

PARTITION PLAT NUMBER 20250002

Situated in Section 21, Township 3 South, Range 40 East of the Willamette Meridian,
City of Cove, 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.

SCALE: 1" = 200'

LEGEND

- Found 2 1/2" aluminum cap, marked as per Union county Monumentation Record 018-2001R, set by survey Number 010-2001
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey No. 005-2001
- ◆ Found 5/8" iron pin with aluminum cap marked APA OR 2849 WA 41295 set by Partition Plat 2010-0003
- ▲ Found 5/8" iron pin with aluminum cap marked APA OR 2849 WA 41295 set by Plat of COUGAR RIDGE SUBDIVISION
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Existing fence line
- Centerline
- Ditch
- Easement
- () Record measurement as per plat of COUGAR RIDGE SUBDIVISION
- { } Record measurement as per Partition Plat 2010-0003
- [] Record measurement as per Survey Number 005-2001
- ⊖ Power pole
- Spring

REFERENCE MATERIAL

- Union County Monumentation Records
- Survey Number 003-2003
- Survey Number 005-2001
- Survey Number 010-2001
- Old Book Survey No. 165, Page 290
- Plat of COUGAR RIDGE SUBDIVISION
- Partition Plat No. 2010-0003

DEED REFERENCES

- Book 133, Page 456
- Book 117, Page 324
- Book 160, Page 219
- Book 123, Page 294
- Book 50, Page 374
- Book 126, Page 522
- Book 69, Page 491
- Book 144, Page 511
- Microfilm Number 87066
- Microfilm Number 13221
- Microfilm Number 20021567
- Microfilm Number 20021568
- Microfilm Number 20021893
- Microfilm Number 20012499
- Microfilm Number 20213437

Lot Book Report 24-38389, dated Dec. 26, 2024, prepared by Eastern Oregon Title, Inc.

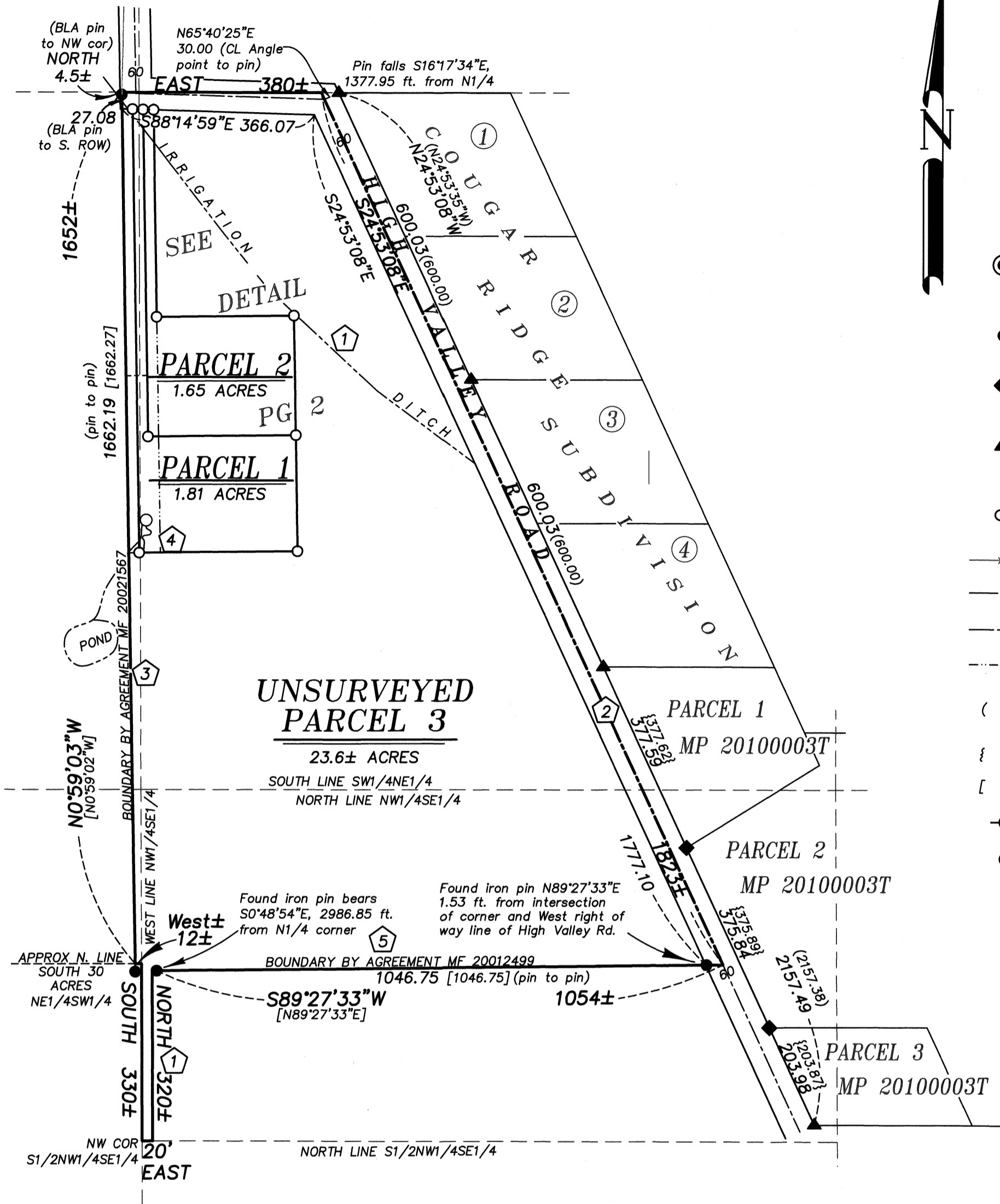
NARRATIVE

This partition was done at the request of Maxine Parker, Trustee for the 1992 Family Trust, owner of the land within. The purpose of this partition is to divide the property as shown. This partition is UNSURVEYED. Only Parcels 1 and 2 are monumented. I recover monuments along the South and West lines and find them harmonious with record data as per Survey 005-2001. On the North line, I use the centerline of the road and right of way fences to place High Valley Road. On the East line I use monuments set by Cougar Ridge Subdivision and Partition Plat 2010-0003 to place the East right of way line of High Valley Road. I place the lines at the direction of Mrs. Parker and create a 60 foot easement for benefit of all parcels of this partition along the West line, as shown. An overhead power line runs in this area, with no easement of record found. I find no other unusual conditions with this partition.

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. 20250002 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E636 + 637 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



NOTES AND EASEMENTS

- 1 Rights of the public and governmental bodies in and to that portion of this land lying below the high-water mark of a creek or ditch, as it crosses this land, if any.
- 2 Rights of the public in and to that portion of the land lying within the right of way of High Valley Road.
- 3 Rights of others, if any, in and to a road across this land, 40 ft. in width, along the line between the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter, and along the line between the North half of the Northeast quarter of the Southwest quarter and the North half of the Northwest quarter of the Southeast quarter, all being in Section 21.
- 4 All the flow of water through a one-inch pipe from a spring located Northeasterly of the Southeast corner of the land granted by deed Book 126, Pages 522, recorded November 2, 1951, Deed Records of Union County, Oregon, to the lands in said deed, to the extent of all interest of the grantors therein. At the time of survey, 1" iron pipe has been removed.
- 5 Boundary Line Agreement between Hershell and Maxine Parker, Trustees of the 1992 Family Trust and Terrence and Patricia Zbylut, recorded as Microfilm 20012499, Records of Union County, Oregon.
- 6 Boundary Line Agreement between Katherine Stuart and Timothy Buxton, Cecil Puckett as Trustee of the Cecil Puckett Revocable Living Trust, Alice Alexander, and Hershell and Maxine Parker as Trustees of the 1992 Family Trust, recorded as Microfilm 20021567, Records of Union County, Oregon.
- 7 Non-exclusive easement, granted to Katherine Stuart and Timothy Buxton, Alice Alexander, and Cecil Puckett as Trustee of the Cecil Puckett Revocable Living Trust, recorded as Microfilm 20021568, Deed Records of Union County, Oregon, for ingress and egress across this land 40 ft. in width.
- 8 Non-exclusive easement, 60 ft. in width across the combined Western portions of Parcels 1, 2, and 3, for access, egress, and utilities, created by this plat for the benefit of Parcels 1, 2, and 3. Depicted on Page 2.
- 9 Overhead power line between power poles, with remainder being underground power to property line servicing property to the West, as shown on Page 2. No easement of record found.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2025.

PARTITION PLAT NUMBER 2025-0002

Situated in Section 21, Township 3 South, Range 40 East of the Willamette Meridian,
City of Cove, 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.

SCALE: 1" = 80'

SURVEYOR'S CERTIFICATE

I, Jeffrey Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, Situated in Section 21, Township 3 South, Range 40 East, of the Willamette Meridian, City of Cove, Union County, Oregon, said tract being more particularly described as follows,

That portion of the Southwest quarter of the Northeast quarter and the North 330 feet of the Northwest quarter of the Southeast quarter lying Westerly of High Valley Road;

ALSO a strip of land described as follows: Commencing at a point on the North line of the Southeast quarter of the Northwest quarter which is 1300 feet East of the Northwest corner of said subdivision, thence South 1650 feet to the North line of the South 30 acres of the Northeast quarter of the Southwest quarter of said Section 21; thence East 20 feet, more or less, to the North-South center line of said Section 21; thence South, along said center of section line, 330 feet to the Northwest corner of the South half of the Northwest quarter of the Southeast quarter of said section; thence East 20 feet; thence North 330 feet to the South line of the North half of the Northwest quarter of the Southeast quarter of said Section; thence West 20 feet to the North-South center line; thence North 1650 feet to the Northeast corner of said Southeast quarter of the Northwest quarter; thence West 20 feet to the Point of Beginning.

Subject to Boundary Line Agreement between Hershell and Maxine Parker, Trustees of the 1992 Family Trust and Terrence and Patricia Zbylut, recorded as Microfilm 20012499, Records of Union County, Oregon, over the line described as follows:

Commencing at a point which bears South 63°09'35" East, a distance of 2956.11 feet from the NW corner of Section 21, Township 3 South, Range 40 East of the Willamette Meridian; thence, South 0°59'02" East, a distance of 1662.27 feet; thence North 87°26'18" East, a distance of 40.52 feet, to an existing fence corner and the TRUE POINT OF BEGINNING of this description,

Thence: North 89°27'33" East, along said fence, a distance of 1046.75 feet, m/l to the Westerly right of way of High Valley Road.

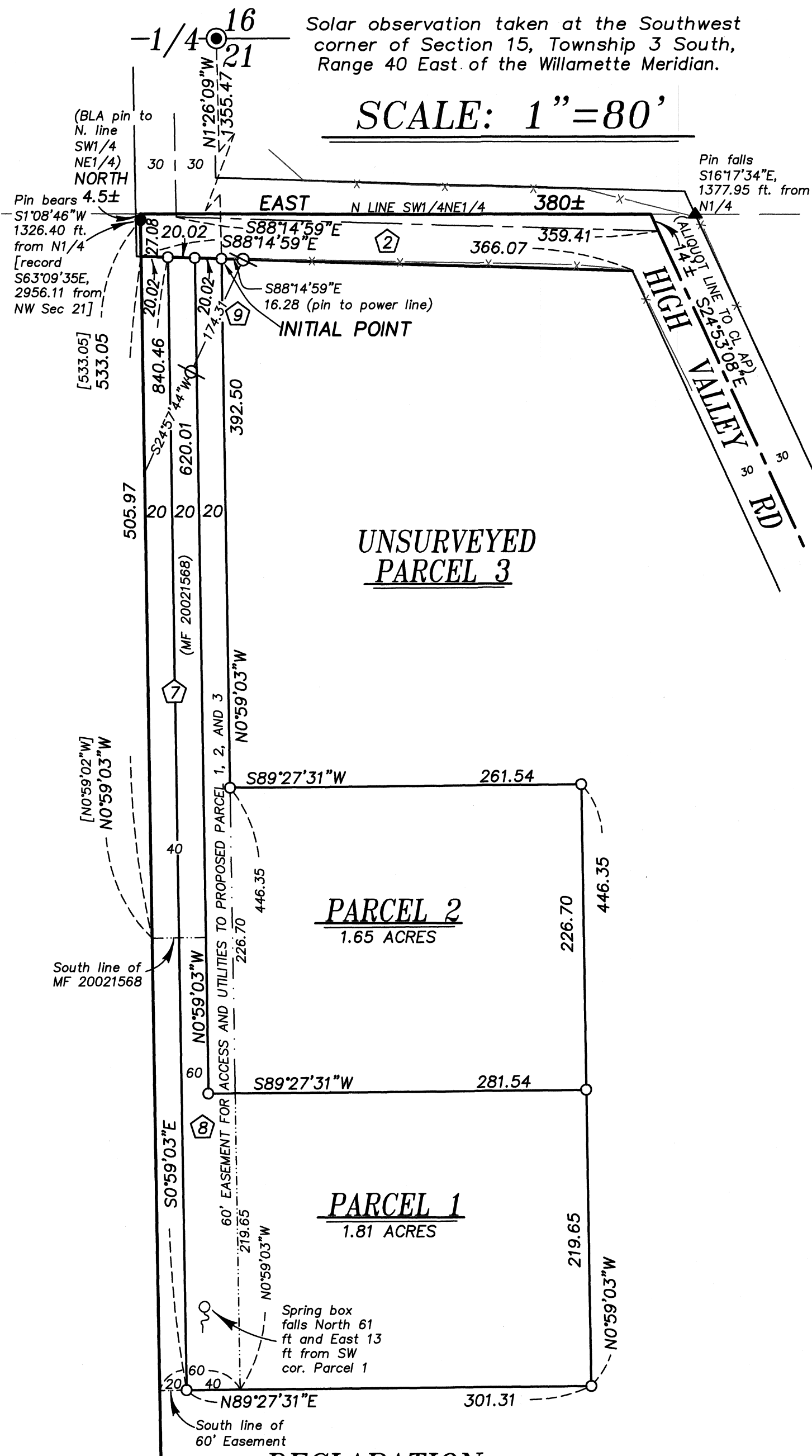
Also subject to Boundary Line Agreement between Katherine Stuart and Timothy Buxton, Cecil Puckett as Trustee of the Cecil Puckett Revocable Living Trust, Alice Alexander, and Hershell and Maxine Parker as Trustees of the 1992 Family Trust, recorded as Microfilm 20021567, Records of Union County, Oregon, described as follows:

Beginning at a point on the North line of the South 1/2 of the North 1/2 of Section 12, Township 3 South, Range 40 East of the Willamette Meridian in Union County, Oregon, said point being the intersection of a line monumented by Survey Number 005-2001, in an existing fence, which bears South 63°09'35" East, a distance of 2956.11 feet from the NW corner of Section 21;

Thence: South 0°59'02" East, a distance of 1662.27 feet, m/l, to the South line of the North 330 feet of the South 1/2 of said Section 21.

I designate the Northeast corner of Parcel 2 as the initial point.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the corners for Parcels 1 and 2 are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.



DECLARATION

Know all people by these presents that MAXINE PARKER, as trustee of the 1992 FAMILY TRUST, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does hereby create the 60 ft easement for ingress, egress and utilities over Parcels 1, 2 and 3 for benefit of Parcels 1, 2, and 3, all in accordance with the provisions of O.R.S. Chapter 92.

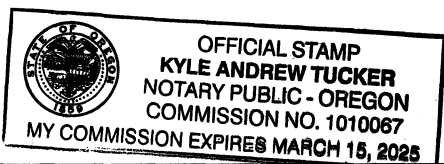
Maxine Parker
MAXINE PARKER, TRUSTEE
1992 FAMILY TRUST

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of February, 2025, before me a Notary Public in and for said State and County, personally appeared MAXINE PARKER, who is known to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

[Signature]
Notary Public for
State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I do hereby certify that this is a true and exact copy of the original plat.

[Signature]
Jeffrey S. Hsu, OPLS 83571



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

APPROVALS

City of Cove

Approved this 4th day of February, 2025.

[Signature]
Sherry Haeger
Sherry Haeger
City of Cove Mayor

Union County Surveyor

Approved this 23rd day of January, 2025.

by Grant County Surveyor *[Signature]*
Michael C. Springer

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 2024-2025 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.

[Signature]
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 the 6th day of FEB, 2025, at 11:06 o'clock A. M.,

and recorded in Plat Cabinet No. E636+637 Union County records,
Microfilm Number 20250281

Union County Clerk *[Signature]* DEPUTY CLERK *[Signature]* Sheet 2 of 2