

Minor Partition Number 2016 0001 T

A Partition of Lots 16 and 17 of Hibbler's Addition to Cove, and additional lands adjacent to the Southerly line of said Lots, Situated in the Northeast quarter of the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, City of Cove, Oregon

Microfilm Number 2016 00 24 T

Plat Cabinet Number D 317 - D 318

**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'**

**REFERENCE MATERIAL**

Plat of Hibbler's Addition to Cove  
Plat of Hart Subdivision  
Survey Number 2-83  
Survey Number 49-84  
Survey Number 028-1995  
Minor Partition Plat Number. 1991-013

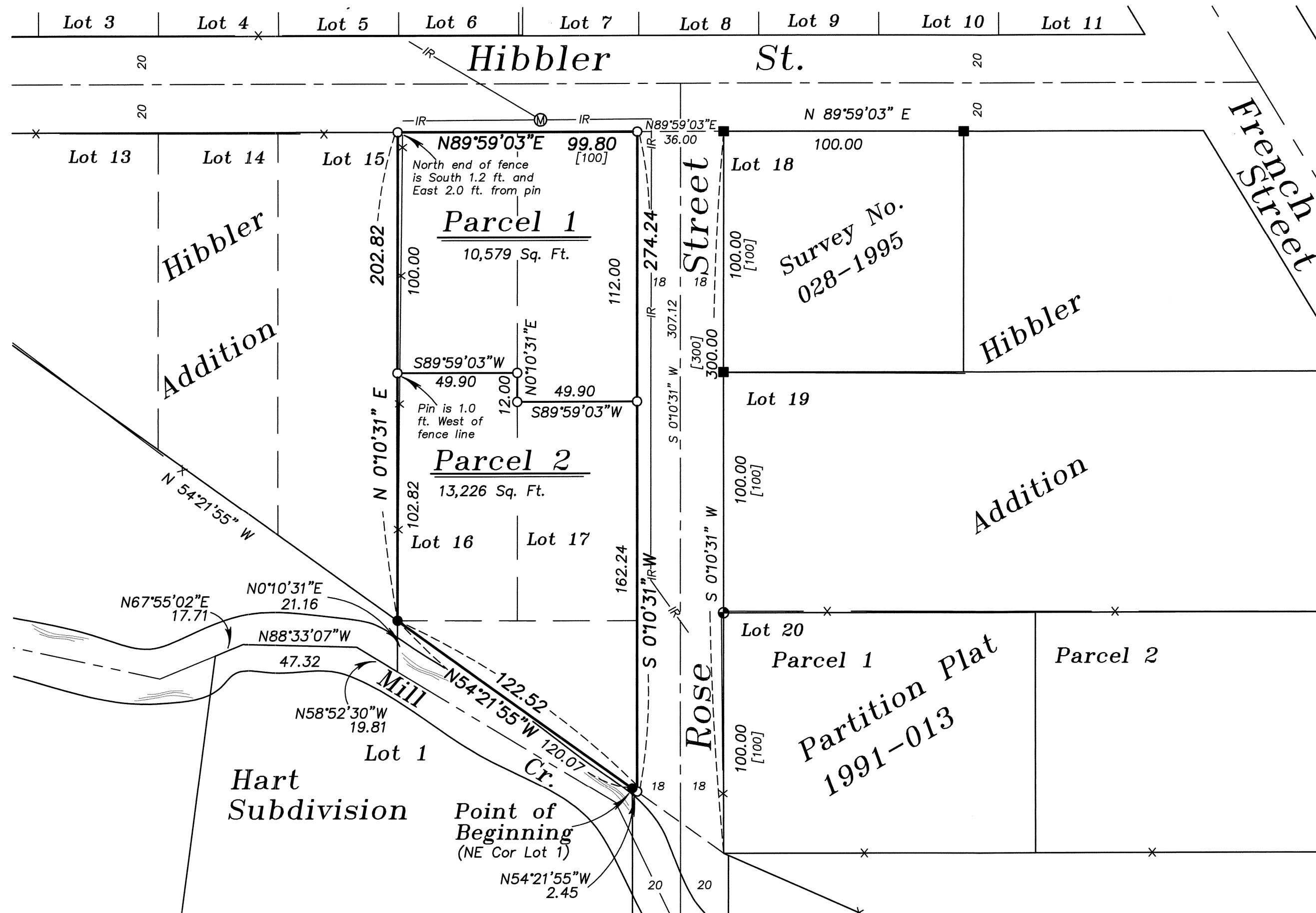
**DEED REFERENCES**

Deed Volume 139 Page 403  
Microfilm Number 20123644  
Microfilm Number 20140951  
Microfilm Number 20153241

Preliminary Title Report Number 15-26616  
Prepared by Eastern Oregon Title, Inc.  
Dated August 28, 2015

**LEGEND**

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Plat of Hart Subdivision
- ⊙ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition Plat Number 1991-013
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 028-1995
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x— Existing fence line
- - - Center line
- - - - Centerline of Mill Creek
- IR- Existing Irrigation pipeline and ditch
- Ⓜ Existing Manhole



**NARRATIVE**

This partition was done at the request of Hershell and Maxine Parker. The purpose of this plat is to partition their ownership into two separate parcels. I place the East line of this partition 36 feet West and parallel with the monumented East right of way line of Rose Street. The North line of the partition was placed at the Westerly prolongation of the North line of survey number 028-1995. The South line of this partition was monumented by the plat of Hart Subdivision. I place the West line of this partition by driving a line North and parallel with the East line of this partition to the South right of way line of Hibbler Street as previously described. I find an easement for irrigation water line and ditch by deed volume 139 page 403 to fall within the dedicated right of way as shown. I place the dividing line between the two parcels at a position that honors the 100 ft. minimum dimension of the City of Cove along the West line of Parcel 1, with a jog so that an existing building near the Southeast corner of Parcel 1 will meet the required set back. I find the existing fence line along the West line of this partition to be away from the true lot line as shown. I find no other unusual conditions on this partition.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2016

**SURVEYOR'S EXACT COPY STATEMENT**

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2016 0001 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 317 - D 318 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

A Partition of Lots 16 and 17 of Hibbler's Addition to Cove, and additional lands adjacent to the Southerly line of said Lots, Situated in the Northeast quarter of the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, City of Cove, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the land within this partition, situated in the Lots 16 and 17 of Hibbler's Addition, and additional lands adjacent to the Southerly line of said Lots, Situated in the Northeast quarter of the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, City of Cove, Oregon, the exterior of which being more particularly described as follows;

Beginning at the Northeast corner of Lot 1 of Hart Subdivision,

Thence; North 54°21'55" West, along the North line of said Lot 1, a distance of 120.07 feet, to the Southwest corner of Lot 16 of Hibbler's Addition to Cove,

Thence; North 0°10'31" East, along the West line of said Lot 16, a distance of 202.82 feet, to the Northwest corner of said Lot 16, said point being on the South right of way line of Hibbler Street,

Thence; North 89°59'03" East, along said South right of way line, and along the North line of Lots 16 and 17 of said Addition, a distance of 99.80 feet, to the Northeast corner of said Lot 17,

Thence; South 0°10'31" West, along the East line of said Lot 17 and its' Southerly prolongation, said line being the West right of way line of Rose Street, a distance of 274.24 feet, to the North line of Hart Subdivision,

Thence; North 54°21'55" West, along said North line, a distance of 2.45 feet, to the Point of Beginning of this description.

Said Tract containing 23,805 Sq. Ft. (0.546 Acres)

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.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Rick G. Robinson  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
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Rick G. Robinson  
Rick G. Robinson, OPLS 2219

DECLARATION

Know all People by these presents that HERSHELL R. PARKER and MAXINE PARKER, Trustees under the PARKER LIVING TRUST dated October 28, 1992, are the owners of the land within this partition, 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, and have caused the same to be surveyed and platted in accordance with the provisions of ORS Chapter 92.

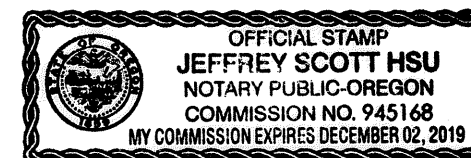
HERSHELL R. PARKER Trustee  
PARKER LIVING TRUST  
MAXINE PARKER Trustee  
PARKER LIVING TRUST

ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all people by these presents, on this 17 day of DECEMBER, 2015, 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 acknowledged to me that they executed the same freely and voluntarily.

Jeffrey Scott Hsu  
Notary Public for  
the State of Oregon



Notarial seal

ACKNOWLEDGMENTS

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 2015-2016 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 Linda L. Hill Date: 12/15/15  
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Approved this 10<sup>th</sup> day of December, 2015.

by Gregory T. Blackman  
Gregory T. Blackman, Deputy Wallowa County Surveyor

CITY OF COVE

Approved this 5<sup>th</sup> day of JANUARY, 2016.

for Lyndon Rose, Mayor by Council President  
Regina Kruse

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 06 day of January, 2016, at 9:00 o'clock AM, and filed in Plat Cabinet No. D 317-D 318, Union County records. Microfilm No. 2016 0024T.

Union County Clerk by Helen Tuckey