

Minor Partition Plat Number A-341 1993-14

A partition of Lots 3 and 4 and a portion of
vacated Stevenson Street, situated in Block P,
McDaniel's 2nd Addition to Cove, Oregon

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
Minor Partition Plat 1992-019
Minor Partition Plat 1993-008

Deed References

Volume 114 Page 251
Microfilm No. 72064
Microfilm No. 96213
Microfilm No. 122129
Preliminary Title Report No. 33641
by Abstract and Title Company.

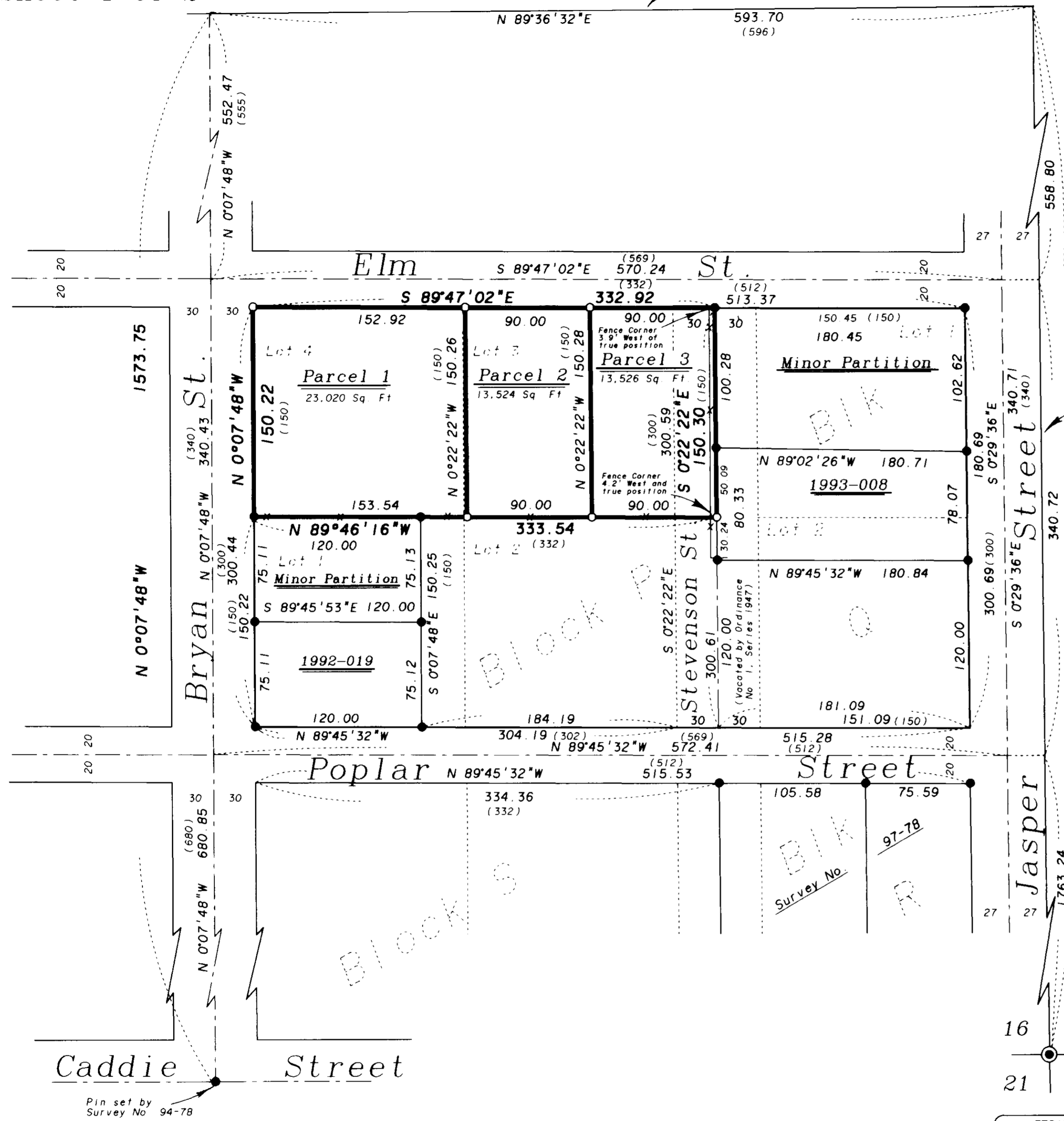
Scale: 1"=60'

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

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. Union County Minor Partition Numbers 1992-019 and 1993-008, located in Blocks P and O, also used these surveys as the basis for their locations. The original Thew ownership is Lots 3 and 4 of Block P, and the West half of the adjoining vacated Stevenson Street, McDaniel's Second Addition. The dividing lines between these parcels were placed at the direction of Mr. Thew. I find no unusual conditions on this partition.



WATER RIGHTS STATEMENT

Water right Permit No. 4778 and Certificate No. 4955 are appurtenant to the land within this partition. (Priority date for the Permit and Certificate is 1920)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994

Minor Partition Plat No.

A-341 1993-14
(Cabinet #)

A partition of Lots 3 and 4 and a portion of vacated Stevenson Street, situated in Block P, McDaniel's 2nd Addition to Cove, Oregon

SURVEYOR'S CERTIFICATE

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:

Lots 3 and 4, and a portion of the vacated Stevenson Street, situated in McDaniel's Second Addition to Cove, Union County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, said point being the Northwest corner of Union County Minor Partition Plat Number 1992-019.

Thence: North 0°07'48" West, along the West line of said Lot 4, a distance of 150.22 feet, to the Northwest corner of said Lot 4.

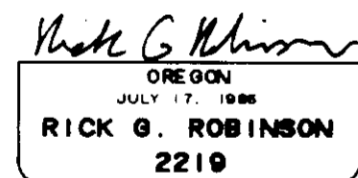
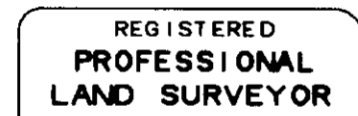
Thence: South 89°47'02" East, along the North line of said Lots 3 and 4, a distance of 332.92 feet to the centerline of vacated Stevenson Street.

Thence: South 0°22'22" East, along said centerline, a distance of 150.30 feet to an intersection with the Easterly prolongation of the South line of said Lot 3.

Thence: North 89°46'16" West, along said prolongation, and the South line of said Lots 3 and 4, a distance of 333.54 feet to the Point of Beginning of this description.

Said parcel containing 50,070 square feet. (1.15 acres)

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



Renewal Date: Dec. 31, 1994

DECLARATION

Know all people by these presents that Richard H. Thew and Kathy J. Thew, 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 did cause the same to be partitioned into the parcels shown on the annexed map, in accordance with O.R.S. Chapter 92.

Richard H. Thew
Richard H. Thew

Kathy J. Thew
Kathy J. Thew

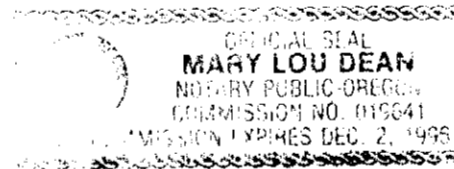
ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 8 day of November, 1993, before me a Notary Public in and for said County and State, personally appeared Richard H. Thew and Kathy J. Thew, 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 November, 1993.

Mary Lou Dean
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

CITY OF COVE

Approved this 2ND day of NOVEMBER, 1993.

Merton D. Cline
Merton D. Cline, Mayor Pro Tem

UNION COUNTY SURVEYOR

Approved this 5TH day of NOVEMBER, 1993.

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

UNION COUNTY ASSESSOR

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 1993-1994 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 11/9/93
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by Peggy Sutton 11-9-93
Peggy Sutton, Union County Treasurer

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 this 9th day of Nov, 1993, at 12:40 o'clock P. M., and recorded as Partition Plat No. 1993-14 Plat Cabinet No. A-341 Microfilm No. 150262 Union County records.

Union County Clerk
by P. Quinn