

Minor Partition No. 1997-11

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

Microfilm No. 972600
Plat Cabinet No. B-460

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"=60'

REFERENCE MATERIAL

Union County monumentation records
Survey Number 5-80 (Subdivision of Sec 15)
Survey Number 21-83
Survey Number 10-84
Minor Partition Number 1990-008
Minor Partition Number 1992-016
Survey Number 025-1993

DEED REFERENCES

Volume 142 Page 206
Volume 148 Page 410
Volume 156 Page 259

MICROFILM NUMBERS:

54666 77043 104085
54667 101910 122088
55506 104084 136065
55507 104085 141248
69178

Survey Report Number 36598
Prepared by Abstract and Title Co.

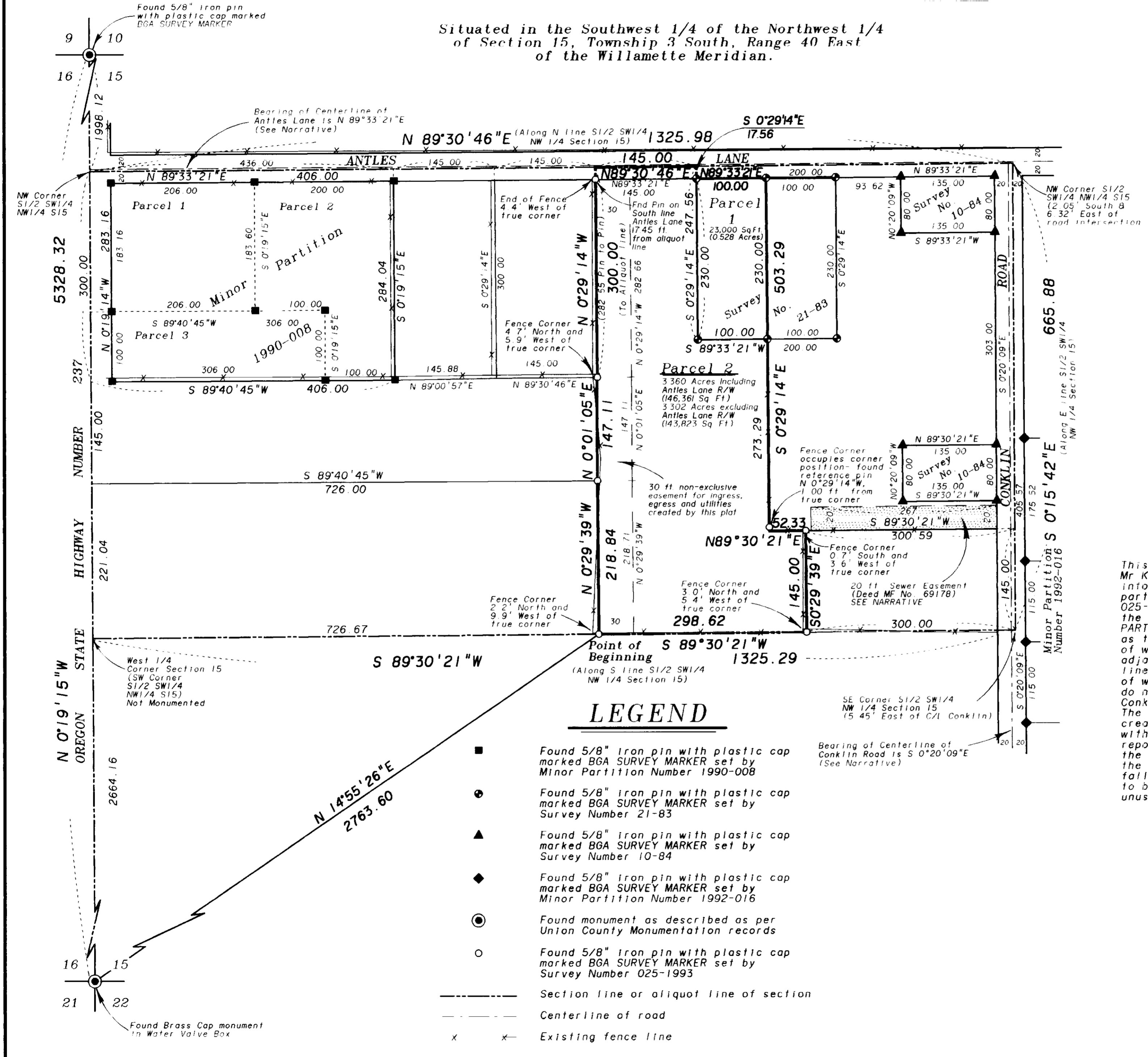
NARRATIVE

This partition was done at the request of Gary Koegler. Mr Koegler wished to partition the existing ownership into two parcels as shown. The exterior of this partition was monumented by survey numbers 21-83 and 025-1993, with the exterior of Parcel 1 monumented by the 1983 survey. NO NEW MONUMENTS WERE SET ON THIS PARTITION. I find that Parcel 1 was originally deeded as the North line being in common with the South right of way line of Antles Lane. The portion of Parcel 2 adjacent to Antles lane was deeded from the aliquot line of Section 15, which is North of the South right of way of the road. The aliquot lines of the section do not fall on the centerline of either Antles Lane or Conklin Lane. This has been shown on numerous surveys. The 30 ft. Easement along the East line of Parcel 2 was created at the direction of the City of Cove to comply with the City's transportation plan. The stated title report calls for a 20 ft. sewer easement pertaining to the South 20 ft. of this property, but upon placement of the easement as described (Deed MF No. 69178) it does not fall within the limits of this partition. I find the fences to be relatively harmonious as shown. I find no other unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1998
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1998



LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Number 1990-008
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 21-83
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 10-84
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition Number 1992-016
- ⊙ Found monument as described as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Survey Number 025-1993
- Section line or aliquot line of section
- - - - - Centerline of road
- x x Existing fence line

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Situated in the Southwest 1/4 of the Northwest 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 Minor Partition Plat, situated in the Southwest quarter of the Northwest 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 a point on the South line of the Southwest quarter of the Northwest quarter of said Section 15, said point being North 14°55'26" East, a distance of 2763.60 feet from the Southwest corner of said Section 15.

Thence: North 0°29'39" West, perpendicular to the South line of said subdivision of said Section 15, a distance of 218.84 feet, to the Southeast corner of that parcel conveyed to Presley Duane Wilson and Roberta Gay Wilson by deed microfilm number 55506, deed records of Union County, said point also being the Southwest corner of that parcel conveyed to Gary A. Koegler and Janet M. Koegler by deed microfilm number 141248, deed records of Union County.

Thence: North 0°01'05" East, along the West line of said Koegler tract, a distance of 147.11 feet, to the Southeast corner of that parcel conveyed to David A. Kramer and Carol L. Kramer by deed microfilm number 54667, deed records of Union County.

Thence: North 0°29'14" West, along the East line of said Kramer tract, a distance of 300.00 feet, to the North line of the South half of the Southwest quarter of the Northwest quarter of said Section 15.

Thence: North 89°30'46" East, along said North line, a distance of 145.00 feet.

Thence: South 0°29'14" East, a distance of 17.56 feet, to the South right of way line of Antles Lane.

Thence: North 89°33'21" East, along said South right of way line, a distance of 100.00 feet.

Thence: South 0°29'14" East, a distance of 503.29 feet, to a point which is 145.00 feet North of the South line of the Southwest quarter of the Northwest quarter of said Section 15.

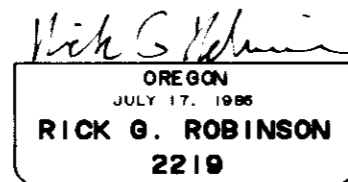
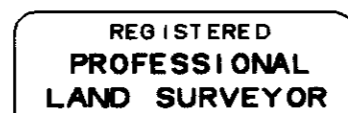
Thence: North 89°30'21" East, parallel with said South line, a distance of 52.33 feet, to the Northwest corner of that parcel conveyed to Gene H. Kramer and Judy Kramer by deed microfilm number 55507, deed records of Union County.

Thence: South 0°29'39" East, along the West line of said Kramer tract, and perpendicular to the South line of said subdivision of Section 15, a distance of 145.00 feet, to said South line.

Thence: South 89°30'21" West, along said South line, a distance of 298.62 feet, to the Point of Beginning of this description.

Said tract containing 3.888 Acres. (169,361 sq. ft.) Including Antles Lane R/W
Said tract containing 3.830 Acres. (166,823 sq. ft.) Excluding Antles Lane R/W

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



Renewal Date: Dec. 31, 1998

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 24th day of JUNE, 1997, at 11:40 o'clock A.M., and recorded in Plat Cabinet No. B-460 Union County records. Microfilm Number 972600

R. NELLIE BOGUE HIGGERT
Union County Clerk
by S. Nelson, Deputy

DEDICATION

Know all people by these presents that Gary A. Koegler and Janet M. Koegler also known as Jan M. Koegler, are the owners 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 platted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities across the West 30 ft. of Parcel 2 of this partition, all in accordance with the provisions of O.R.S. Chapter 92.

Gary A. Koegler
Gary A. Koegler

Janet M. Koegler
Janet M. Koegler

Know all people by these presents that BANK OF AMERICA FEDERAL SAVINGS BANK is the holder of that deed of trust, recorded on Microfilm number 122088 and also that deed of trust, recorded on Microfilm number 136065 of the deed records of Union County, on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, and does hereby consent to the partition on the annexed map, and also consents to the creation of the 30 ft. non-exclusive easement for ingress, egress and utilities across the West 30 ft. of Parcel 2 of this partition, all in accordance with the provisions of O.R.S. Chapter 92.

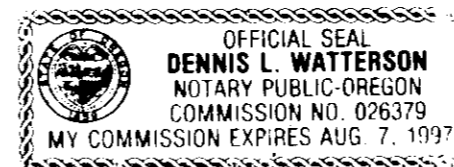
Authorized representative of BANK OF AMERICA
E. DERSTEPANIAN ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 12th day of MAY, 1997 before me a Notary Public in and for said State and County, personally appeared Gary A. Koegler and Jan M. Koegler, 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.

Dennis L. Watterson
Notary Public for
the State of Oregon

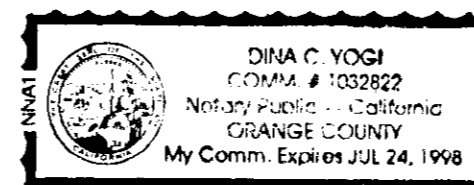


Notarial seal

State of CALIFORNIA
County of ORANEE

Know all these people by these presents, on this 20 day of MAY, 1997 before me a Notary Public in and for said State and County, personally appeared E. DERSTEPANIAN A.V.P., known to me to be an authorized representative of BANK OF AMERICA FEDERAL SAVINGS BANK, named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily on behalf of said Bank.

Dina C. Yogi
Notary Public for
the State of CALIFORNIA



Notarial seal

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 1996-1997 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.

6/24/97
Date Patty Gooderham
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.

6/24/97
Date Peggy Sullivan
Peggy Sullivan, Union County Treasurer

City of Cove

Approved this 23rd day of JUNE, 1997.

Merton D. Clune
Richard H. Thew, Mayor BY
MERTON D. CLUNE

Union County Surveyor

Approved this 23rd day of June, 1997.

by Baker County Surveyor Thomas J. Hanley
Thomas J. Hanley