Microfilm Number 2009/7797 Minor Partition Plat Number 20090010T Sheet 1 of 2 Plat Cabinet Number <u>Doua-Dou3</u> A partition of a tract situated in the West half of Section 16, OF BEARING BASIS Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, said partition being a replat of Lots 7 and 8 of Cove Orchard Tracts. Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian. SCALE: 1"=60' easement intersects the North line of Parcel 2 Parcel 2 11.85 feet West of NE Corner of Parcel 77,572 Sq. Ft. LEGEND Parcel 3 1.78 Ac. Found monument as per Union County Portion North of Hwy Monumentation Records (2 1/2" aluminum 5,092,787 Sq. Ft. monument unless otherwise noted) 116.91 Ac. N 90°00'00" W 216.37 Found brass plaque in concrete set by ODOT Drawing Number 6B-19-1 Parcel Portion South of Hwy Found 5/8" Iron pin with plastic cap marked 72,623 Sq. Ft. 11,127 Sq. Ft. "DLT + ASSOC LS 1362" set by Minor Partition easement for 1.67 Ac. 0.26 Ac. Plat Number 1995-19 Parcel 3, create - by this plat Found 5/8" Iron pin with plastic cap marked "DLT + ASSOC LS 1362" set by Survey Number 15' wide water and -West----63.16the use of Parcel 2, Set 5/8" iron pin with 2 1/2" aluminum cap created by this plat (See monumentation record filed separately) Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" TOTAL N R/W Curve Data West line of utility $\triangle = 8°50'30"$ easement intersects the 3 Existing fence line R = 994.93'South line of Parcel 2 💍 L = 153.53S80°03'14"W, 10.98 feet T = 76.92'Easement line from the SE Corner of L.C. = 153.38'Parcel 2 N82°17'36"E Centerline S89°19'14"E TOTAL CL Curve Data ≦N R/W Curve Data N R/W Curve Data $\triangle = 8°50'30''$ Creek or ditch $\triangle = 6^{\circ}20'38''$ $\triangle = 2^{\circ}29'52'$ R = 954.93R = 994.93'R = 994.93' $L = 147.36^{\circ}$ L = 110.16Record measurement as per ODOT Strip Map L = 43.37'T = 55.14 $T = 73.83^{\circ}$ 50'x100' septic drain T = 21.69L.C. = 110.11' L.C. = 147.21' N82°17'36"E line easement for the L.C. = 43.37'N83°32'32"E use of Parcel 2, N79°07'17"E NOTES: created by this plat N 89°41'55" E 153.07 (Chord) See Page 2 for the mapping for the exterior [S88°48'30"E] of this partition and for the subdivision of Section 16. CL Spiral Data 88°47'09" | 150 ft. spiral The owners of the land within this partition No. N R/W Curve Data a = 4.0have stated that the ditch referred to in the $\triangle = 4^{\circ}37'00''$ ditch easement in Book 94 Page 496 has R = 914.93'L = 73.72'T = 36.88'**PROFESSIONAL** L.C. = 73.70' $\triangle = 1^{\circ}04'04''$ $\triangle = 1^{\circ}01'55''$ $\triangle = 6^{\circ}44'31''$ N81°40'51"E LAND SURVEYOR (Chord) R = 954.93'R = 954.93'273.72 L = 17.20'L = 112.37 $T = 8.90^{\circ}$ T = 56.25L.C. = 17.79' $L.C. = 17.20^{\circ}$ L.C. = 112.30[N89'58'00"E] 40 .T. ... 1 16 N89'59'21"E 42 1992.68 PT to Sec Cor Portion of N83°20'36"E N78°24′23"E N79°27'22"E 200 ft. spiral Parcel 3 Mill S = 600'RICK G. ROBINSON a = 3.0South 1/4 Corner 2219 of Section 16 Renewal Date: Dec. 31, 2010 +666.07 30 | 30 Point of Beginning - -- -- 2664.29 1)C/L Curve Data $\triangle = 4^{\circ}37'00'$ $R = 954.93^{\circ}$ REFERENCE MATERIAL L = 76.94'T = 38.49'L.C. = 76.92'Union County Monumentation Records N81°40'51"E NARRATIVE Survey Number 13-86 Survey Number 030-1992 Survey Number 051-1993 Survey Number 050-1995 Survey Number 036-1996 This partition was done at the request of Burton and Ilene Hill. This partition was approved Survey Number 010-2001 through the Measure 49 process. The exterior of the tract is an aliquot description. I base the SURVEYOR'S EXACT COPY STATEMENT Minor Partition Number 1993–16 subdivision of Section 16 on survey number 051-1993. I base the location of the highway right Minor Partition Number 1995-19 Plat of Cove Orchard Tracts of way on ODOT drawing 6B-19-1. I used the line between the brass cap set at the Point on ODOT Strip Map 6B-19-1 I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify Tangent and the monument set at the Southwest corner of Section 16 as the basis for the that I am the Surveyor who prepared the Partition Plat No. 200900157 and that the DEED REFERENCES development of the alignment of the highway right of way. I place the right of way of High annexed tracing is an exact copy of said Partition Plat as the same is on file in Book 94, Page 496 Valley Road by splitting the right of way fences in the area within Section 16. I place the Book 111, Page 526 dividing lines between the parcels at the direction of Mr. and Mrs. Hill. Easements are created UNION COUNTY Cabinet Number 1062-1063 of the Plat Records of UNION COUNTY, Book 112, Page 526 by this plat to accommodate the existing ditches and utilities. I place the power easement along and said exact copy is submitted as per O.R.S. 92.120. Book 155, Page 618 the East side of Parcels 2 and 3 at the location of the existing overhead power line. I find no Microfilm Document Number 69157 Microfilm Document Number 85273 unusual conditions on this partition. Survey Report No. 46887, dated March 31, 2009, Sheet 1 of 2 prepared by Abstract and Title Company Rick G. Robinson, OPLS 2219

Minor Partition Plat Number 20090010T

Microfilm Number 300917797

Plat Cabinet Number Dow2 - Dow3

A partition of a tract situated in the West half of Section 16, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, said partition being a replat of Lots 7 and 8 of Cove Orchard Tracts.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the West half of Section 16, Township 3 South, Range 40 East of the Willamette Meridian, and being a replat of Lots 7 and 8 of Cove Orchard Tracts, the exterior of which being more particularly described as follows:

Beginning at the quarter section corner common to Sections 16 and 21 of said Township and Range;

Thence: North 89°48'58" West, along the South line of said Section 16, a distance of 666.07 feet, to the Southwest corner of the East half of the Southeast quarter of the Southwest quarter of said Section 16.

Thence: North 0°11'33" West, along the West line of said East half of the Southeast quarter of the Southwest quarter, a distance of 1329.19 feet, to the Northwest corner of said subdivision,

Thence: North 89°51'56" West, along the South line of the Northeast quarter of the Southwest quarter of said Section 16, a distance of 665.47 feet to the Southwest corner of said Northeast quarter of the Southwest quarter,

Thence: North 0°10'00" West, along West line of the East half of the West half of said Section 16, a distance of 3321.54 feet, to the Northwest corner of the Southwest quarter of the Northwest corner of the Northwest quarter of said Section 16, said point also being the Northwest corner of Lot 8 of Cove Orchard Tracts,

Thence: South 89°59'22" East, along the North line of the South half of the Northeast quarter of the Northwest quarter of said Section 16, said line also being the North line of Lots 7 and 8 of Cove Orchard Tracts, a distance of 1327.95 feet, to the Northeast corner of said Lot 7, said point being the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 16,

Thence: South 0°13'05" East, along the East line of the West half of said Section 16, a distance of 4654.19 feet, to the Point of Beginning of this description.

Excepting therefrom that tract conveyed to to the STATE OF OREGON by and through its STATE HIGHWAY COMMISSION, recorded in Volume 111 on Page 526 of the deed records of Union County

Said tract subject to the rights of the public in the right of way of High Valley Road (Union County Road Number 66)

Said tract containing 120.36 Acres (Not Including State Highway R/W and County Road R/W).

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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

NOTE:

The Parcels on this plat were created as a result of a State Measure 49 claim State Election Number E 118632 Final Order and Home Site Authorization.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

RATION Renewal Date: Dec. 31, 2010

Know all People by these presents that BURTON JOSEPH HILL and MABEL ILENE CUTLER HILL, Trustees for the B & I HILL TRUST, under trust agreement dated February 7, 1997, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and do hereby create the easements at the location shown and for the purposes described on the annexed maps of this partition plat, in accordance with the provisions of O.R.S. Chapter 92.

BURTON JOSEPH HILL, Trustee

B & I HILL TRUST

Mable Slene Cutler Hill MABEL ILENE CUTLER HILL, Trustee B & 1 HILL TRUST

ACKNOWLEDGMENT

State of Oregon
SS
County of Union

Know all people by these presents, on this 13 day of Public in and for said State and County, personally appeared BURTON JOSEPH HILL and MABEL ILENE CUTLER HILL, who are 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.

Notary Public for the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 7 day of MAY, 2009.

by Wallowa County Surveyor Reday of Mars

Union County Planning Commission

Approved this 8 day of , 2009.

Hanley Jenkins II Union County Planning Director

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 2008—2009 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 K. Hill, Union County Assessor/Tax Collector

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. 2009 DOLOT and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 1001-1003 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

FILING STATEMENT

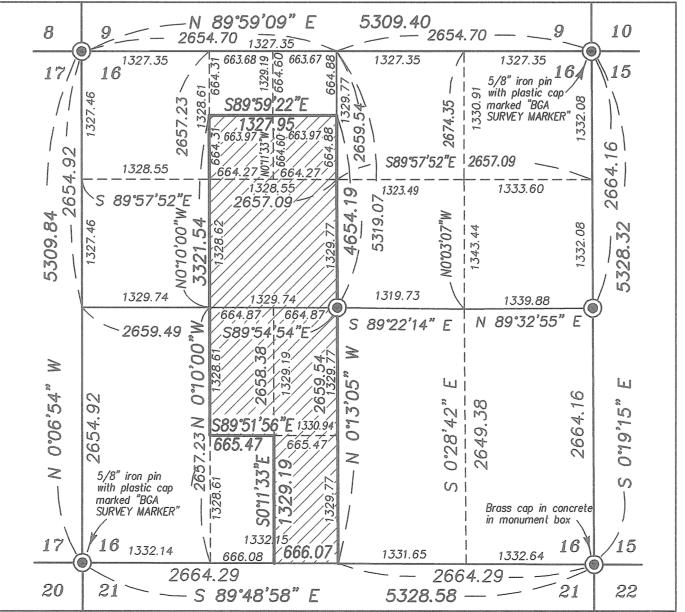
Union County Clerk

State of Oregon County of Union

I do hereby certify that the attached partition plat was received for record on this \(\frac{1\overline{N}}{N}\) day of \(\frac{May}{N} \), 2009, at \(\frac{1\overline{N}}{N}\) o'clock \(\frac{A}{N}\), and recorded in Plat Cabinet No. \(\frac{100}{100}\) \(\frac{100}{N}\) of the Union County records.

Microfilm Number \(\frac{2009}{100}\) \(\frac{110}{100}\)

Robin A. Church Union County Clerk by Quilette Kmwoney Deput



Subdivision of Section 16 Scale 1" = 1000'

-N 89°59'09" E 2654.70 --Irrigation Ditch easement created by this plat (10 ft. in width along North line of parcel 3 to angle point) Fence Corner 2.3 ft. North and S 89°59'22" E 1327.95 7.7 ft. East of true corner S 89°59'22" E 1237.90 N40°54'00"E (South line Ease) Lot 6 75.54 (Ease) Fnd Pin 0.12 North and 0.41 West of True position Fnd Pin 0.11 North and 0.36 West of True position Lot 8 | Lot 7 40.00 Chadwick Parcel 3 Fnd Pin 0.46 West of True position 116.91 Acres 10. Irrigation Ditch easement created by this plat (25 ft. in width along Lot 19 West line of parcel 3 to angle point) S 89°44'15" E S 89°44'15" E 1314.25 (Ease) Fnd Pin 0.12 North and 0.26 West of True position 0 Irrigation Ditch easement created 654. by this plat (20 ft. in width) Center 1/4 corner Section 16 Irrigation Ditch easement created by this plat (15 ft. in width along East line of parcel 3 from SE Corner 2 to SW Cor MP 1995-19) Power line easement (MF ,00°,W 85273), 15 ft. in width begins S0°21'37"E, 743.45 feet from Center 1/4 Ö 20 ft. sanitary sewer easement to City of Location of water pipeline Cove (MF# 69157) cited in deed volume 155 across the North 20 page 618 as pointed ft. of the East half out on the ground by of the Southeast quarter of the the owners. No 05 specific width specified Southwest quarter for easement in said Fence Corner M document 665.47 4.5 ft. North and 0,0 5.9 ft. West of true corner N 89°51'56" N Fence Corner 6.2 ft. North and 19.9 ft. West of true corner Parcel 23 Parcel 3 116.91 Acres STATE HIGHWAY 237 666.08 Point of Beginning 5328.58 Overall Partition Scale 1'' = 400'

Sheet 2 of 2