

PARTITION PLAT NUMBER 2021-0006

Microfilm Number 20210624
Plat Cabinet Number E523-E524

A partition of Lot 1, Block G, of the Plat of the Town of the Cove, Union County, Oregon
Sited in the Northwest quarter of Section 22, Township 3 South, Range 40 East of the
Willamette Meridian

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"=30'

LEGEND

- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Partition Plat 19990011T
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Partition Plat 20040014T
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey 034-1999
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Survey 003-2007
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- W Irrigation Well
- ⊙ Water Meter
- Centerline
- x Existing Fenceline
- { } Record measurement as per Survey Number 003-2007
- [] Record measurement as per Partition Plat 20040014T
- () Record measurement as per plat of the Town of the Cove

REFERENCE MATERIAL

- Survey Number 11-84
- Survey Number 034-1999
- Survey Number 023-1966
- Survey Number 028-1994
- Survey Number 23-1966
- Survey Number 003-2007
- Survey Number 042-2002
- Partition Plat 19990011T
- Partition Plat 19980023T
- Partition Plat 20040014T

DEED REFERENCES

- Microfilm Document Number 24961 Book 4, Page 76
- Microfilm Document Number 20192724
- Microfilm Document Number 20193893
- Preliminary Title Report 21-33915, dated Jan. 22, 2021, prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- 1 Right-of-way for a ditch as it crosses the property, as shown in an agreement dated October 14, 1904, recorded October 14, 1904 in Book 4, Page 76, records of Union County, Oregon. No evidence of ditch on property apparent. Not shown.
- 2 An easement in perpetuity for utilities including sewer line over the South 15 ft. of Lot 2 of Block G in the Town of Cove, Union County, Oregon, for the benefit of Lot 1 of said Block G, including the right of access for construction, installation, inspection, repairs, and maintenance as reserved in deed recorded August 23, 2019, as Microfilm Document No. 20192366, and re-recorded sept. 20, 2019 as Microfilm Document No. 20192724, Records of Union County, Oregon.
- 3 Exclusive easement, over the North 10 ft. of Parcel 2 for benefit of Parcel 1, for exclusive use, access to and maintenance of an irrigation well, created by this plat. Owner of Parcel 2 does not have right to the use of the well and cannot impede ability to use, access and/or maintain well by owner of Parcel 1.

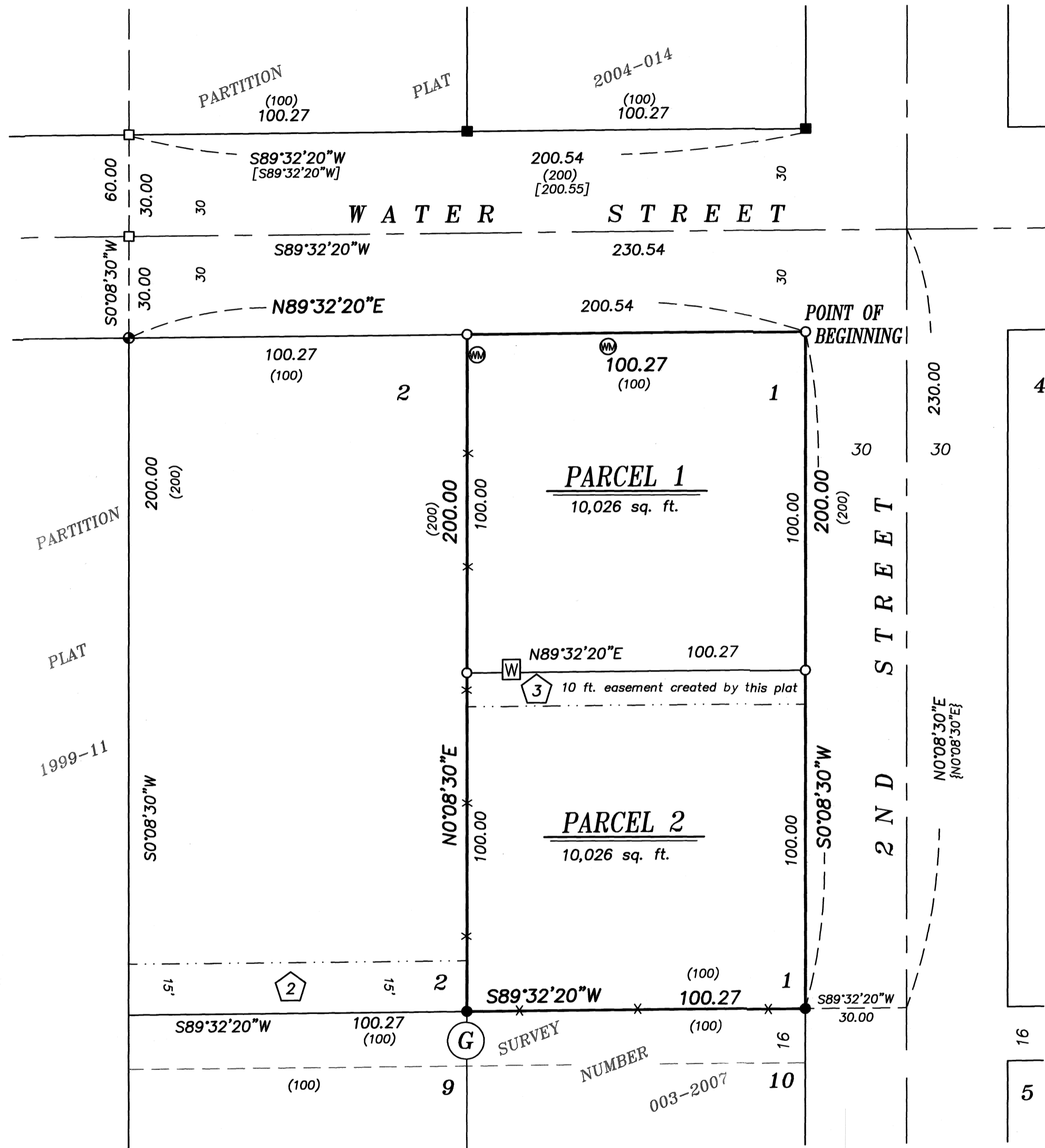
NARRATIVE

This partition was done at the request of Maxine Parker, owner of the land within. Mrs. Parker wanted to divide the property as shown hereon. In other surveys in the area, Survey number 11-84, has been the basis for most property in the Town of the Cove. I tie pins as shown and find them relatively harmonious with said Survey 11-84. I place the dividing line at the request of Ms. Parker. Water meters fall 4-6 feet South of the North line of Parcel 1. No easement of record. I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20210006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E523-E524 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

PARTITION PLAT NUMBER 2021-0006

A partition of Lot 1, Block G, of the Plat of the Town of the Cove, Union County, Oregon
Situated in the Northwest quarter of Section 22, Township 3 South, Range 40 East of the
Willamette Meridian

Microfilm Number 20210624
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SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have Surveyed and Platted the land within this partition, being Lot 1 of Block G of the Plat of the Town of the Cove, Cove, Oregon, being more particularly described as follows;

Beginning at the Northeast corner of said Lot 1,

Thence: South 0°08'30" West, along the West right of way line of Second St., also being the East line of said Lot 1, a distance of 200.00 feet, to the Southeast corner of said Lot 1,

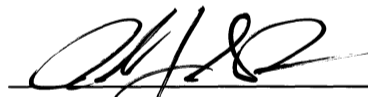
Thence: South 89°32'20" West, along the South line of said Lot 1, a distance of 100.27 feet, to the Southwest corner of said Lot 1,

Thence: North 0°08'30" East, along the West line of said Lot 1, a distance of 200.00 feet, to the Northwest corner of said Lot 1 also being the South right of way line of Water Street,

Thence: North 89°32'20" East, along the North line of said Lot 1 and also along said South right of way line, a distance of 100.27 feet, to the Point of Beginning.

Containing 20,052 sq. ft.

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.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION


Know all people by these presents that HERSHELL R. PARKER and MAXINE PARKER, as trustees of the Hershell R. Parker and Maxine Parker Trust dated October 28, 1992, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and do hereby create the 10 ft. easement over Parcel 2 for benefit of Parcel 1, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

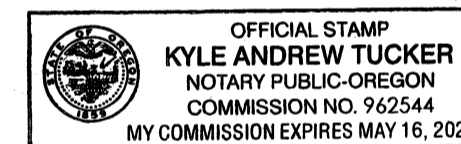

HERSHELL R. PARKER, Trustee
HERSHELL R. PARKER AND MAXINE
PARKER TRUST DATED OCT. 28, 1992
MAXINE PARKER, Trustee
HERSHELL R. PARKER AND MAXINE
PARKER TRUST DATED OCT. 28, 1992

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 19th day of February, 2021, before me a Notary Public in and for said County and State, personally appeared HERSHELL R. PARKER and MAXINE PARKER, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.


Notary Public for
the State of Oregon

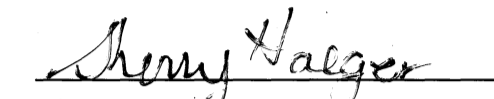


Notarial seal

APPROVALS

CITY OF COVE

Approved this 22nd day of February, 2021.


Sherry Haeger
City of Cove Mayor

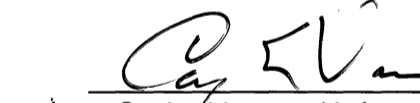
UNION COUNTY SURVEYOR

Approved this 18th day of FEBRUARY, 2021.

By Wallowa County Surveyor Kit Pull, For
Richard A. Shaver

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 2020-2021 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 Cody Vavra, Union County Assessor/Tax Collector Date: 2/23/21

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 23 day of February, 2021, at 9:09 o'clock A.M. and filed in Plat Cabinet No. E523-E524, Union County records. Microfilm No. 20210624

Union County Clerk by Helen Tucker, Deputy Clerk
Robin A. Church

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2021-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E523-E524 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571