containing 9.867 acres. (429,818 Sq. Ft.)

I further certify that I made this survey and plat by order of and under the direction of Jesse and Mechelle Webb, potential buyers, 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2006

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared Partition Plat No. 20050014T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C790, C791 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## DEDICATION

Know all people by these presents that DOUGLAS CLAYVILLE, and SUSAN L. CLAYVILLE, 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 have caused the same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the 10 ft. strip of land adjacent to the South line of Chadwick Lane, and create the temporary 60 ft. cul-de-sac easement as shown on the annexed map, and do hereby create the Covenants and Restrictions listed below, in accordance with the provisions of O.R.S. Chapter 92.

Douglas Clayville  
DOUGLAS CLAYVILLE

Susan L. Clayville  
SUSAN L. CLAYVILLE

## COVENANTS AND DEED RESTRICTIONS

Owners do hereby irrevocably consent by signing this Major Partition Plat to participate in and forego objection, complaint and remonstrance against any Local Improvement District (LID) on Chadwick Lane. This irrevocable consent shall inure to and run with the land described in the Surveyor's Certificate and shall be binding upon the successors and assigns in interest of owners and shall have no expiration term.

## ACKNOWLEDGMENTS

State of Oregon MARYLAND  
SS  
County of Union CARROLL

Know all people by these presents, on this 26 day of August, 2005, before me a Notary Public in and for said County and State, personally appeared DOUGLAS CLAYVILLE and SUSAN L. CLAYVILLE who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Jessie M. Cahel  
Notary Public for  
the State of Oregon MARYLAND  
Commission Expires July 1, 2008

JILL M. CORNWELL  
NOTARY PUBLIC  
CARROLL COUNTY, MD  
My Commission Expires  
July 1, 2008  
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 2005-2006 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 Linda L. Hill Date: 9/7/05  
Linda L. Hill, Union County Assessor/Tax Collector

## UNION COUNTY PLANNING COMMISSION

Approved this 20<sup>th</sup> day of September, 2005.

Hanley Jenkins II  
Hanley Jenkins II,  
Union County Planning Director

## UNION COUNTY SURVEYOR

Approved this 12<sup>th</sup> day of August, 2005.

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

## UNION COUNTY COMMISSION

Approved this 12<sup>th</sup> day of October, 2005.

John E. Lamoreau Steve McClure  
John E. Lamoreau Steve McClure  
Colleen MacLeod  
Colleen MacLeod

## 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 12<sup>th</sup> day of Oct, 2005, at 10:50 o'clock AM, and filed in Plat Cabinet No. C790, C791. Union County records. Microfilm No. 20055539T.

R. Nellie Bogue Hibbert  
Union County Clerk  
by D. Nelson, Deputy