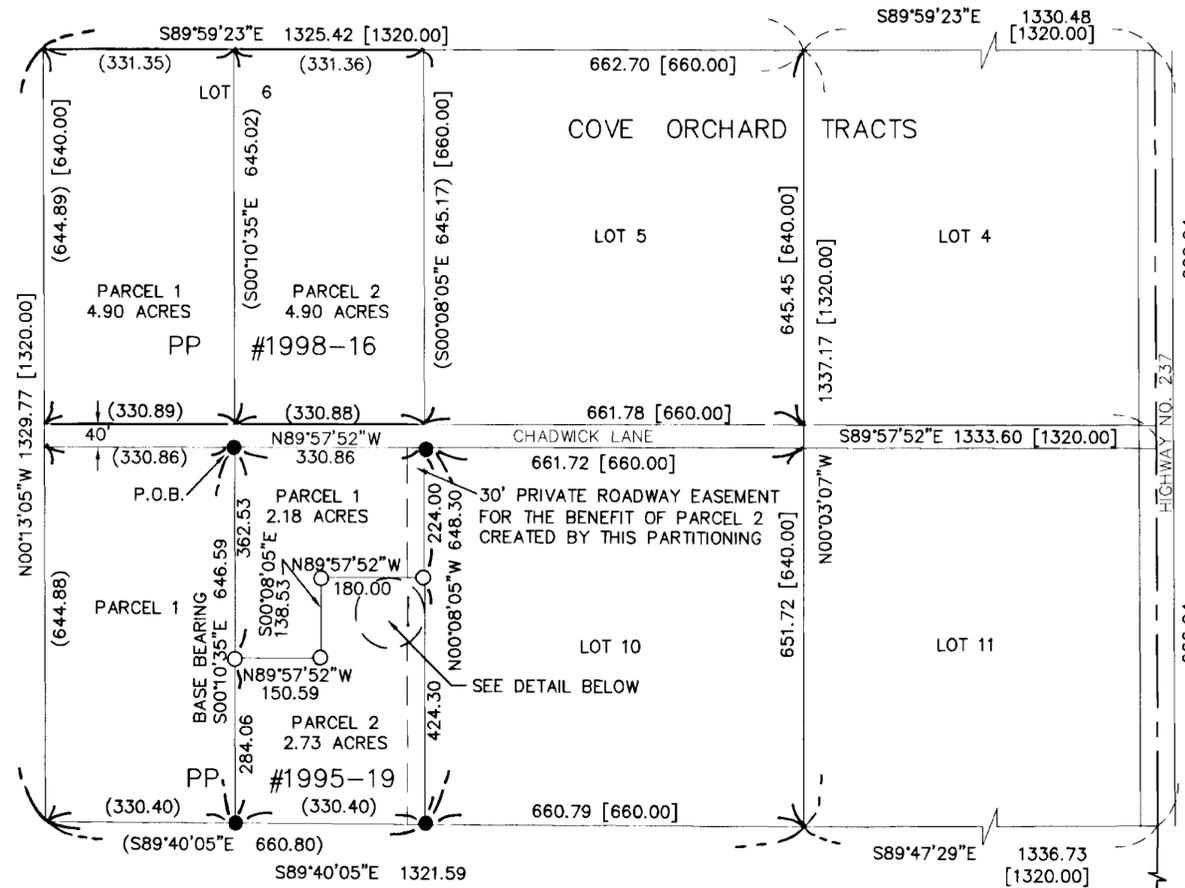


microfilm #993123

plat sub B-540

MAJOR LAND PARTITION PLAT NO. 1999-16

SITUATED IN LOT 9 OF COVE ORCHARD TRACTS IN THE NE 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, BEING A PARTITIONING OF PARCEL 2 OF MINOR PARTITION NO. 1995-19



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF PARTITION PLAT NO. 1995-19, UNION COUNTY INTO TWO PARCELS. PARCEL 2 WAS SURVEYED BY THIS OFFICE IN 1995 FOR THE PARTITION OF 1995-19. AT THAT TIME THE FOUR OUTSIDE CORNERS WERE SET. ALL CORNERS WERE FOUND AT THIS TIME AND USED FOR THE SPLITTING OF THE TWO PARCELS SHOWN. THE BASE BEARING OF THIS SURVEY IS THE WEST LINE OF PARCEL 2.

SURVEYS OF RECORD

PARTITION PLAT #1995-19
COVE ORCHARD TRACTS
TITLE REPORT #38424 DATED APRIL 27, 1999 BY
ABSTRACT TITLE COMPANY, LaGRANDE, OREGON

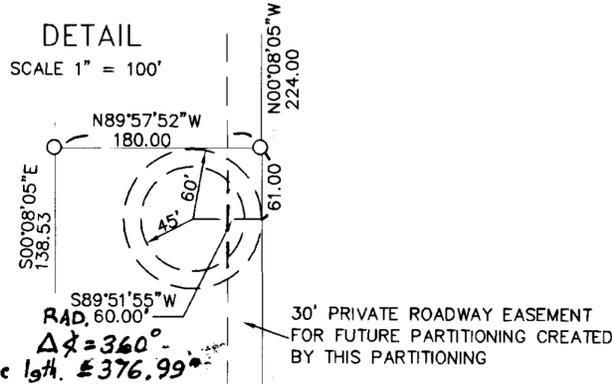
LEGEND

- DENOTES FOUND 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED D.L.T. & ASSOC., LS 1362 PER MINOR PARTITION NO. 1995-19
- DENOTES 5/8" X 30" REBAR SET WITH A YELLOW PLASTIC CAP MARKED D.L.T. & ASSOC., LS 1362
- () INDICATES RECORD DATUM OF PP #1995-19
- [] INDICATES RECORD DATUM OF COVE ORCHARD TRACTS

NOTE: ELECTRICAL EASEMENT TO OREGON TRAIL ELECTRIC CONSUMERS COOPERATIVE RECORDED JUNE 23, 1995 MICROFILM NO. 159650, EXACT LOCATION CANNOT BE DETERMINED BY DESCRIPTION DUE TO APPROXIMATE DISTANCES GIVEN.

DETAIL

SCALE 1" = 100'



NOTE: THE CUL-DE-SAC SHOWN IS TEMPORARY. THE 45' RADIUS SHOWN IS FOR ROAD SURFACE & THE 60' RADIUS SHOWN IS FOR RIGHT OF WAY

REGISTERED PROFESSIONAL LAND SURVEYOR

D. L. Trapp

OREGON
SEPT. 23, 1977
DAVID LEE TRAPP
1362
RENEWS 6/30/00

LAND PARTITION LOCATED IN THE N 1/2 OF SECTION 16 T.3S., R.40E., W.M., UNION CO.		SHEET 1/2
FOR: ULRICH GRAFFUNDER		
SCALE: 1" = 200'	DATE: 5-10-99	DAVID L. TRAPP & ASSOCIATES ENGINEERS & SURVEYORS PLANNING DESIGN SURVEYING P.O. BOX 212 NORTH POWDER, OREGON PH. (541)898-2026
JOB NO. 9522		

SURVEYOR'S CERTIFICATE

I, DAVID L. TRAPP, OREGON REGISTERED LAND SURVEYOR NO. 1362, DO HEREBY STATE THAT I HAVE PREPARED THIS MAJOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONERS AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

PARCEL 2 OF PARTITION PLAT NO. 1995-19, UNION COUNTY, OREGON AS DESCRIBED BELOW: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT #1995-19, UNION COUNTY, OREGON, THENCE SOUTH 00°10'35"EAST 646.59 FEET; THENCE SOUTH 89°40'05"EAST 330.40 FEET; THENCE NORTH 00°08'05"WEST 648.30 FEET; THENCE NORTH 89°57'52"WEST 330.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.91 ACRES OF LAND.

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 ORS 92.050 AND 92.060

DATE 5/25/99 David L. Trapp
DAVID L. TRAPP, PLS 1362

APPROVALS

APPROVED THIS 10 DAY OF June, 1999 APPROVED THIS 5th DAY OF June, 1999
Vanley Jenkins CHAIRMAN UNION COUNTY PLANNING COMMISSION
Gregory T. Blackman GREGORY T. BLACKMAN UNION COUNTY SURVEYOR

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 6/10/99
PATTY GOODERHAM, UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON }
COUNTY OF UNION } s.s.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 10th DAY OF June, 1999, AT 4:31 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1999-16, UNION COUNTY RECORDS.

UNION COUNTY CLERK
R. Nellie Bogue Hibbert
BY: R. Church, deputy

MAJOR LAND PARTITION PLAT NO. 1999-16

SITUATED IN LOT 9 OF COVE ORCHARD TRACTS IN THE NE 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, BEING A PARTITIONING OF PARCEL 2 OF MINOR PARTITION NO. 1995-19.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ULRICH W. GRAFFUNDER & URSULA GRAFFUNDER 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 PLATTED AS SHOWN ON THE PLAT AND WE DO FOR OURSELVES, OUR HEIRS AND ASSIGNS, HEREBY CREATE ALL EASEMENTS AS SHOWN ON THE PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Ulrich W. Graffunder ULRICH W. GRAFFUNDER
Ursula Graffunder URSULA GRAFFUNDER

ACKNOWLEDGEMENTS

STATE OF OREGON }
COUNTY OF UNION } s.s.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF June, 1999 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ULRICH W. GRAFFUNDER WHO ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

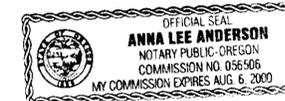
Anna Lee Anderson
NOTARY PUBLIC



STATE OF OREGON }
COUNTY OF UNION } s.s.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF June, 1999 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED URSULA GRAFFUNDER WHO ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

Anna Lee Anderson
NOTARY PUBLIC



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Trapp
OREGON
SEPT. 23, 1977
DAVID LEE TRAPP
1362
RENEWS 6/30/00

LAND PARTITION
LOCATED IN THE N 1/2 OF SECTION 16
T.3S., R.40E., W.M., UNION CO.

FOR: ULRICH GRAFFUNDER		SHEET 2/2
SCALE: NO SCALE	DAVID L. TRAPP & ASSOCIATES ENGINEERS & SURVEYORS	
DATE: 5-10-99		
JOB NO. 9522	PLANNING DESIGN SURVEYING P.O. BOX 212 NORTH POWDER, OREGON PH. (541)898-2026	