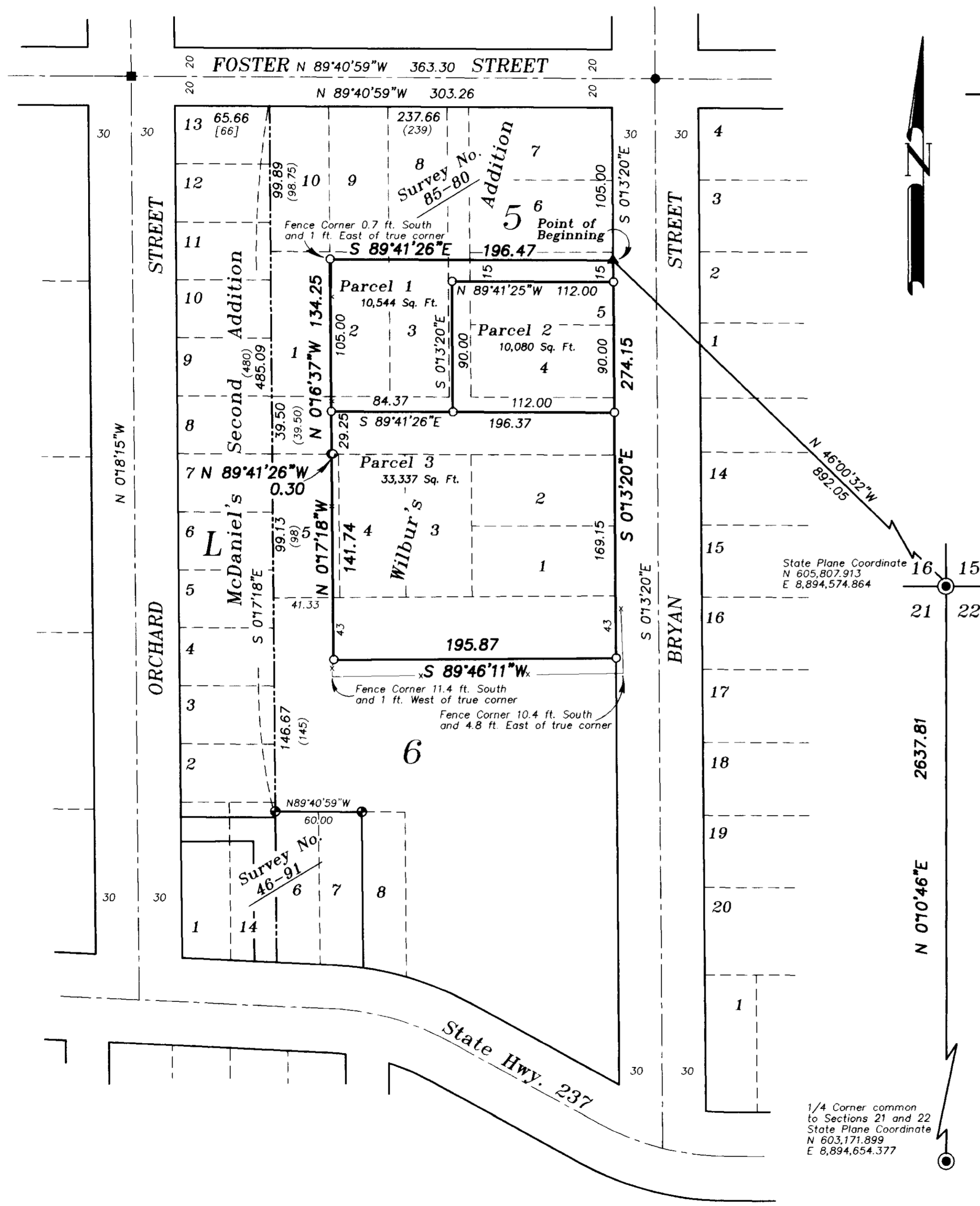


# Minor Partition Plat No. 1998-22

A Partition of a portion of Blocks 5 and 6, Wilbur's Addition to Cove, Oregon  
 Situated in the Southeast quarter of the Southeast quarter of Section 16,  
 Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 984498  
 Plat Cabinet Number B-512



## 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'

## LEGEND

- Found brass cap monument as per Union County Monumentation records
- Found 5/8" iron pin set by survey number 24-76
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 85-80
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 21-81
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 046-1991
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline of Road
- x- Existing fence line
- ( ) Record distance of the original plat of Wilbur's Addition
- [ ] Record distance of the revised plat of McDaniel's Second Addition

## REFERENCE MATERIAL

Union County monumentation records  
 Plat of Wilbur's Addition  
 Revised plat of McDaniel's Second Addition  
 Survey Number 24-76  
 Survey Number 85-80  
 Survey Number 21-81  
 Survey Number 046-1991

## DEED REFERENCES

Volume 59 Page 231  
 Volume 70 Page 401  
 City Ordinance 3 Series 1977  
 City Ordinance 3 Series 1981  
 Microfilm Number 67079  
 Microfilm Number 99914  
 Preliminary Title Report Number 98-9593  
 Prepared by Eastern Oregon Title Company

## NARRATIVE

This partition was done at the request of Darell Calhoun. I base the location of the lots and blocks of Wilbur's Addition on the surveys previously done in the area, which are listed in the reference material. The Northerly portion of the West line of this partition is described as along the West line of Lot 2, Block 5. The Southerly portion (within Block 6) is described as being 43 1/3 ft. East of the West line of the block. This creates the 0.30 ft. jog in the West line of the partition at the North line of Block 6. I find the existing fence line along the South to be approximately 10 feet South of the true ownership line. I find no other unusual conditions on this partition.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Rick G. Robinson*  
 OREGON  
 JULY 17, 1988  
**RICK G. ROBINSON  
 2219**

Renewal Date: Dec. 31, 2000

# Minor Partition Plat No. 1998-22

Microfilm Number 984498  
Plat Cabinet Number B-512

A Partition of a portion of Blocks 5 and 6, Wilbur's Addition to Cove, Oregon  
Situating in the Southeast quarter of the Southeast quarter of Section 16,  
Township 3 South, Range 40 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of a portion of Blocks 5 and 6, Wilbur's Addition to Cove, Oregon, situated in the Southeast quarter of the Southeast quarter of Section 16, 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 East line of said Block 5, said point being South 0°13'20" East, a distance of 105.00 feet from the Northeast corner of said Block 5, said point also being North 46°00'32" West, a distance of 892.05 feet from the Southeast corner of said Section 16,

Thence; South 0°13'20" East, along the East line of said Block 5, and the East line of said Block 6, a distance of 274.15 feet, to a point 43.00 feet South of the South line of Lot 1 of said Block 6,

Thence; South 89°46'11" West, parallel with and 43.00 feet South of the South line of Lots 1, 3, 4 and 5 of said Block 6, a distance of 195.87 feet, to a point 41 1/3 feet East of the West line of said Block 6,

Thence; North 0°17'18" West, parallel with the West line of said Block 6, a distance of 141.74 feet, to the North line of said Block 6,

Thence; North 89°41'26" West, along said North line, a distance of 0.30 feet, to the Southerly prolongation of the West line of Lot 2 of said Block 5,

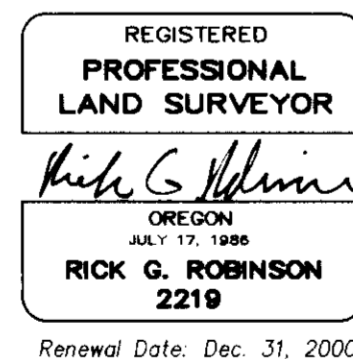
Thence; North 0°16'37" West, along said prolongation, and the West line of said Lot 2, a distance of 134.25 feet,

Thence; South 89°41'26" East, a distance of 196.47 feet, to the Point of Beginning of this description.

Said parcel containing 53,961 Sq. Ft.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



## DECLARATION

Know all people by these presents that Triple C Development, LLC, an Oregon Limited Liability Company, is the owner of the land within this partition, said land being more particularly described in the annexed Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

L. DARELL CALHOUN  
L. DARELL CALHOUN, Manager  
TRIPLE C DEVELOPMENT, LLC  
an Oregon Limited Liability Company

CARLA CALHOUN  
CARLA CALHOUN, Manager  
TRIPLE C DEVELOPMENT, LLC  
an Oregon Limited Liability Company

## UNION COUNTY ASSESSOR / TAX COLLECTOR

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 1998-1999 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 Date: 8/25/98  
Patty Gooderham, Union County Assessor

## UNION COUNTY SURVEYOR

Approved this 7<sup>th</sup> day of August, 1998.

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

## CITY OF COVE

Approved this 26<sup>th</sup> day of August, 1998.

Richard H. Thew  
Richard H. Thew, Mayor

## ACKNOWLEDGMENT

State of Washington SS  
County of Clark

Know all people by these presents, on this 13 day of August, 1998, before me a Notary Public in and for said County and State, personally appeared L. DARELL CALHOUN and CARLA CALHOUN, who are known to me to be the managers of TRIPLE C DEVELOPMENT, LLC, an Oregon Limited Liability Company, and who acknowledged to me that they executed the same on behalf of said company freely and voluntarily.

Notary Public  
Notary Public for  
the State of Washington

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 27<sup>th</sup> day of Aug, 1998, at 9:55 o'clock A.M. and filed in Plat Cabinet No. B-512, Union County records. Microfilm No. 984498.

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