

Metlen Subdivision

A Subdivision of the North Half of Lot 11 and all of Lot 12 of COVE ORCHARD TRACTS, situated in the North 1/2 of the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20013689
Plat Cabinet Number C 621 622

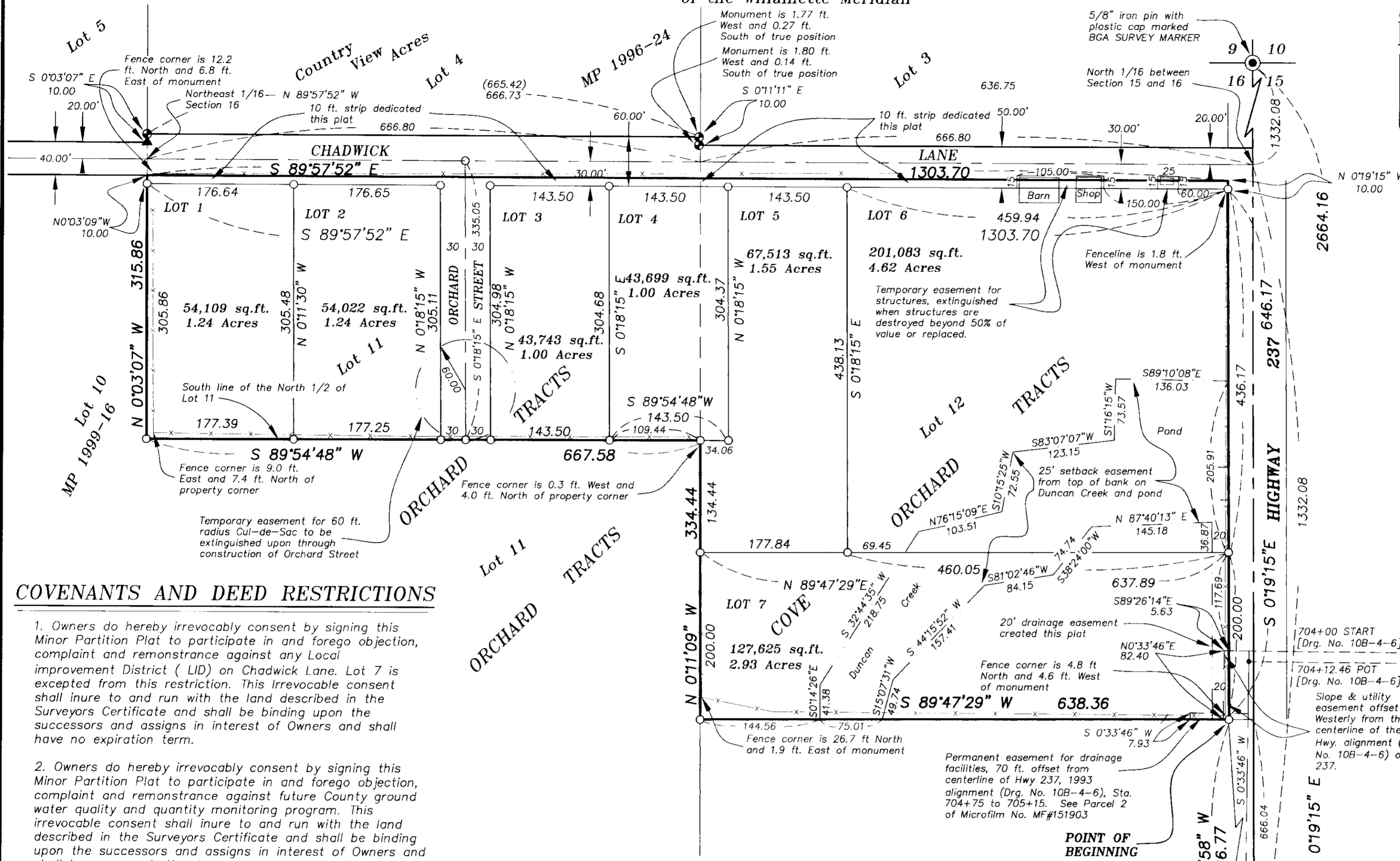
BASIS OF BEARING

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

SCALE: 1"=100'

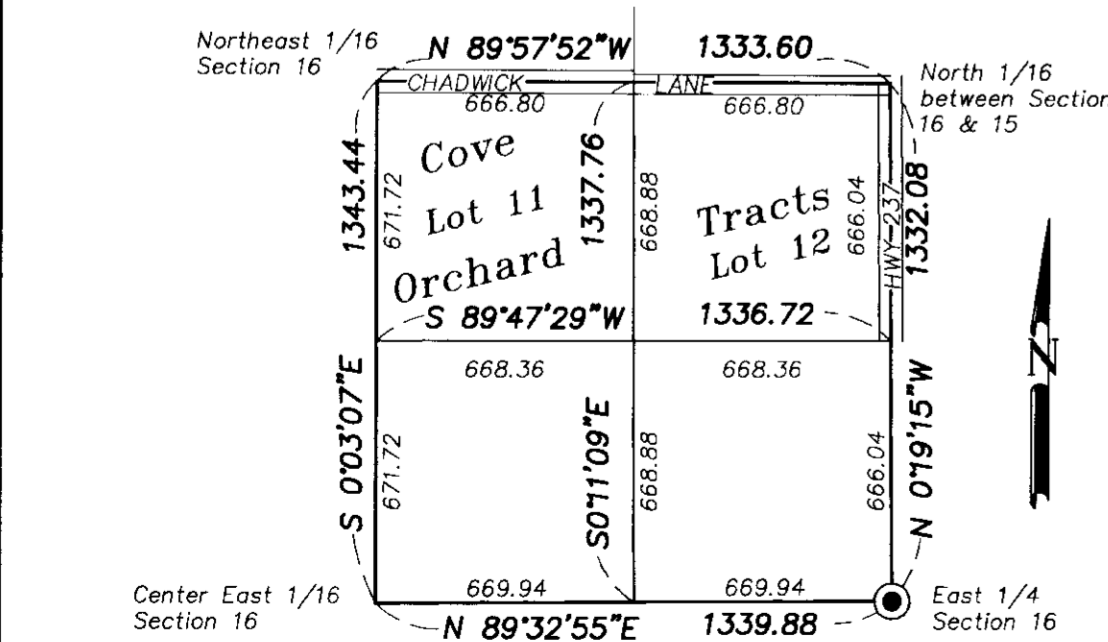
LEGEND

- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ▲ Found 5/8" iron pin with plastic cap marked D.L.T. & ASSOC., LS 1362, set by Minor Partition Plat No. 1996-24
- Found 5/8" iron pin with plastic cap marked LS 1952, set by plat of Country View Acres
- ⊙ Found monument as described as per Union County Monumentation Records
- Found PK nail set by O.D.O.T. for new alignment
- Centerline
- - - Easement line
- x Fence line
- - - Lot line of Cove Orchard Tracts
- () Record measurement of Country View Acres



COVENANTS AND DEED RESTRICTIONS

- Owners do hereby irrevocably consent by signing this Minor Partition Plat to participate in and forego objection, complaint and remonstrance against any Local Improvement District (LID) on Chadwick Lane. Lot 7 is excepted from this restriction. This Irrevocable consent shall inure to and run with the land described in the Surveyors Certificate and shall be binding upon the successors and assigns in interest of Owners and shall have no expiration term.
- Owners do hereby irrevocably consent by signing this Minor Partition Plat to participate in and forego objection, complaint and remonstrance against future County ground water quality and quantity monitoring program. This irrevocable consent shall inure to and run with the land described in the Surveyors Certificate and shall be binding upon the successors and assigns in interest of Owners and shall have no expiration term.



SCALE: 1"=500'

NARRATIVE

This subdivision was ordered by Kim Metlen. Mr. Metlen's ownership is the North 1/2 of Lot 11 and all of Lot 12 of Cove Orchard Tracts Subdivision. The lots of Cove Orchard Tracts are aliquot. The Southeast 1/4 of the Northeast 1/4 of Section 16 was subdivided by Survey No. 051-1993. I accept said survey as dividing Section 16 correctly. This establishes the North, South, and West lines of Mr. Metlen's ownership. The East line runs along the westerly right of way of Highway 237 as dedicated by Cove Orchard Tracts. Cove Orchard Tracts shows the Highway centerline as being coincident with the East line of Section 16, and I offset the East line of Section 16 30 feet Westerly to establish the East line of Metlen's ownership. There are two easements along the East line of Metlen's ownership. Both are located by O.D.O.T. Dwg. No. 10B-4-6, as shown on this plat. There is a temporary easement created for the 3 buildings in the Chadwick Lane right-of-way as noted. The fences are away from the property corners as shown. I find no other problems with this subdivision.

REFERENCE MATERIAL

- DEEDS**
- Eastern Oregon Title, Inc. Partition Plat Report Order No. 01-12178
 - Microfilm Document No. 151903
 - Microfilm Document No. 20005557
- SURVEYS**
- Original GLO Field Notes
 - Union County Monumentation Records
 - Survey Number 12-78
 - Survey Number 13-86
 - Survey Number 051-1993
 - Plat of Cove Orchard Tracts
 - Minor Partition No. 1995-019
 - Minor Partition No. 1996-024
 - Minor Partition No. 1999-016
 - O.D.O.T Drawing No. 5B-2-6
 - O.D.O.T Drawing No. 10B-4-6

REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory T. Blackman
OREGON JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2001

METLEN SUBDIVISION

Plat Cabinet No. C 621 + 622
Microfilm No. 20013689

A Subdivision of the North 1/2 of Lot 11 and all of Lot 12 of COVE ORCHARD TRACTS, situated in the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have surveyed and platted METLEN SUBDIVISION, Situated in the North Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 South, Range 40 East of the Willamette Meridian, and being a subdivision of the North Half of Lot 11, and all of Lot 12 of COVE ORCHARD TRACTS, the exterior of which being more particularly described as follows:

Beginning at the Southeast corner of Lot 12, said point being North 2°53'58" West, a distance of 666.77 feet from the East 1/4 of Section 16, Township 3 South, Range 40 East of the Willamette Meridian;

Thence; South 89°47'29" West, a distance of 638.36 feet, to the East line of Lot 11 of Cove Orchard Tracts,

Thence; North 0°11'09" West, along said East line, a distance of 334.44 feet, to the South line of the North 1/2 of Lot 11,

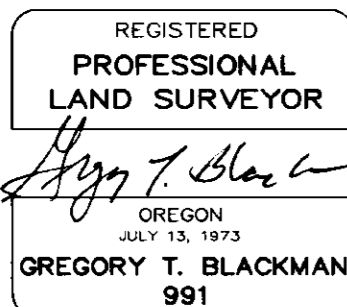
Thence; South 89°54'48" West, along said South line, a distance of 667.58 feet to the West line of Lot 11 of Cove Orchard Tracts,

Thence; North 0°03'07" West, along said West line, a distance of 315.86 feet, to the South line of Chadwick Lane,

Thence; South 89°57'52" East, along said South line, a distance of 1303.70 feet, to the West line of Highway 237,

Thence; South 0°19'15" East, along said West line, a distance of 646.17 feet, to the Point of Beginning of this description.

Said parcel containing 14.30 acres (623,111 Sq. Ft.).



Renewal Date: Dec. 31, 2001

Gregory T. Blackman

Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

Union County Planning Director

Approved this 15th day of August, 2001.

Hantey Jenkins II

Hantey Jenkins II, Union County Planning Director

DEDICATION

Know all people by these presents that we, Kim A. Metlen and Anita M. Metlen, husband and wife, are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, and Mortgage Electronic Registration Systems, Inc. are holders of a deed of trust, filed as Microfilm Document 20005557, Mortgage Records of Union County, Oregon, and have caused the same to be subdivided and surveyed into parcels as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets as shown. We also create a 25 foot setback easement for the existing Duncan Creek and a 20.00 foot easement for drainage along the West right-of-way of Highway 237, all in accordance with the provisions of O.R.S. Chapter 92.

Kim A. Metlen
Kim A. Metlen

Anita M. Metlen
Anita M. Metlen

Ronn A. Pisapia
Authorized Representative for
Mortgage Electronic Registration Systems, Inc.

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 16th day of July, 2001, before me a Notary Public in and for said State and County, personally appeared Kim A. Metlen and Anita M. Metlen, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Holman
Notary Public for
the State of Oregon

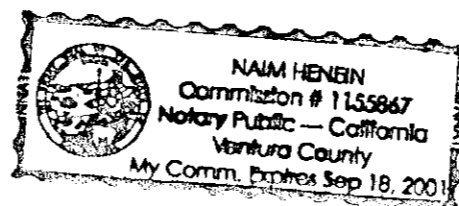


Notarial Seal

State of California
SS
County of VENTURA

Know all these people by these presents, on this 10 day of JULY, 2001, before me a Notary Public in and for said State and County, personally appeared Ronn Pisapia an authorized representative of Mortgage Electronic Registration Systems, Inc., who being duly sworn did say that he/she are the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Naim Henlein
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

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 2001-2002 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 Patty Gooderham Date: 7/11/01
Patty Gooderham, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Examined and approved this 29th day of JUNE, 2001.

Jack W. Burris
Jack W. Burris, Wallowa County Surveyor
for the Union County Surveyor

UNION COUNTY COMMISSION

Approved this 15th day of August, 2001.

John Howard
John Howard
Steve McClure
Steve McClure
Colleen MacLeod
Colleen MacLeod

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 16th day of August, 2001 at 3:20 o'clock P.M. and in Plat Cabinet No. C 621 + 622, Union County records. Microfilm No. 20013689.

Union County Clerk by R. Nellie Boque Hebbert
R. Church, Deputy