

Major Partition No. 1995-09

A partition of Lot 5 of Mt. Fanny View Estates,
 Situated in the Northwest 1/4 of the Southwest 1/4
 of Section 15, Township 3 South, Range 40 East
 of the Willamette Meridian.

BASIS OF BEARING REFERENCE MATERIAL

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

Union County Monumentation records
 Plat of Mt. Fanny View Estates
 Survey Number 5-80
 Survey Number 035-1992
 Minor Partition Number 1992-016
 Minor Partition Number 1993-015
Deed References
 Volume 30 Page 202
 Volume 33 Page 147
 Volume 33 Pages 193 & 194
 Volume 40 Page 592
 Volume 140 Pages 349 & 350
 Microfilm Number 69176
 Preliminary title report
 number 33532 prepared by
 Abstract and Title Company

SCALE: 1"=60'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition 1993-015
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 035-1992
- ◇ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Mt. Fanny View Estates
- Set 5/8" iron pin with plastic cap marked BGG SURVEY MARKER
- Existing fence line
- - - Centerline
- - - Easement line
- ~ Creek

NARRATIVE

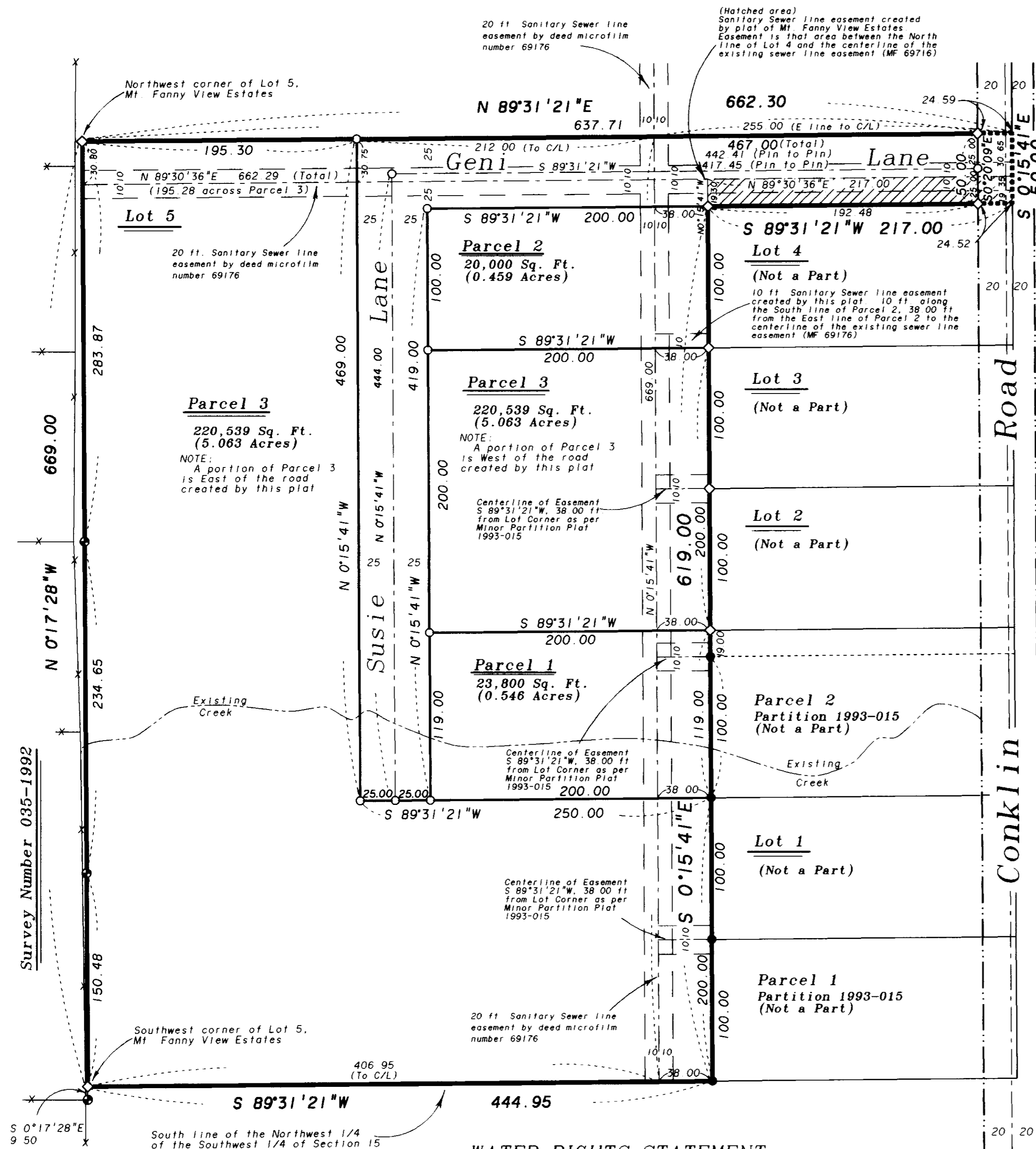
This partition is a partition of Lot 5 of Mt. Fanny View Estates. I use the found monuments of that subdivision to determine the exterior of this partition. As discussed on that plat and the plat of Minor Partition 1993-015, Conklin Road is an easement. As on those plats, I set a reference pin on the West right of way of that easement at the centerline of Geni Lane created by this plat. This plat also creates a sewer easement across the Southeast portion of Parcel 2 as shown. In order to get approval from the City of Cove for this partition, Susie Lane had to be dedicated to provide frontage for Parcel 1. The dedication of this road creates a portion of Parcel 3 on the East and West sides of the right of way. It is not the intention of this plat to create any more than the 3 parcels shown, with Parcel 3 being each side of Susie Lane as shown. This is as per O.R.S. 92.010 (7) (d) which states that the creation of a roadway does not constitute a partition. Therefore Parcel 3 remains one entity, although the dedicated right of way does cross the parcel. The location and dimensions of the partitioned parcels were placed at the direction of the owners. 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, 1996



WATER RIGHTS STATEMENT

The land within this subdivision is subject to Water Right certificates and permits as follows:

CERTIFICATES	PERMITS
375 Priority Date 1902	12783 Priority Date 1937
12004 Priority Date 1937	

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Sited in the Northwest 1/4 of the Southwest 1/4
of Section 15, Township 3 South, Range 40 East
of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted this Major Partition Plat, being a partition of Lot 5 of Mt. Fanny View Estates, situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows.

Beginning at the Southwest corner of said Lot 5.

Thence: North 0°17'28" West, along the West line of said Lot 5, a distance of 669.00 feet, to the Northwest corner thereof.

Thence: North 89°31'21" East, along the North line of said Lot 5, a distance of 662.30 feet, to the Northeast corner thereof.

Thence: South 0°15'41" East, along the most Easterly line of said Lot 5, a distance of 50.00 feet to the Northeast corner of Lot 4 of said subdivision.

Thence: South 89°31'21" West, along the North line of said Lot 4, a distance of 217.00 feet, to the Northwest corner of said Lot 4.

Thence: South 0°15'41" East, along the West line of Lots 1, 2, 3 and 4 of said subdivision, and along the West line of Parcels 1 and 2 of Minor Partition no. 1993-015, a distance of 619.00 feet, to the Southwest corner of Parcel 1 of said partition plat, said point being a Southeasterly corner of said Lot 5.

Thence: South 89°31'21" West, along the South line of said Lot 5, a distance of 444.95 feet, to the Point of Beginning of this description.

Said parcel containing 7.085 Acres.
(7.057 Acres excluding Conklin Road right of way)

Said tract subject to the restrictions as shown on the plat of Mt. Fanny View Estates.

I further depose and say that I made this survey and plat by the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson

Rick G. Robinson, OPLS 2219
Baggett, Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1996
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1996

RESTRICTIONS

- There will be no further partition or subdivision of Parcels 1 and 2.
- All utilities are to be placed underground on Parcels 1 and 2.
- All residences constructed on the Lots shall have:
 - A minimum area of 1200 square feet (not including garage).
 - A permanent foundation.
 - A gable roof.

DEDICATION

Know all people by these presents that Howard Eugene Evans and Gladys Louise Evans, are the owners of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate, and convey to the public use forever, the streets shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby grant the sewer line easement across Parcel 2, for the use of Lot 4 of Mt. Fanny View Estates, and do hereby place the restrictions detailed below on the land within this partition, all in accordance with the provisions of O.R.S. Chapter 92.

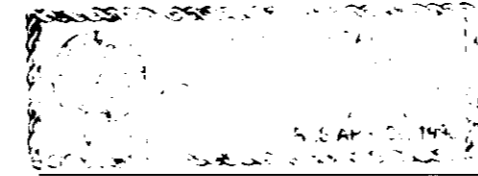
Howard Eugene Evans Gladys Louise Evans
Howard Eugene Evans Gladys Louise Evans

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 24 day of April, 1995 before me a Notary Public in and for said State and County, personally appeared Howard Eugene Evans and Gladys Louise Evans, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Alice Alexander
Notary Public for
the State of Oregon



Notarial seal

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 3rd day of MAY, 1995, at 10:15 o'clock A.M., and recorded in Plat Cabinet No. A-391 Union County records. Microfilm Number 158909

R. NELLIE DOUGUE HIGBERT
Union County Clerk
by *S. Nelson, Deputy*

APPROVALS

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 the law to be placed on the 1994-1995 tax roll which became a lien on this partition or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

4/25/95 *Donna Lewis Chief Deputy Union County Assessor*
Date 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 on the tax roll which became a lien on this partition and that now are due and payable have been paid to me.

4/25/95 *Peggy Sullivan*
Date Peggy Sullivan, Union County Treasurer

City of Cove

Approved this 1st day of MAY, 1995.

Richard H. Thew
Richard H. Thew, Mayor

Union County Surveyor

Approved this 25th day of APRIL, 1995.

by Wallawa County Surveyor *Jack W. Burris*
Jack W. Burris

Union County Commission

Approved this 3rd day of MAY, 1995.

John Howard
John Howard
Lorence D. Savage
Lorence D. Savage

Steve McClure
Steve McClure