

PARTITION PLAT NUMBER 2022-0003

Situated in the Northeast 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 2022 0395
Plat Cabinet Number E567 & E568

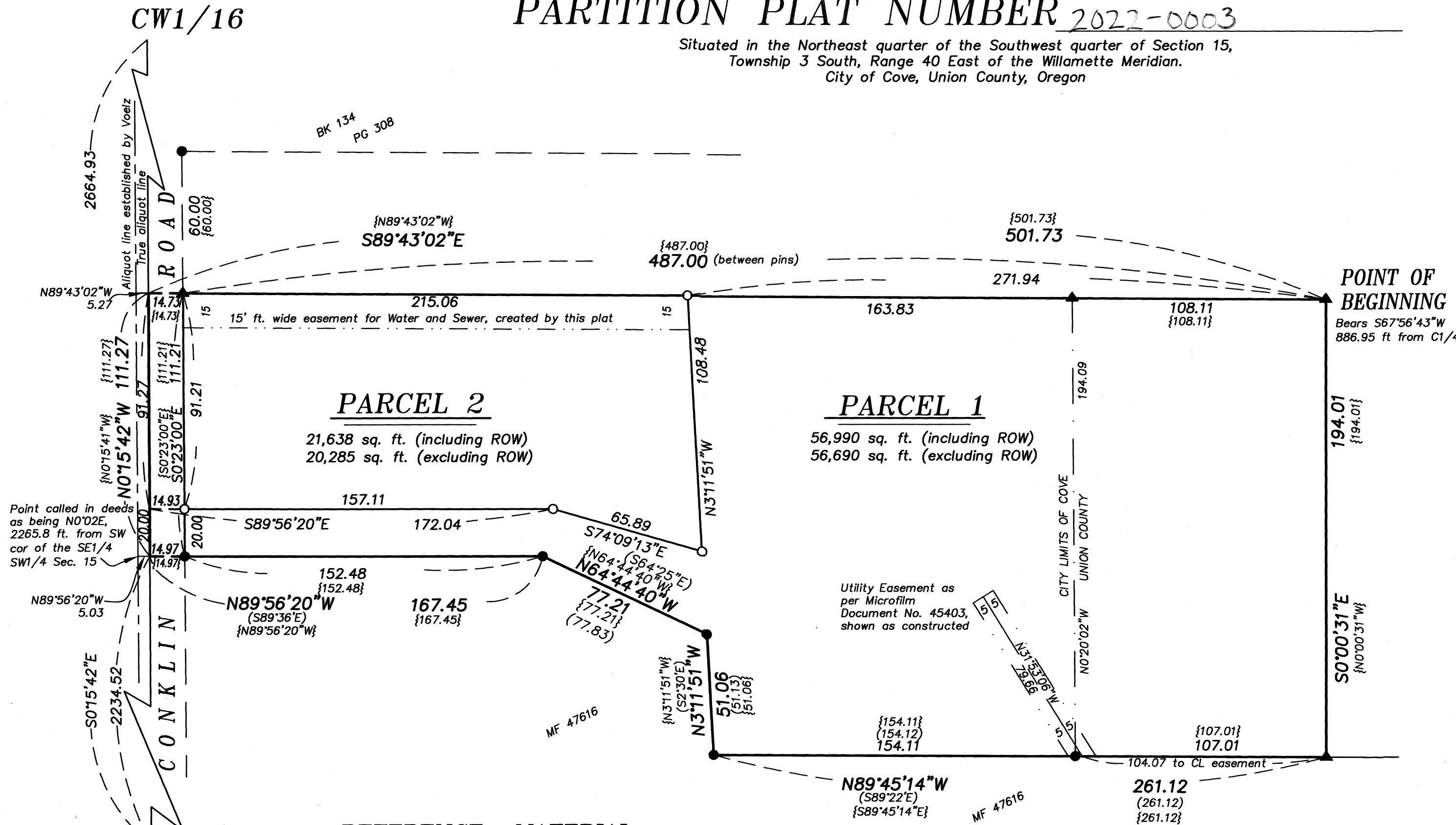
BASIS OF BEARING

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

SCALE: 1"=40'

LEGEND

- Found monument as described, marked as per Union County Monumentation Records, positioned as per Union County GPS Network
- Found 5/8" iron pin set by Survey Number 104-73
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Survey Number 024-2021
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- () Record measurement as per Survey Number 104-73
- { } Record measurement as per Survey Number 024-2021
- City Limits Line
- - - Centerline
- - - Easement Line



REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 014-73
 Survey Number 10-84
 Partition Plat 1992-16
 Survey Number 024-2021

Preliminary Title Report 21-35354, dated
 January 24, 2022, prepared by Eastern Oregon
 Title Inc.

DEED REFERENCES

Book 134, Page 308
 Book 158, Page 135
 Microfilm Document No. 45403
 Microfilm Document No. 47616
 Microfilm Document No. 981215
 Microfilm Document No. 994401
 Microfilm Document No. 20042699
 Microfilm Document No. 20082002
 Microfilm Document No. 20183698
 Microfilm Document No. 20203168

NOTES AND EASEMENTS

Rights of the public for Conklin Road across this land

Subject to rights-of-way for pipeline and rights for the diversion of water for irrigation from springs on and across said premises as disclosed by Book 158, Page 135, Deed Records of Union County, Oregon. No springs evident on property at time of survey. Location of said pipelines and springs not ascertained by this partition

Right-of-Way utility easement, including the terms and provisions thereof, granted to Cal-Pac Utility Company, recorded August 1, 1973, as Microfilm Document No. 45403, Deed Records of Union County, Oregon, shown on map as constructed.

Easement for water and sewer, for benefit of Parcel 1 across the North 15 feet of Parcel 2, created by this plat. Water and Sewer service currently serving Parcel 1 fall in this easement as per landowner testament

NARRATIVE

This partition was done at the request of Carolyn Hinckley, owner of the land within. Ms. Hinckley wanted to partition the land as shown. Extérieurs of the property were monumented by Survey 024-2021. I place the division line at the direction of the landowner. I find no unusual conditions with this partition.

W1/16 15/22

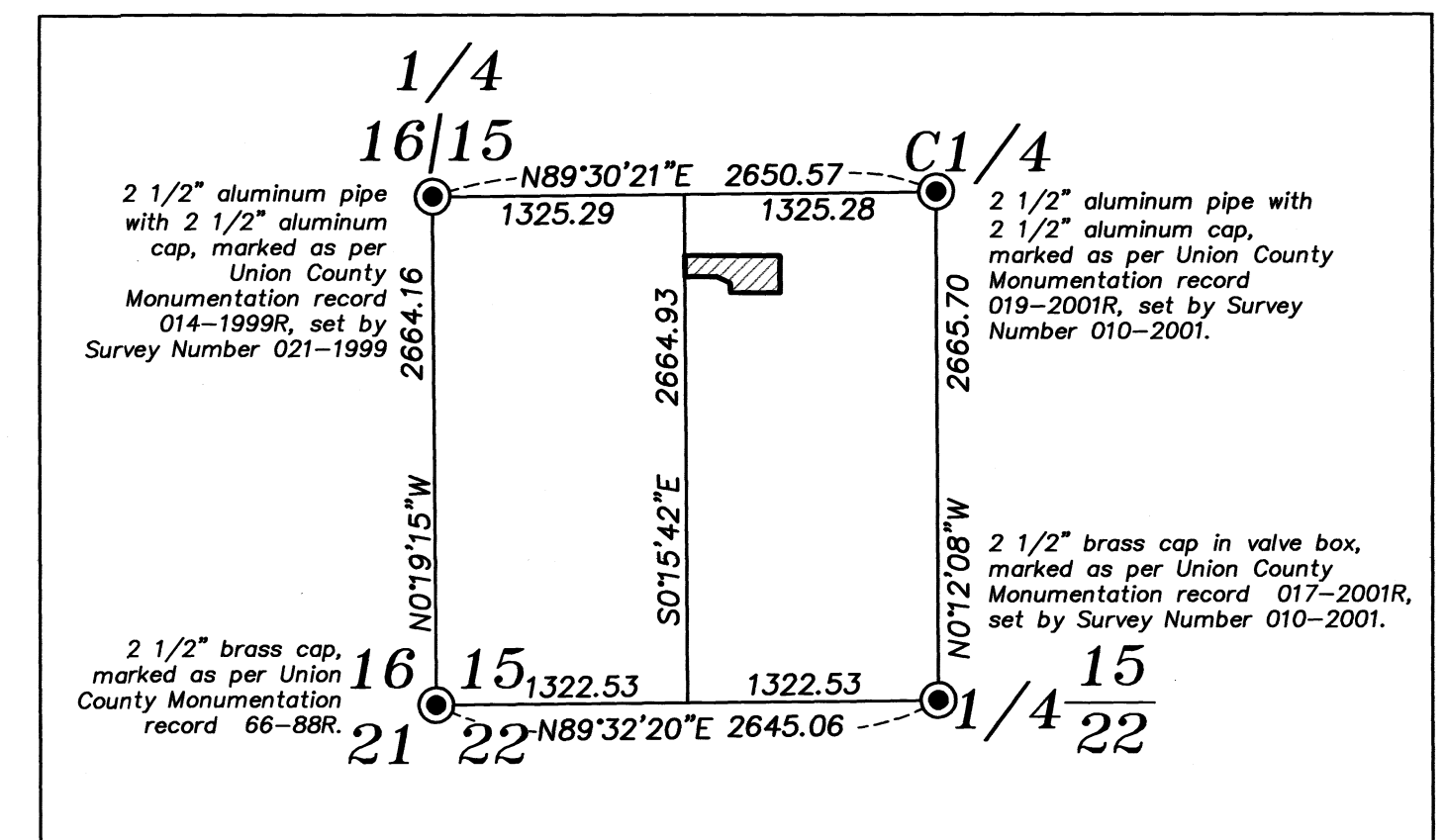


Renewal Date: June 30, 2023.

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. 2022-0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E567 & E568 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



SW1/4 SEC 15
 SCALE 1"=1000'

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City of Cove, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the land within this partition, being situated in Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows, with reference to Survey 024-2021 dated June 6, 2021:

Beginning at a point from which the Center 1/4 corner of said Section 15 bears North 67°56'43" East, a distance of 886.95 feet,

Thence: South 0°00'31" East (record South 0°02' West) a distance of 194.01 feet (record 194.09 feet, more or less) to the North line of land conveyed to Victor V. Marble Jr. and wife by deed recorded as Microfilm Document Number 47616,

Thence: North 89°45'14" West (record North 89°22' West), along the North line of said Marble Land, 261.12 feet (record 261.12 feet), to an angle point in said North line,

Thence: North 3°11'51" West, (record North 2°30' West), along the North line of said Marble land, a distance of 51.06 feet (record 51.13 feet), to an angle point in said North line,

Thence: North 64°44'40" West (record North 64°25' West), along the North line of said Marble land, a distance of 77.21 feet (record 77.83 feet), to an angle point in said North line,

Thence: North 89°56'20" West (record North 89°36' West), along the North line of said Marble land, a distance of 167.45 feet (record 171.96 feet), to the West line of the Northeast quarter of the Southwest quarter of said Section 15,

Thence: North 0°15'42" West, along said West line, a distance of 111.27 feet, to a point which is 60 feet South of the Southwest corner of land conveyed to George Edward Bristow and wife by deed recorded in Book 134, Page 308,

Thence: South 89°43'02" East, (record South 89°21' East) along a line parallel and 60 feet South of the South line of said Bristow land and line extended, a distance of 501.73 feet (record 507 feet), to the Point of Beginning.

Record information shown hereon is from stated title report.

Containing 1.81 acres, including right-of-way (78,628 sq. ft)
Containing 1.77 acres, excluding right-of-way (76,975 sq. ft.)

Subject to the rights of the public in Conklin Road.

I further certify that I made this plat by order of and under the direction of the owner thereof, and that all aprcel corners are surveyed and monumented 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



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. 2022 0003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E567 & E568 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

DECLARATION

Know all People by these presents that ROGER HINCKLEY and CAROLYN HINCKLEY are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate and do hereby create the 15 foot wide easement for sewer and water, over the North 15 feet of Parcel 2, for benefit of Parcel 1, and have caused the same to be platted as shown on the annexed map in accordance with O.R.S. Chapter 92.



ROGER HINCKLEY

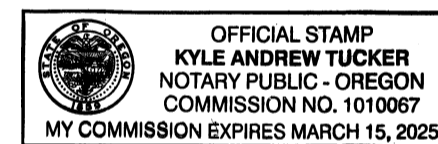

CAROLYN HINCKLEY

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 1st day of February, 2022, before me a Notary Public in and for said State and County, personally appeared ROGER HINCKLEY and CAROLYN HINCKLEY, who 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.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

Union County Surveyor

Approved this 1st day of FEBRUARY, 2022.

By Wallowa County Surveyor 
Richard A. Shaver
Wallowa County Surveyor

Union County Planning Commission

Approved this 2nd day of February, 2022.


Scott Hartell
Union County Planning Director

City of Cove

Approved this 2 day of February, 2022.


Sherry Haeger
City of Cove Mayor

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 2021-2022 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  Chief Deputy Date: 2-2-2022
Cody Vavra, Union County Assessor/Tax Collector

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 this 2nd day of February, 2022, at 1:17 o'clock P.M., and recorded in Plat Cabinet No. E567 & E568 Union County records. Microfilm Number 2022 0395

Robin A. Church by  Deputy Clerk
Union County Clerk