

# Minor Partition No. 2010-0005T

Situated in the Southwest quarter of the Southwest quarter of Section 15,  
Township 3 South, Range 40 East of the Willamette Meridian. City of Cove, Union County, Oregon

Microfilm Number 20101701T  
Plat Cabinet Number D100-D101

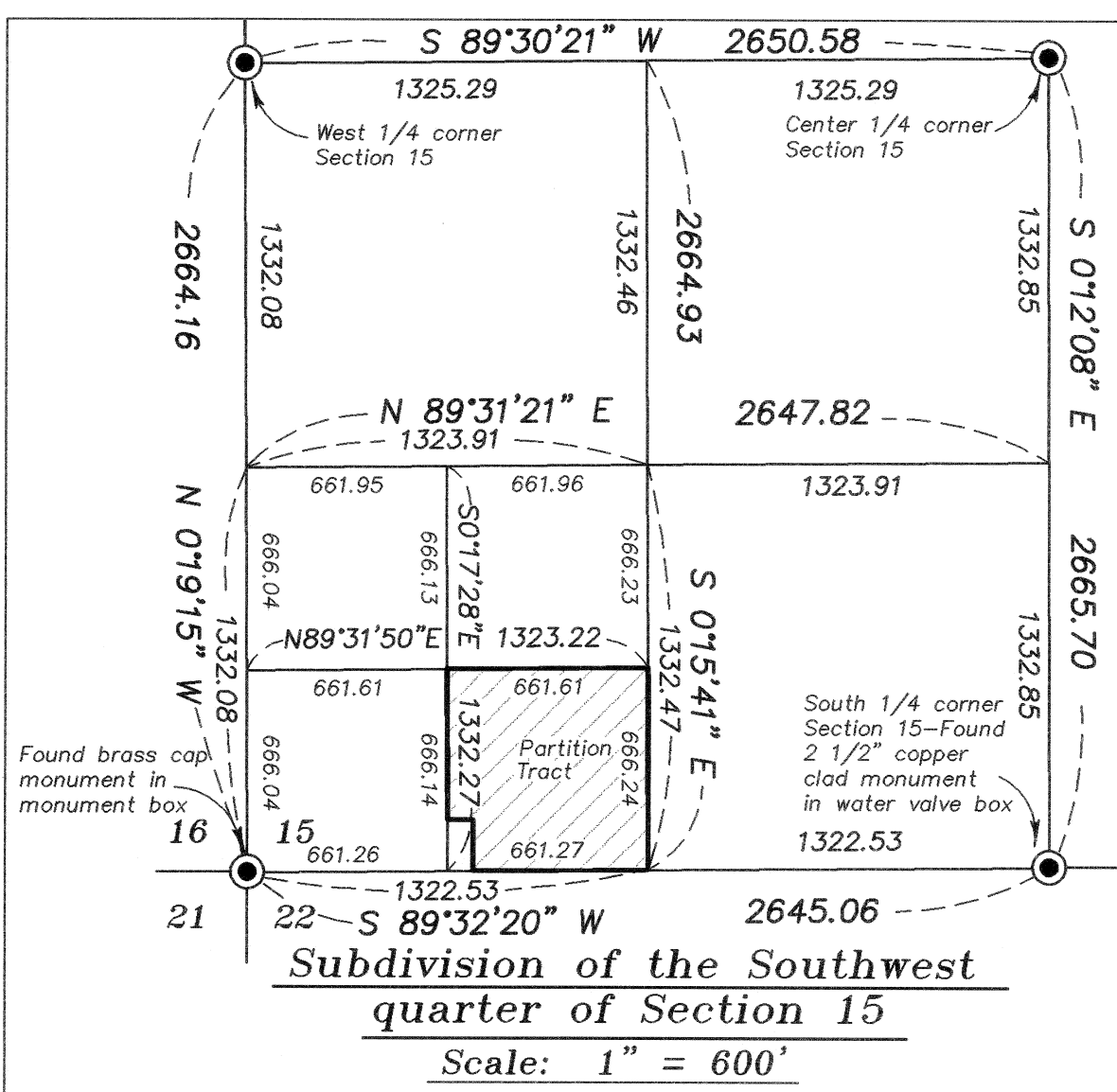
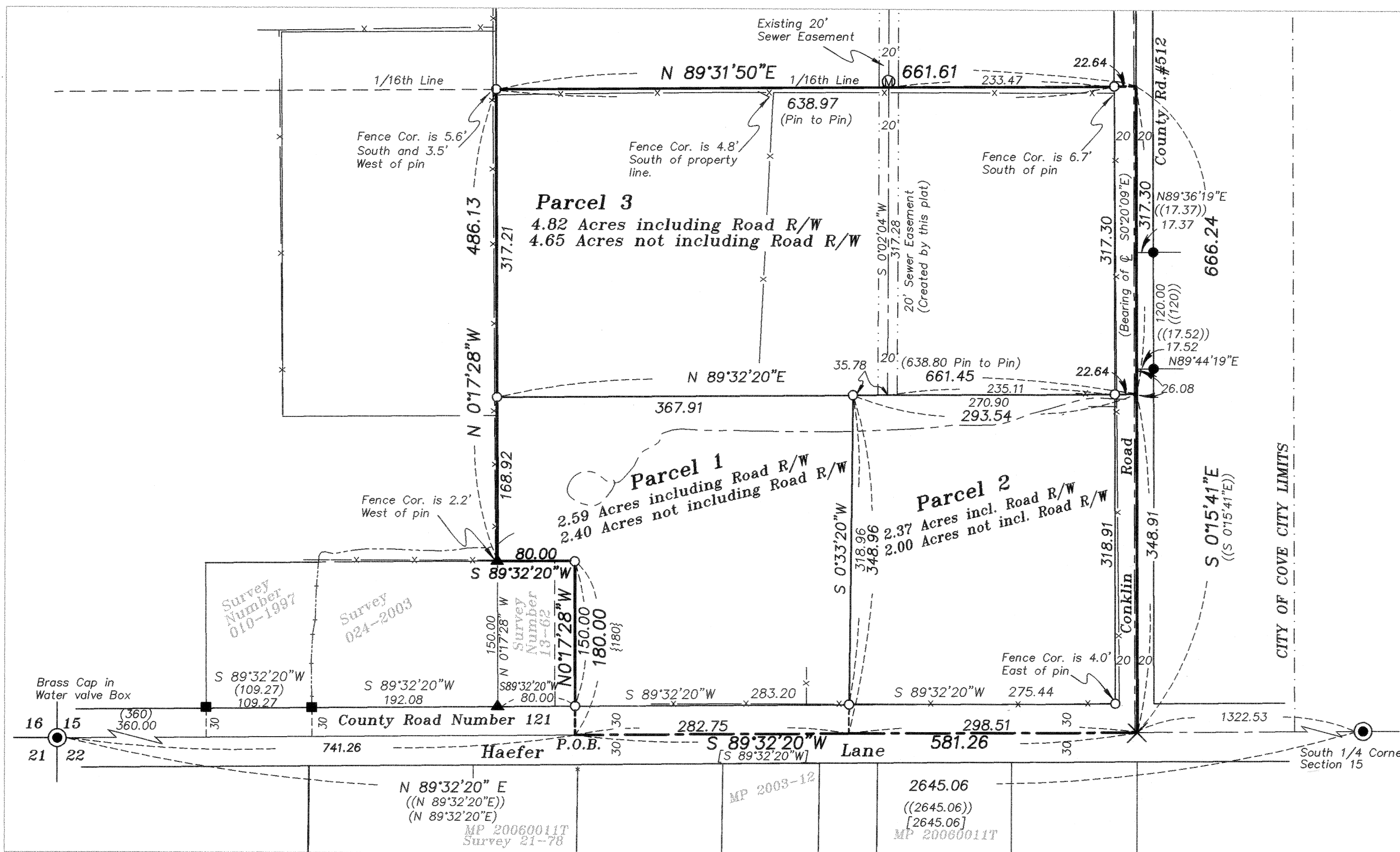
## BASIS OF BEARING

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

SCALE: 1" = 100'

## LEGEND

- Found monument as per Union County Monumentation records, a 2 1/2" aluminum monument unless otherwise noted.
- Found 5/8" iron pin with yellow plastic cap set by Survey Number 010-1997.
- Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by Survey Number 047-1993.
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey No. 024-2003.
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- (( )) Record information of Survey No. 047-1993.
- { } Record information of Survey No. 13-62
- [ ] Record information of Minor Partition No. 20060011T.
- ( ) Record information of Survey No. 010-1997.
- x-x-x- Existing fence line
- Centerline of Road
- - - - - Creek, Ditch or edge of pond
- - - - - Easement line
- ⊗ Existing Sewer Manhole



## NARRATIVE

This partition was done at the request of Michael Brown. The purpose of this partition is to create the parcels as shown. I recover the existing monuments and use the section break of Section 15 as per Survey number 024-2003 to control the exterior of this partition. The parcel is described as aliquot being the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 15, with the County Roads of (Haefer Lane) and (Conklin Road) being considered an easement across the South and East portions of the parcel. The right of way of Haefer Lane is centered on the South line of Section 15. The centerline of the right of way of Conklin Road and the 1/16th line of Section 15 are not in common. This was shown on Survey Number 047-1993. I base the location of the right of way of Conklin Road on that survey. The monuments set along the East and South lines of this partition are set on the right of way lines of Haefer Lane and Conklin Road. I place the parcels at the direction of Mr. Brown. This plat also creates the 20 foot sanitary sewer easement across parcel 3 as shown. I find the fences to encroach as shown. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

## REFERENCE MATERIAL

Union County Monumentation Records  
Survey No. 13-62 Survey No. 13-78  
Survey No. 21-78 Survey No. 047-1993  
Survey No. 010-1997 Survey No. 024-2003  
Minor Partition No. 20030012T  
Minor Partition No. 20060011T

Deeds  
Microfilm No. 980413  
Eastern Oregon Title Report No. 10-20909

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2010-0005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D100-D101 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

Minor Partition No. 2010-0005T

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Situated in the Southwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian. City of Cove, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the land within this partition, situated in the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, being a partition of: the exterior of which being more particularly described as follows;

The Southeast quarter of the Southwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon; EXCEPTING THEREFROM:

A tract of land described as commencing at the Southwest corner of said Southeast quarter of the Southwest quarter of the Southwest quarter of Section 15, and running North 180 feet; thence, East 80 feet; thence, South 180 feet; thence, West 80 feet to the Point of Beginning.

The exterior of said Partition being being more particularly described as follows;

Beginning at a point on the South line of said Section 15, said point being North 89°32'20" East, a distance of 741.26 feet from the Southwest corner of said Section 15,

Thence; North 0°17'28" West, a distance of 180.00 feet,

Thence; South 89°32'20" West, a distance of 80.00 feet, to the West line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 15,

Thence; North 0°17'28" West, along said West line, a distance of 486.13 feet, to the North line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 15,

Thence; North 89°31'50" East, along said North line, a distance of 661.61 feet, to the East line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 15,

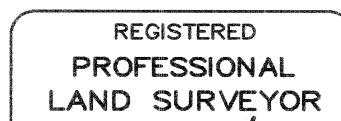
Thence; South 0°15'41" East, along said East line, a distance of 666.24 feet, to the South line of said Section 15,

Thence; South 89°32'20" West, along said South line, a distance of 581.26 feet, to the Point of Beginning of this description.

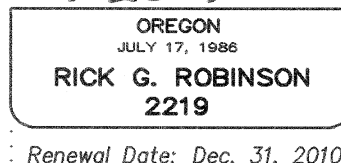
Subject to the rights of the public in the right of way of Union County Road Number 121 (Haefler Lane) and in Union County Road Number 512 (Conklin Road).

Said Tract containing 9.78 Acres including County Road Right of Way Said Tract containing 9.05 Acres not including County Road Right of Way

I further certify that I made this survey and plat by 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 plat in accordance with O.R.S. 92.050 and 92.060.



Rick G. Robinson, OPLS 2219 Baggett, Griffith and Blackman 2006 Adams Avenue LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2010-0005T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D100-D101 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

DECLARATION

Know all People by these presents that DEBRA SUE BROWN, JULIE ANN DANBURG AND MICHAEL J. BROWN as tenants in common, are the owners of the land within this partition, 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 do hereby create the 20 ft. sanitary sewer line easement across Parcel number 3 of this partition, as shown on the annexed map, all in accordance with the provisions of ORS Chapter 92.

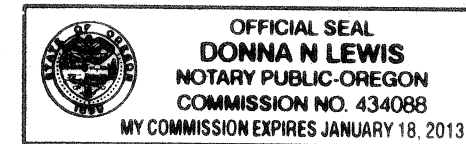
Debra Sue Brown, Julie Ann Danburg, Michael J. Brown signatures and names.

ACKNOWLEDGMENTS

State of Oregon SS County of Union

Know all people by these presents, on this 24th day of April, 2010, before me a Notary Public in and for said County and State, personally appeared DEBRA SUE BROWN, 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.

Donna N. Lewis, Notary Public for the State of Oregon



Notarial seal

State of Oregon SS County of Union

Know all people by these presents, on this 24th day of April, 2010, before me a Notary Public in and for said County and State, personally appeared MICHAEL J. BROWN, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Donna N. Lewis, Notary Public for the State of Oregon

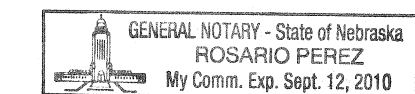


Notarial seal

State of Nebraska SS County of Buffalo

Know all people by these presents, on this 30th day of April, 2010, before me a Notary Public in and for said County and State, personally appeared JULIE ANN DANBURG, 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.

Rosario Perez, Notary Public for the State of Nebraska



Notarial seal

ACKNOWLEDGMENTS

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 2009-2010 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, Union County Assessor/Tax Collector Date: 5/12/10

UNION COUNTY SURVEYOR

Approved this 7th day of May, 2010.

Gregory T. Blackman, Union County Surveyor

CITY OF COVE

Approved this 6th day of May, 2010.

James C. Lundy, Mayor

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 12th day of May, 2010, at 1:30 o'clock P.M. and filed in Plat Cabinet No. D100-D101, Union County records. Microfilm No. 20101701T

Union County Clerk Lisa Feik, Chief Deputy Clerk