

Minor Partition Plat Number 20080003T

A Partition of a portion of Parcel 3 of Major Partition Plat Number 20070025T, and a portion of Parcel 1 of Minor Partition Plat Number 2001-02, situated in the East half of Section 21, the West half of the West half of Section 22, the North half of the Northwest 1/4 of Section 27, and the East half of the Northeast quarter of Section 28, 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.

REFERENCE MATERIAL

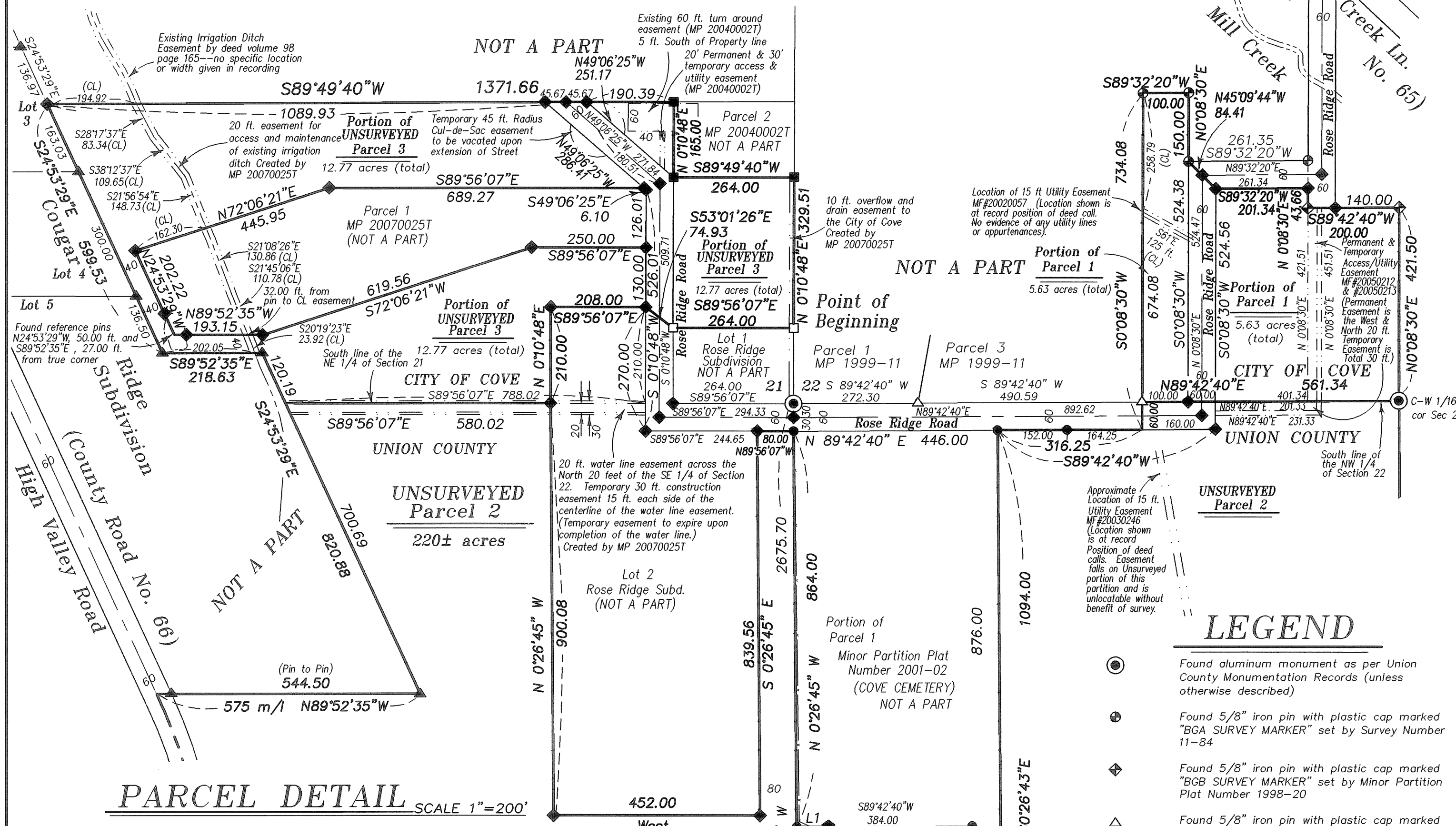
Union County Monumentation Records
Plat of Cougar Ridge Subdivision
Plat of Rose Ridge Subdivision
Survey Number 64-78
Survey Number 11-84
Survey Number 031-1995
Survey Number 021-2007
Minor Partition Plat Number 1998-20
Minor Partition Plat Number 1999-11
Minor Partition Plat Number 2001-02
Major Partition Plat Number 20040002T
Minor Partition Plat Number 20070025T

DEED REFERENCES

Volume G Page 103
Volume 98 Page 31
Volume 98 Page 165
Volume 142 Page 427
Microfilm Number 120832
Microfilm Number 20020057
Microfilm Number 20030246
Microfilm Number 20050211-20050016
Survey Report Number 46020
dated February 14, 2008
prepared by Abstract and Title Company

INDEX

- Sheet 1--Parcel Detail and Total Partition
- Sheet 2--Surveyor's Certificate
- Sheet 3--Declaration, Acknowledgment, Approvals and Filing Statement



PARCEL DETAIL SCALE 1"=200'

NARRATIVE

This partition was done at the request of John Robinson. Many of the corners of this partition have been monumented by previous partitions and subdivisions as shown. I accept the placement of those monuments. Parcel 2 and Parcel 3 are technically unsurveyed, however many of the corners are monumented. I place the location of the dividing lines of the parcels along the division between the City of Cove and Union County jurisdictions as directed by Mr. Robinson. I find no unusual conditions on this partition.

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. 20080003T 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 970, 971, 972 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

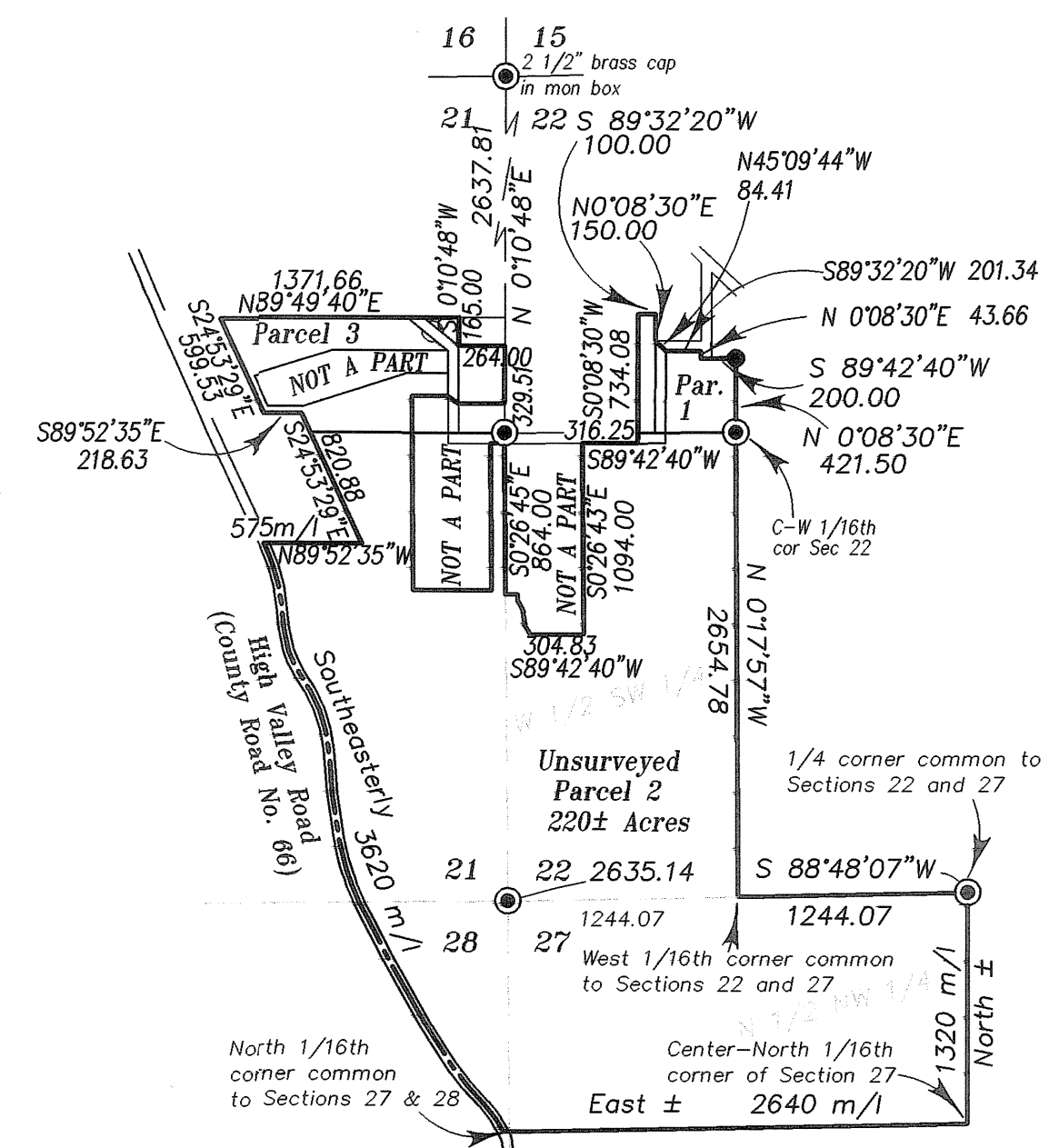
REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
OREGON JULY 17, 1986
RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2008

LINE TABLE	
Line L1	S89'42'40"W 69.50
Line L2	N 0'26'45"W 35.00
Line L3	N28'59'45"W 62.71
Line L4	N 0'26'43"W 30.00
Line L5	N12'12'25"W 61.32
Line L6	N30'41'09"W 57.97

LEGEND

- Found aluminum monument as per Union County Monumentation Records (unless otherwise described)
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 11-84
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1998-20
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-11
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2001-02
- Found 5/8" iron pin with plastic cap marked "APA" set by Minor Partition Plat Number 20040002T
- ▲ Found 5/8" iron pin with plastic cap marked "APA" set by the plat of Cougar Ridge Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition 20070025T
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 021-2007
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Rose Ridge Subdivision
- Easement line
- Creek, Pond or Ditch
- Centerline



TOTAL PARTITION SCALE 1"=1000'
Sheet 1 of 3

Minor Partition Plat Number 20080003T

Microfilm Number 20080783T
Plat Cabinet Number C 970, 971, 972

A Partition of a portion of Parcel 3 of Major Partition Plat Number 20070025T, and a portion of Parcel 1 of Minor Partition Plat Number 2001-02, situated in the East half of Section 21, the West half of the West half of Section 22, the North half of the Northwest 1/4 of Section 27, and the East half of the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly platted Parcels 2 and 3, and surveyed and marked with proper monuments, the land represented as Parcel 1 on the attached Minor Partition plat in accordance with O.R.S. Chapter 92, said partition being situated in the East half of Section 21, the West half of the West half of Section 22, the North half of the Northwest 1/4 of Section 27, and the East half of the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian, and being a partition of a portion of Parcel 3 of Major Partition Plat Number 20070025T, and a portion of Parcel 1 of Minor Partition Plat Number 2001-02, the exterior of which being more particularly described as follows,

Beginning at the Northeast corner of Lot 1, Rose Ridge Subdivision;

Thence: North 0°10'48" East, along the East line of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, a distance of 329.51 feet, to the Southeast corner of Parcel 2 of Minor Partition 20040002T;

Thence: South 89°49'40" West, along the South line of said Parcel 2, a distance of 264.00 feet, to the East right of way line of Rose Ridge Road;

Thence: North 0°10'48" East, along the West line of said Parcel 2, a distance of 165.00 feet, to the Northwest corner of said Parcel 2, said point being on the North line of Parcel 1 of Minor Partition Number 20040002T;

Thence: South 89°49'40" West, along said North line, a distance of 1371.66 feet, to the East line of Cougar Ridge Subdivision;

Thence: South 24°53'29" East, along said East line, a distance of 599.53 feet, to an exterior corner of said subdivision;

Thence: South 89°52'35" East, along said exterior, a distance of 218.63 feet, to an exterior corner of said subdivision;

Thence: South 24°53'29" East, along said exterior, a distance of 820.88 feet, to an exterior corner of said subdivision;

Thence: North 89°52'35" West, along said exterior, a distance of 575 feet, more or less, to the centerline of High Valley Road (Union County Road Number 66);

Thence: Southeasterly, along said centerline, a distance of 3620 feet, more or less, to the East line of said Section 28;

Thence: Either North or South, along said East line, to the North 1/16th corner common to said Sections 27 and 28;

Thence: Easterly, along the South line of the North half of the Northwest quarter of said Section 27, a distance of 2640 feet, more or less, to the Center-North 1/16th corner of said Section 27;

Thence: Northerly, along the East line of the North half of the Northwest quarter of said Section 27, a distance of 1320 feet, more or less, to the 1/4 corner common to said Section 22 and 27;

Thence: South 88°48'07" West, along the North line of said Section 27, a distance of 1244.07 feet, to the West 1/16th corner between said Sections 22 and 27;

Thence: North 0°17'57" West, along the East line of the West half of the Southwest quarter of said Section 22, a distance of 2654.78 feet to the Center-West 1/16th corner of said Section 22, said point being the Southwest corner of Parcel 2 of Minor Partition Plat Number 1998-20;

Thence: North 0°08'30" East, along the East line of the West half of the Northwest quarter of said Section 22, said line also being the Westerly line of said Parcel 2, a distance of 421.50 feet, to an angle point in the exterior of said Parcel 2;

Thence: South 89°42'40" West, along said exterior line, a distance of 200.00 feet, to the West right of way line of Rose Ridge Road;


Thence: North 0°08'30" East, along West right of way line of said road, a distance of 43.66, to the South right of way line of said road;

Thence: South 89°32'20" West, along said South right of way line, a distance of 201.34 feet;

(Continued Next Column)

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. 20080003T 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 970, 971, 972 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

SURVEYOR'S CERTIFICATE (Cont.)

Thence: North 45°09'44" West, across Rose Ridge Road, a distance of 84.41 feet, to an exterior corner of Parcel 3 of Major Partition Plat 20070025T;

Thence: North 0°08'30" East, along exteriors of said parcel, a distance of 150.00 feet;

Thence: South 89°32'20" West, a distance of 100.00 feet;

Thence: South 0°08'30" West, a distance of 734.08 feet, to the South right of way line of Rose Ridge Road,

Thence: South 89°42'40" West, along said South line, a distance of 316.25 feet;

Thence: South 0°26'43" East, a distance of 1094.00 feet;

Thence: South 89°42'40" West, a distance of 304.83 feet;

Thence: North 30°41'09" West, a distance of 57.97 feet;

Thence: North 12°12'25" West, a distance of 61.32 feet;

Thence: North 0°26'43" West, a distance of 30.00 feet;

Thence: North 28°59'45" West, a distance of 62.71 feet;

Thence: North 0°26'45" West, a distance of 35.00 feet, to a point on the South line of Parcel 1 of Minor Partition Plat Number 2001-02;

Thence: South 89°42'40" West, along said South line, a distance of 69.50 feet, to the Southwest corner of said Parcel;

Thence: North 0°26'45" West, along West line of said Parcel, a distance of 864.00 feet, to the South right of way line of Rose Ridge Road;

Thence: North 89°56'07" West, along said South line, a distance of 80.00 feet, to the Northeast corner of Lot 2 of Rose Ridge Subdivision;

Thence: South 0°26'45" East, along East line of said Lot 2, a distance of 839.56 feet to the Southeast corner of said Lot;

Thence: West, along South line of said Lot, a distance of 452.00 feet, to the Southwest corner of said Lot;

Thence: North 0°26'45" West, along West line of said Lot 2, a distance of 900.08 feet, to the South line of the Northeast 1/4 of Section 21;

Thence: North 0°10'48" East, along the West line of said Lot 2, a distance of 210.00, to the Northwest corner of said Lot 2;

Thence: South 89°56'07" East, along North line of said Lot 2, a distance of 208.00 feet, to the West right of way line of Rose Ridge Road;


Thence: South 53°01'26" East, across said road, a distance of 74.93 feet, to the Northwest corner of Lot 1 of Rose Ridge Subdivision;

Thence: South 89°56'07" East, along North line of said Lot 1, a distance of 264.00 feet to the Point of Beginning.


EXCEPTING THEREFROM Parcel 1 of Major Partition Plat Number 20070025T.

Said tract subject to the rights of the public to that portion of land lying within the right of way for Rose Ridge Road and to that portion of land lying within the right of way for High Valley Road (County Road Number 66).

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


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

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

Minor Partition Plat Number 20080003T

Microfilm Number 20080783T
Plat Cabinet Number C970, 971, 972

A Partition of a portion of Parcel 3 of Major Partition Plat Number 20070025T, and a portion of Parcel 1 of Minor Partition Plat Number 2001-02, situated in the East half of Section 21, the West half of the West half of Section 22, the North half of the Northwest 1/4 of Section 27, and the East half of the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian

DECLARATION

Know all people by these presents that JOHN W. ROBINSON and CHERYL S. ROBINSON as trustees of the John W. Robinson and Cheryl S. Robinson Family Trust executed the 10th day of April, 2000 are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into the parcels shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 20 day of FEBRUARY, 2008.

by Richard A. Shaver
Richard A. Shaver, Wallowa County Surveyor
for the Union County Surveyor

Union County Planning Department

Approved this 27th day of February, 2008.

Hanley Jenkins, II
Hanley Jenkins, II
Union County Planning Director

John W. Robinson Trustee
JOHN W. ROBINSON, Trustee
of the John W. Robinson and
Cheryl S. Robinson Family Trust

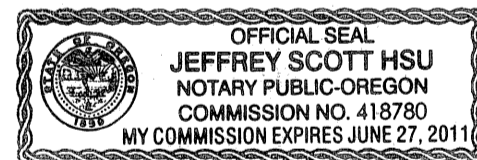
Cheryl S. Robinson Trustee
CHERYL S. ROBINSON, Trustee
of the John W. Robinson and
Cheryl S. Robinson Family Trust

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 28 day of FEBRUARY, 2008, before me a Notary Public in and for said State and County, personally appeared JOHN W. ROBINSON and CHERYL S. ROBINSON as trustees of the John W. Robinson and Cheryl S. Robinson Family Trust 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.

Jeffrey Scott Hsu
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 2007-2008 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 Linda L. Hill Date: 2/25/08
Linda L. Hill, Union County Assessor/Tax Collector

CITY OF COVE

Approved this 28th day of February, 2008.

Richard H. Thew
Richard H. Thew, Mayor

COVENANTS AND RESTRICTIONS

Covenants and Restrictions filed as 20072979 and 20072980 pertain to this partition.

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2008

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 28th day of February, 2008, at 11:20 o'clock A.M. and filed in Plat Cabinet No. C970, 971, 972, Union County records. Microfilm No. 20080783T.

Robin A. Church
Union County Clerk
by Lynn Fink