

# Minor Partition Plat Number 1992-19

A partition of the West 120 feet of  
Block P, McDaniel's 2nd Addition to Cove

## Basis of Bearing

Solar observation taken at the Southeast corner  
of Section 16, Township 3 South, Range 40 East  
of the Willamette Meridian.

### REFERENCE MATERIAL

Plat of McDaniel's Addition to Cove  
Plat of McDaniel's 2nd Addition to Cove  
Plat of McDaniel's 3rd Addition to Cove  
Union County Monumentation records  
Survey Number 94-78  
Survey Number 97-78

#### Deed References

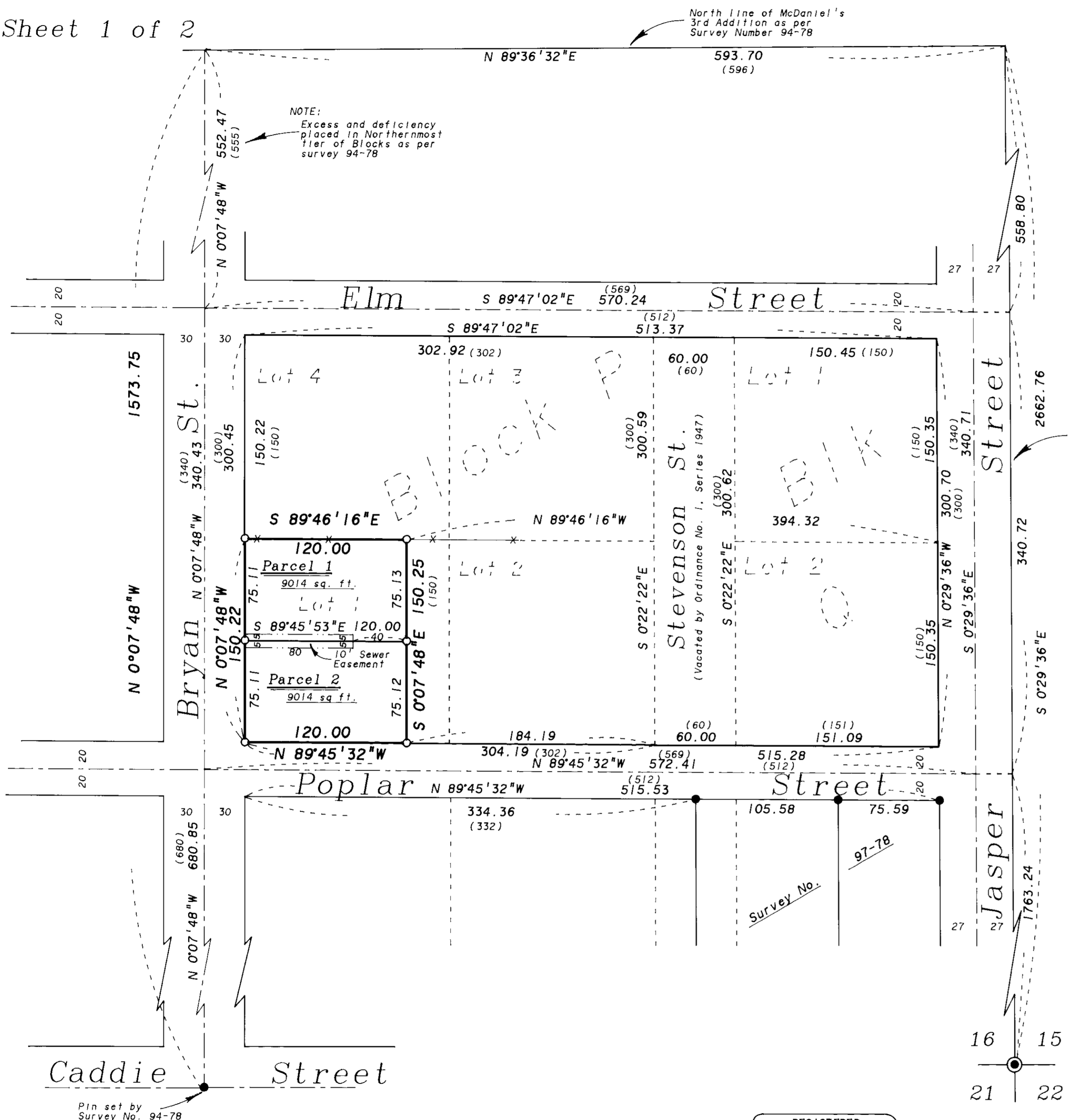
Volume 95 Page 389  
Volume 108 Page 256  
Microfilm No. 72184  
Microfilm No. 78109  
Microfilm No. 85142  
Preliminary Title Report No. 92-5396  
by Eastern Oregon Title, Inc.

### LEGEND

- Found brass cap in water valve box as per monumentation record
- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey noted
- Set 5/8"x30" Iron pin with plastic cap marked BGA SURVEY MARKER
- ( ) Record distance of plat of McDaniel's Adn.
- Existing fence line
- - - Centerline
- - - Sewer Easement line

### NARRATIVE

The location of this partition is based on Survey numbers 97-78 and 94-78, which placed the exterior of the three McDaniel's Additions. The exterior of the partition was described by deed as being the West 120 feet of Lot 1, Block P, McDaniel's 2nd Addition. The adjoining parcel to the North was transferred as Lots 3 and 4 and a portion of vacated Stevenson St., creating a common boundary along the North line of Lot 1. The parcel to the East is described in part as being the East 31 feet of Lot 1. The parcel to the East is junior to the partitioned parcel. I therefore give the partition full measure East-West, and make the East line parallel with the West line of the parcel. I find the existing ditch near the South line of the partition mentioned as a possible exception to title in the referenced title report is South of the partition. The 10 ft. sewer easement between the two parcels is placed 5 feet each side of the parcel division line, and terminates 80 feet East of the West line of the partition. This sewer easement is created by this plat. I find no other unusual conditions on this partition.



Scale: 1"=60'

### WATER RIGHTS STATEMENT

There are no water rights appurtenant  
to the land within this partition

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

# Minor Partition Plat No. 1992-19

Situated in the West 120 feet of Lot 1,  
Block P, McDaniel's 2nd Addition to Cove, Oregon

## SURVEYOR'S STATEMENT

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and monumented the parcels represented on the attached Minor Partition map, in accordance with O.R.S. Chapter 92, the exterior of which is described as follows:

The West 120 Feet of Lot 1, Block P, McDaniel's Second Addition to Cove, Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1,

Thence: North 0°07'48" West, along the West line of said Lot 1, a distance of 150.22 Feet to the Northwest corner of said Lot 1,

Thence: South 89°46'16" East, along the North line of said Lot 1, a distance of 120.00 Feet,

Thence: South 0°07'48" East, parallel with the West line of said Lot 1, a distance of 150.25 Feet to the South line of said Lot 1,

Thence: North 89°45'32" West, along the South line of said Lot 1, a distance of 120.00 Feet to the Point of Beginning of this description.

Said parcel containing 18,028 square feet.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

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

## DEDICATION

Know all people by these presents that L. Wavel Hunt, Judith Ann Hunt, Michael C. Hunt and Shari R. Hunt, depose and say that we are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that we do cause the same to be partitioned into the parcels shown on the annexed map, and that we do for ourselves, our heirs and assigns, hereby grant the easement shown on the annexed map for the purpose and use as thereon stated, in accordance with O.R.S Chapter 92.

*L. Wavel Hunt*  
L. Wavel Hunt

*Judith Ann Hunt*  
Judith Ann Hunt

*Michael C. Hunt*  
Michael C. Hunt

*Shari R. Hunt*  
Shari R. Hunt

Know all people by these presents that Karen J. Hunt, holds a lien on a portion of the lands within this partition, and does hereby consent to the partition as shown on the annexed map, more particularly described in the Surveyor's Certificate, and does hereby grant all easements as shown, in accordance with O.R.S. Chapter 92.

*Karen J. Hunt*  
Karen J. Hunt

Know all people by these presents that PIONEER BANK, a federal savings bank, is successor to Pioneer Federal Savings and Loan Association, an Oregon Corporation, and is mortgage holder of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, and does hereby consent to the partition as shown on the annexed map, and does hereby grant all easements as shown, in accordance with O.R.S. Chapter 92.

*Jeff Puckett*  
Pioneer Bank  
Jeff Puckett, Vice President

Know all people by these presents that Peggy Sutton, Union County Treasurer, representing Union County, who is a lien holder on a portion of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, does hereby consent to this partition, and does hereby grant all easements as shown, in accordance with O.R.S. Chapter 92.

*Peggy Sutton*  
Peggy Sutton  
Union County Treasurer

## APPROVALS

### CITY OF COVE

Approved this 6<sup>th</sup> day of October, 1992.

*Richard H. Thew*  
Richard Thew, Mayor

### UNION COUNTY SURVEYOR

Approved this 21<sup>st</sup> day of OCTOBER, 1992.

by *Jack W. Burris*  
Jack W. Burris, Wallowa County Surveyor

## 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 26<sup>th</sup> day of OCT, 1992, at 11:05 o'clock A.M., and recorded as Partition Plat No. 1992-19 Plat Cabinet No. A320 Microfilm No. 144386 Union County records.

*R. Nellie Doque-Hovert*  
Union County Clerk  
by *S. Nelson, Deputy*

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 8<sup>th</sup> day of October, 1992, before me a Notary Public in and for said County and State, personally appeared L. Wavel Hunt and Judith Ann Hunt, 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.

In witness whereof, I here onto set my hand and affix my official notary seal this 8 day of October, 1992.



*Kelli S. Brenton*  
Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 15<sup>th</sup> day of October, 1992, before me a Notary Public in and for said County and State, personally appeared Michael C. Hunt and Shari R. Hunt, 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.

In witness whereof, I here onto set my hand and affix my official notary seal this 15 day of October, 1992.

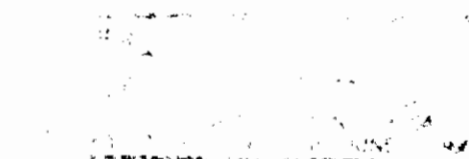


*Kelli S. Brenton*  
Notarial seal

State of Oregon  
SS  
County of Washington Multnomah

Know all these people by these presents, on this 2nd day of October, 1992, before me a Notary Public in and for said County and State, personally appeared Karen J. Hunt, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 2nd day of October, 1992.



*C. Brunello*  
Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 5<sup>th</sup> day of OCTOBER, 1992, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, Vice President of Pioneer Bank, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same on behalf of said Pioneer Bank freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 5<sup>th</sup> day of OCTOBER, 1992.

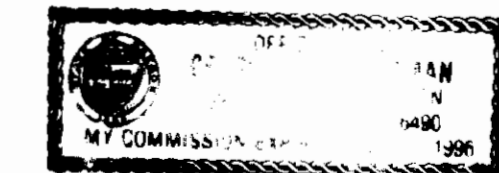


*Katherine A. Oliver*  
Notarial seal

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 5<sup>th</sup> day of October, 1992, before me a Notary Public in and for said County and State, personally appeared Peggy Sutton, Union County Treasurer, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same on behalf of Union County freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 5<sup>th</sup> day of October, 1992.



*Bryan T. Blank*  
Notarial seal