

Major Partition Number 1994-20

Situated in the Northeast 1/4 of the Northeast 1/4 of Section 21,
 Township 3 South, Range 40 East of the Willamette Meridian

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'

REFERENCE MATERIAL

Union County monumentation records
 Plat of McDaniel's Addition to Cove
 Plat of Hibbler's Addition to Cove
 Survey Number 49-84
 Survey Number 051-1993
 Survey Number 036-1994
 Survey Number 040-1994

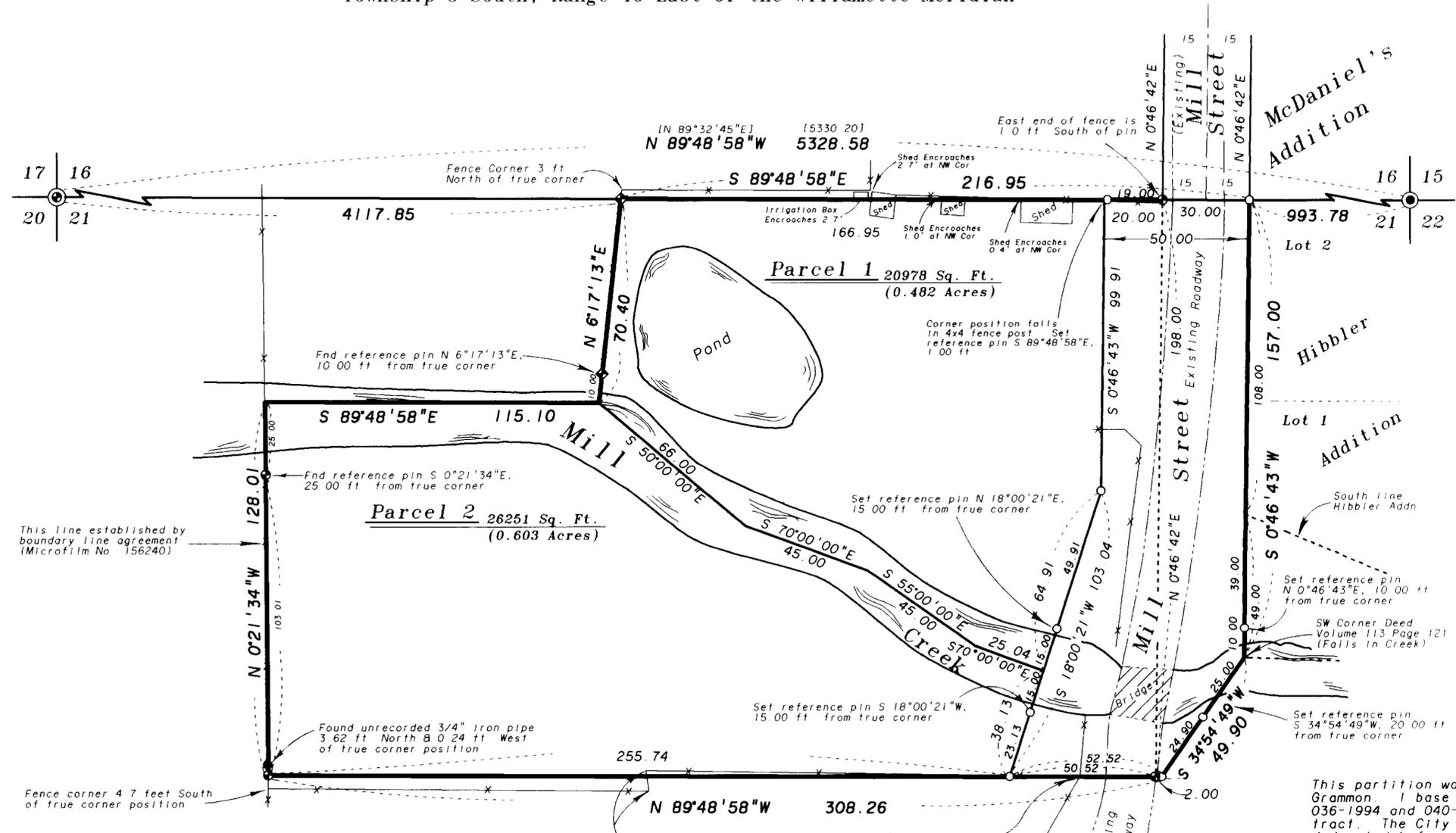
DEED REFERENCES

Volume 113	Page 121
Volume 114	Page 396
Volume 139	Page 129
Volume 143	Page 436
Microfilm Number	96865
Microfilm Number	104611
Microfilm Number	105440
Microfilm Number	143617
Microfilm Number	144642
Microfilm Number	144782
Microfilm Number	145422
Microfilm Number	155974
Microfilm Number	156240

Preliminary Title Report No. 94-6590
 prepared by Eastern Oregon Title, Inc.

NARRATIVE

This partition was done at the request of David and Christy Grammon. I base the location of this partition on survey numbers 036-1994 and 040-1994, which determined the exterior of the Grammon tract. The City of Cove required that a minimum 50 ft. roadway be dedicated before the partition would be approved. This required the dedication of additional land to the East of the Grammon tract, owned by Mark and Betty Cunningham. I place the East line of the Mill Street dedication along the East line of Lots 1 and 2 of Hibbler's Addition, extending said line to the Southwest corner of deed volume 113, page 121. I locate the Southwest corner of said deed at record distance South (49.00 ft.) from the Southwest corner of said Lot 1. This point is an angle point on the proposed East right of way line. I then locate the East right of way line Southwesterly to a point on the East edge of the existing roadway, at the Easterly prolongation of the South line of the Grammon tract. The South line of the dedication is along the South line of the Grammon tract. The West right of way line is 50 feet West and parallel with the East right of way line on the portion along Hibbler Addition. I place the angle point in the West line at a point which would be 50 feet West and parallel with the East line if the right of way angled at the Southwest corner of said Lot 1. The remainder of the West line is 50 feet Westerly and parallel with a line from the Southwest corner of said Lot 1 to the Southeast corner of the dedication as monumented on this plat. The reason for the odd configuration of the Easterly right of way is that Mr. Cunningham did not wish to leave the triangular ownership North of Mill Creek which would have been created if the East right of way line did angle at the Southwest corner of said Lot 1. The dividing line between the two parcels falls within the banks of Mill Creek, as well as the angle point in the East right of way line of Mill Street, and reference monuments were set for these corners along the creek as shown. I find no other unusual conditions on this partition.



LEGEND

- Found brass cap monument in water valve box as per Union County monumentation records
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER as per Union County monumentation records
- Found unrecorded monument as described
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 036-1994
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 040-1994
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- [] Record information of survey 49-84
- Existing fence line
- Edge of existing roadway

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights certificate recorded in Union County Book of Water Rights, Volume 3 Page 444

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Rick G. Robinson
 OREGON
 JULY 17, 1996
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 1994

Major Partition Number 1994-20

Situated in the Northeast 1/4 of the Northeast 1/4 of Section 21,
Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached major partition plat, in accordance with O.R.S. Chapter 92, the exterior of which being described as follows:

A tract of land situated in the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, said tract being more particularly described as follows:

Beginning at a point on the North line of said Section 21, said point being North 89°48'58" West, a distance of 993.78 feet from the Northeast corner of said Section 21, said point also being the Northwest corner of Lot 2 of Hibbler Addition to Cove, Oregon,

Thence: South 0°46'43" West, along the West line of Lots 1 and 2 of said Hibbler's Addition, and the Southerly prolongation of said West line, a distance of 157.00 feet, to the Southwest corner of deed volume 113, page 121 of the Union County deed records,

Thence: South 34°54'49" West, a distance of 49.90 feet,

Thence: North 89°48'58" West, a distance of 308.26 feet, to the Southerly point of that boundary line agreement recorded on microfilm number 156240, Union County deed records,

Thence: North 0°21'34" West, along said boundary line agreement, a distance of 128.01 feet,

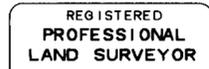
Thence: South 89°48'58" East, a distance of 115.10 feet,

Thence: North 6°17'13" East, a distance of 70.40 feet, to the North line of said Section 21,

Thence: South 89°48'58" East, along said North line, a distance of 216.95 feet, to the Point of Beginning of this description.

Said tract containing 1.333 Acres (58,052 Sq. Ft.)

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon 97850



Renewal Date: Dec 31, 1994

DEDICATIONS

Know all people by these presents that David J. Grammon and Christy M. Grammon are the owners of a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the street shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

David J. Grammon
David J. Grammon

Christy M. Grammon
Christy M. Grammon

Know all people by these presents that Mark L. Cunningham and Wanda Betty Cunningham are the owners of a portion of the land within the Mill Street dedication, represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels as shown on the annexed map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the street shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Mark L. Cunningham
Mark L. Cunningham

Wanda Betty Cunningham
Wanda Betty Cunningham

Know all people by these presents that Blue Mountain Medical Associates, P.C., Profit Sharing Plan holds a deed of trust on a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate by virtue of deed microfilm number 145422, Union County deed records, and does hereby consent to said partition and for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever the street shown and described on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

James S. Hicks
James S. Hicks, Trustee

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 15th day of October, 1994 before me a Notary Public in and for said State and County, personally appeared David J. Grammon and Christy M. Grammon, 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.

Alice Robinson
Notary Public for the State of Oregon



Notarial Seal

State of Oregon
County of Union

Know all these people by these presents, on this 15th day of October, 1994 before me a Notary Public in and for said State and County, personally appeared Mark L. Cunningham and Wanda Betty Cunningham, 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.

Alice Robinson
Notary Public for the State of Oregon

Notarial Seal

State of Oregon
County of Willowa

Know all these people by these presents, on this 14th day of Oct, 1994 before me a Notary Public in and for said State and County, personally appeared James S. Hicks, Trustee of the above named Blue Mountain Medical Associates, P.C., Profit Sharing Plan, who being duly sworn did say that he is an authorized representative of said profit sharing plan, and that said instrument was executed freely and voluntarily.

Wanda Champagne
Notary Public for the State of Oregon

Notarial Seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 17th day of October, 1994

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

CITY OF COVE

Approved this 15th day of October, 1994

Richard H. Thew
Richard H. Thew, Mayor

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 1994-1995 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.

Patty Godegham Date: 10/17/94
Patty Godegham, 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.

Peggy Sutton Date: 10/17/94
Peggy Sutton, Union County Treasurer

UNION COUNTY COMMISSION

Approved this 14th day of October, 1994.

John Howard
John Howard
Lorence D. Savage
Lorence D. Savage
Steve McClure
Steve McClure

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 19th day of Oct, 1994, at 11:10 o'clock A.M. and filed in Plat Cabinet No. A-371, Union County records. Microfilm No. 156355

K. J. Dugue Hibbert
Union County Clerk by S. Nelson, Deputy