

PARTITION PLAT NUMBER 2026-0010

A partition of Lot 5, Block E, 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

Microfilm Number 20261884
Plat Cabinet Number E691 & E692

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 Survey
Number 057-1994
- 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
Number 004-2011
- Found 5/8" iron pin with yellow plastic cap
marked BGB SURVEY MARKER set by
Partition Plat 20210006
- Set 5/8" x 30" iron pin with yellow plastic
cap marked BGB SURVEY MARKER
- Centerline
- Record measurement as per Survey Number
057-1994
- Record measurement as per Partition Plat
20040014T
- Record measurement as per Survey Number
004-2011
- Record measurement as per plat of the Town
of the Cove

REFERENCE MATERIAL

Survey Number 11-84
Survey Number 23-66
Survey Number 028-1994
Survey Number 034-1999
Survey Number 003-2007
Survey Number 004-2011
Survey Number 006-2021
Partition Plat 19990011T
Partition Plat 19980023T
Partition Plat 20040014T
Partition Plat 20210006

DEED REFERENCES

Microfilm Document Number 20111025
Microfilm Document Number 20201757
Microfilm Document Number 20261061

Preliminary Title Report 26-40118, dated June
9, 2026, prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of Jenny Beverage, owner of the land within. Mrs.
Beverage wanted to divide the property at the midpoint of the lot 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 monuments as shown and find them relatively harmonious with record
from nearby Surveys which employed the same methodology of said Survey 11-84. Lot Book
report shows no easements. I do find that the edge of asphalt of 2nd Street encroaches
onto the property by 1-2 ft. and I therefore set witness monuments on the West line of the
parcels. I find no other unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify
that I am the Surveyor who prepared the Partition Plat No. 2026-0010 and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number E691-E692 of the Plat Records of UNION COUNTY,
and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
KYLE A. TUCKER
106926

Renewal Date: June 30, 2028

Kyle A. Tucker, OPLS 106926

PARTITION PLAT NUMBER 2026-0010

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Situating in the Northwest quarter of Section 22, Township 3 South, Range 40 East of the
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SURVEYOR'S CERTIFICATE

I, Kyle A. Tucker, Registered Professional Land Surveyor, hereby certify that I have Surveyed and Platted the land within this partition, being Lot 5 of Block E of the Plat of the Town of the Cove, Cove, Oregon, being more particularly described as follows;

Beginning at the Northwest corner of said Lot 5,

Thence: South 0°09'04" West, along the East right of way line of Second St., also being the West line of said Lot 5, a distance of 200.00 feet, to the Southwest corner of said Lot 5,

Thence: North 89°32'20" East, along the North right of way line of Water Street, also being the South line of said Lot 5, a distance of 100.26 feet, to the Southeast corner of said Lot 5,

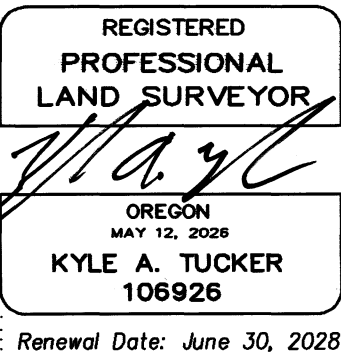
Thence: North 0°08'32" East, along the East line of said Lot 5 and the West line of Lot 6, a distance of 200.00 feet, to the Northeast corner of said Lot 5,

Thence: South 89°32'20" West, along the North line of said Lot 5, a distance of 100.23 feet, to the Point of Beginning.

Containing 20,049 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.

Kyle A. Tucker
Kyle A. Tucker, OPLS 106926
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



SURVEYOR'S EXACT COPY STATEMENT

I, Kyle A. Tucker, registered Oregon Surveyor No. 106926, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2026-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E691-E692 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Kyle A. Tucker
Kyle A. Tucker, OPLS 106926

DECLARATION

Know all people by these presents that BRETT M. BEVERAGE and JENNY M. BEVERAGE, 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, in accordance with the provisions of O.R.S. Chapter 92.

Brett M. Beverage
BRETT M. BEVERAGE

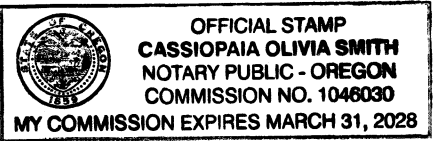
Jenny M. Beverage
JENNY M. BEVERAGE

ACKNOWLEDGMENT

State of Oregon
County of Union

Know all these people by these presents, on this 18 day of July, 2026, before me a Notary Public in and for said County and State, personally appeared BRETT M. BEVERAGE and JENNY M. BEVERAGE, 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.

Cassiopeia Olivia Smith
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

CITY OF COVE

Approved this 21st day of July, 2026.

Sherry Haeger
Sherry Haeger
City of Cove Mayor

UNION COUNTY SURVEYOR

Approved this 3RD day of JULY, 2026.

By Deputy Wallowa County Surveyor Kristina Powell
Kristina Powell

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 2026-2027 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.

Cody Wavra
by Cody Wavra, Union County Assessor/Tax Collector Date: 7/23/26

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 23rd day of July, 2026, at 3:43 o'clock P. M, and filed in Plat Cabinet No. E691-E692 Union County records. Microfilm No. 20261884

Union County Clerk by Fisch Chief Deputy Clerk