

Major Partition Plat Number 20070028T

Microfilm Number 20073303T
Plat Cabinet Number C918-C919

A Partition of Parcel 3 and a portion of Parcel 2 of Minor Partition Plat Number 1999-22,
Situating in the Southwest quarter of the Northwest quarter of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian,
City of Cove, Union County, Oregon

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" = 40'

REFERENCE MATERIAL

Survey Number 21-83
Survey Number 10-84
Survey Number 25-93
Minor Partition Plat Number 1997-11
Minor Partition Plat Number 1999-22

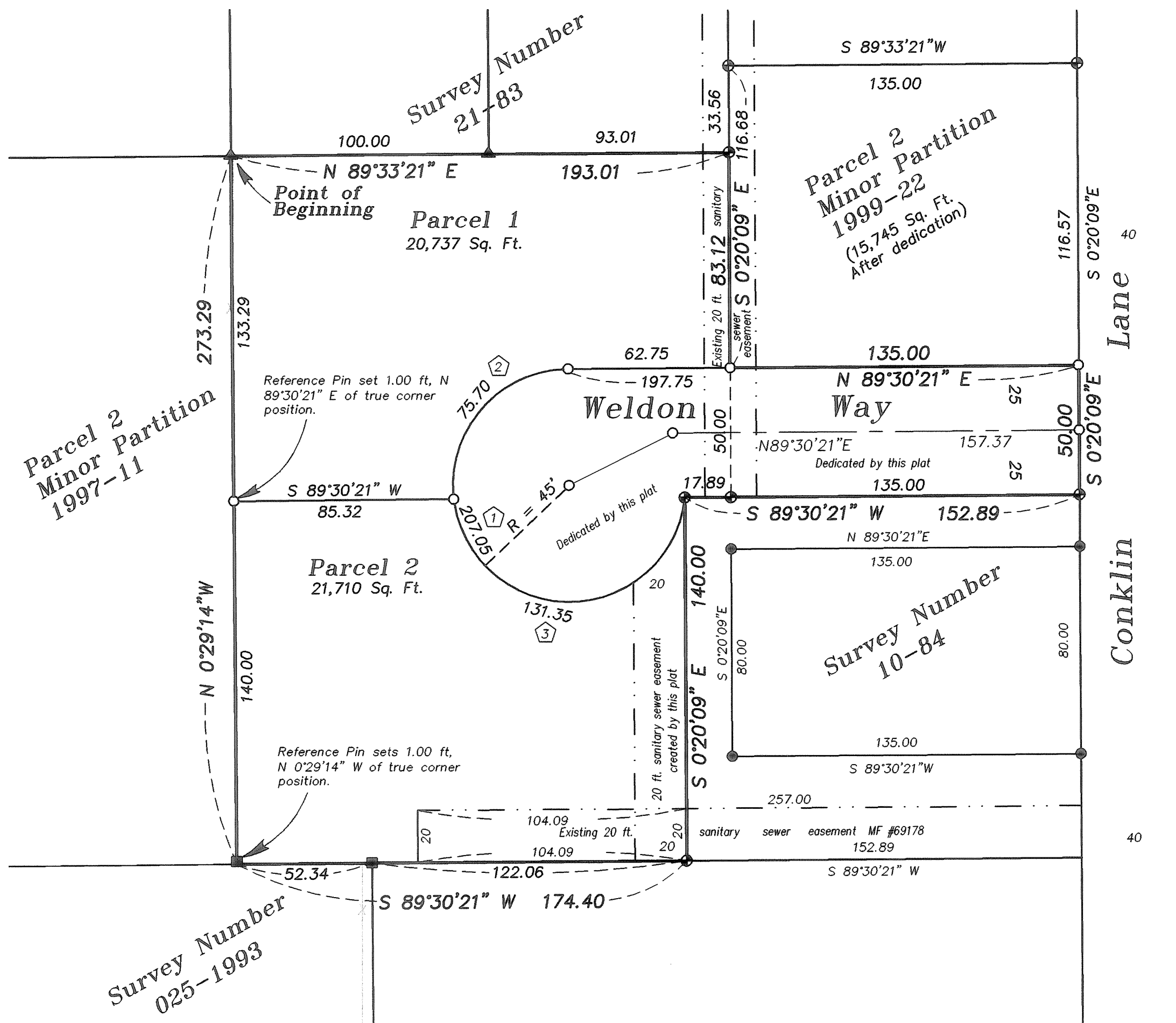
DEED REFERENCES

Microfilm Number 69178

Survey Report Number 45169
prepared by Abstract and Title Company
Dated January 5, 2007

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Union County Survey Number 21-83
- ⊕ Found 5/8" iron pin with plastic cap marked APA set by Minor Partition Plat Number 1999-22
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Union County Survey Number 10-84
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Union County Survey Number 025-1993
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Existing fence line
- - - - - Easement line
- — — — — Centerline



CURVE DATA

① Total Cul de sac	② Parcel 1 R/W	③ Parcel 2 R/W
Δ = 263'37"14"	Δ = 96'22"45"	Δ = 167'14"29"
R = 45.00'	R = 45.00'	R = 45.00'
L = 207.05'	L = 75.70'	L = 131.35'
T = 50.31'	T = 50.31'	T = 402.49'
L.C. = 67.08'	L.C. = 67.08'	L.C. = 89.44'
S 42°18'16"E	S 41°18'59"W	S 89°30'21"W

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070028T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C918-C919 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

NARRATIVE

This partition was done at the request of Tim Jorgensen on behalf of the owners of the partitioned land. The purpose of this partition is to divide the existing tract into two parcels, and dedicate the 50 ft. Right of Way designated as Weldon Way. This was created as an easement on Minor Partition Plat Number 1999-22, and this plat dedicates the easement as a public Street. This plat also creates a 20 ft. sewer line easement along the East line of Parcel 2 of this partition. The exterior of the tract was previously determined by the surveys and partitions shown. I place the parcels at the direction of Mr. Jorgensen. I find no unusual conditions on this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

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A Partition of Parcel 3 and a portion of Parcel 2 of Minor Partition Plat Number 1999-22,
Situated in the Southwest quarter of the Northwest quarter of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian,
City of Cove, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the land within this partition, being a partition of Parcel 3 and a portion of Parcel 2 of Minor Partition Plat Number 1999-22, 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 the Northwest corner of said Parcel 3, said point also being the Northeast corner of Parcel 2 of Minor Partition Plat Number 1997-11,

Thence; North 89°33'21" East, along the North line of said Parcel 3, a distance of 193.01 feet, to the Northeast corner of said Parcel 3,

Thence; South 0°02'09" East, along the East line of said Parcel 3, said line also being the West line of Parcel 2 of Minor Partition Plat Number 1999-22, a distance of 83.12 feet,

Thence; North 89°30'21" East, a distance of 135.00 feet, to the East line of said Parcel 2, said point also being on the West right of way line of Conklin Road,

Thence; South 0°20'09" East, along said East line, and along said right of way line, a distance of 50.00 feet, to the Southeast corner of said Parcel 2,

Thence; South 89°30'21" West, along the South line of said Parcel 2, and the South line of Parcel 3 of said Partition, a distance of 152.89 feet, to an angle point in the exterior of said Parcel 3,


Thence; South 0°20'09" East, along the exterior of said Parcel 3, a distance of 140.00 feet, to the Southeast corner of said Parcel 3,

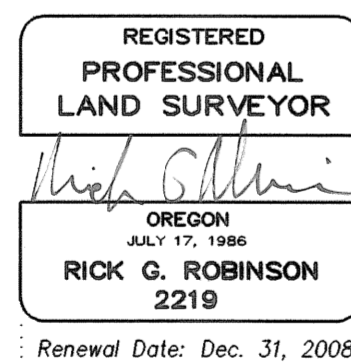
Thence; South 89°30'21" West, along the South line of said Parcel 3, a distance of 174.40 feet, to the Southwest corner of said Parcel 3,

Thence; North 0°29'14" West, along the West line of said Parcel 3, a distance of 273.29 feet, to the Point of Beginning of this description.

Said tract containing 56,878 Sq. Ft. (1.31 Acres)

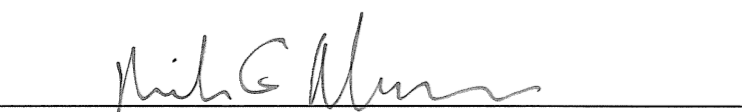
I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.


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



SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070028T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C.918-C.919 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all People by these presents that ELKHORN TREE FARMS, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), and GENEVA ESKRIDGE, Trustee of the ESKRIDGE FAMILY LIVING TRUST, are the owners of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and do hereby dedicate, donate and convey to public use forever, the land within Weldon Way, as depicted on the annexed map, and also create the 20 ft. sanitary sewer line easement across the East 20 feet of Parcel 2 of this partition, as shown on the annexed map, all in accordance with the provisions of ORS Chapter 92. In witness where of, ELKHORN TREE FARM, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by ROBERT C. JORGENSEN and SUSAN JORGENSEN.


ROBERT C. JORGENSEN, Member
ELKHORN TREE FARM, LLC.

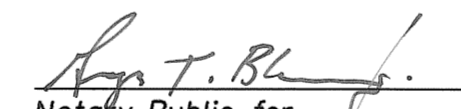

SUSAN JORGENSEN, Member
ELKHORN TREE FARMS, LLC.

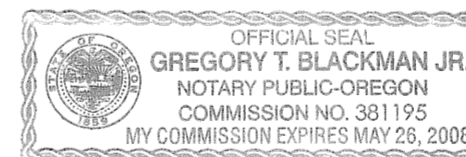

GENEVA ESKRIDGE, Trustee
ESKRIDGE FAMILY LIVING TRUST

ACKNOWLEDGMENTS

State of Oregon
County of Union

Know all people by these presents, on this 5th day of March, 2007, before me a Notary Public in and for said County and State, personally appeared ROBERT C. JORGENSEN and SUSAN JORGENSEN, who are 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.

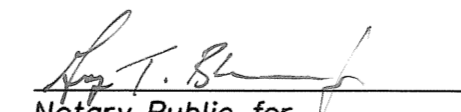

Notary Public for
the State of Oregon

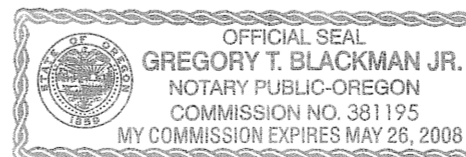


Notarial seal

State of Oregon
County of Union

Know all people by these presents, on this 6th day of March, 2006, before me a Notary Public in and for said County and State, personally appeared GENEVA ESKRIDGE, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

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 2006-2007 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  Date: 3/6/07

Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Approved this 26 day of FEBRUARY, 2007.

by 
Richard A. Shaver, Wallowa County Surveyor

CITY OF COVE

Approved this 19th day of June, 2007.


Richard H. Thew, Mayor

UNION COUNTY COMMISSION

Approved this 20th day of JUNE, 2007.

 
Steve McClure R. Nellie Bogue-Hibbert



Colleen MacLeod

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 20 day of June, 2007, at 9:39 o'clock A. M., and filed in Plat Cabinet No. C.918-C.919, Union County records.
Microfilm No. 20073303T

Union County Clerk by  Deputy