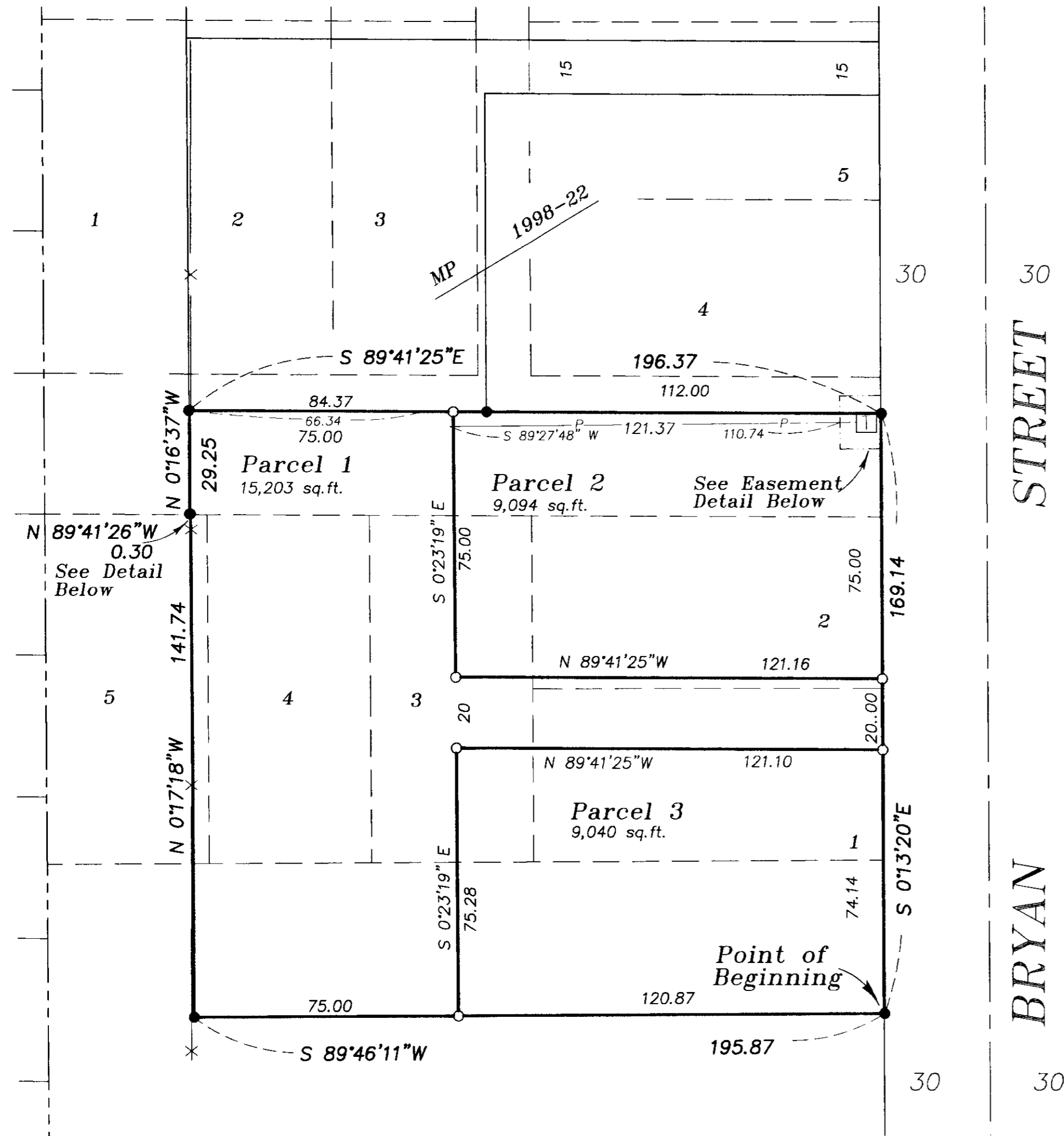


Minor Partition Plat No. 2001-03

A Partition of Parcel 3 of Minor Partition Plat Number 1998-22,
 being 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 20010478
 Plat Cabinet Number B-595



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 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
 Minor Partition Plat Number 1998-22

SCALE: 1" = 30'

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
 Microfilm Number 20000077

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition Number 1998-22
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- x— Centerline of Road
- - - - - Existing fence line
- - - - - Easement line
- Electrical Transformer
- p- Underground Electrical Line

NARRATIVE

This partition was done at the request of Darell Calhoun. The exterior of this partition was located and monumented by Minor Partition Plat Number 1998-22. The configuration of the parcels created by this partition was determined by Mr. Calhoun and approved by the City of Cove. The utility easement along the North line of this partition was placed at the physical location of the transformer. The easement for this was typical of the utility easements prepared by OTEC. A specific bearing and distance is called from "the SE 1/4 corner" followed by the statement "all as staked and/or constructed on the ground." The improvements extend Westerly for over 120 feet. The easement calls for 15'. I discussed this with the title company who prepared the stated title report. Their interpretation was that the easement is intended to be for the transformer only. I place the easement as per their interpretation, with the exterior of the easement being 7.5 feet each way from the center of the transformer, aligned to the power line running West of the transformer. 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, 2002

Detail Scale: 1" = 1'

Easement Detail Scale: 1" = 10'

Minor Partition Plat No. 2001-02

Microfilm Number 20010478
Plat Cabinet Number B-595

A Partition of Parcel 3 of Minor Partition Plat Number 1998-22,
being 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 partition of Parcel 3 of Minor Partition Plat Number 1998-22, said parcel 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 the Southeast corner of said Parcel 3, said point being on the West right of way line of Bryan Street,

Thence; South 89°46'11" West, along the South line of said Parcel 3, a distance of 195.87 feet, to the Southwest corner of said Parcel 3,

Thence; North 0°17'18" West, along the West line of said Parcel 3, a distance of 141.74 feet, to an angle point in said West line,

Thence; North 89°41'26" West, along said West line, a distance of 0.30 feet, to an angle point in said West line,

Thence; North 0°16'37" West, along said West line, a distance of 29.25 feet, to the Northwest corner of said Parcel 3,

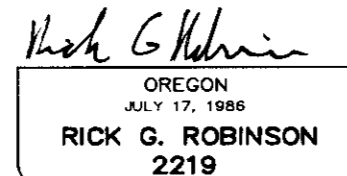
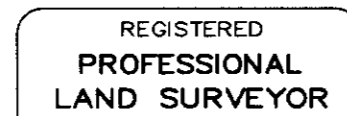
Thence; South 89°41'25" East, along the North line of said Parcel 3, a distance of 196.37 feet, to the Northeast corner of said Parcel 3, said point being on the West right of way line of Bryan Street,

Thence; South 0°13'20" East, along the East line of said Parcel 3, and along said West right of way line, a distance of 169.14 feet, to the Point of Beginning of this description.

Said parcel containing 33,337 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



Renewal Date: Dec. 31, 2002

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, and do hereby place the restriction detailed below on the land within this partition, in accordance with the provisions of O.R.S. Chapter 92.

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

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

RESTRICTION

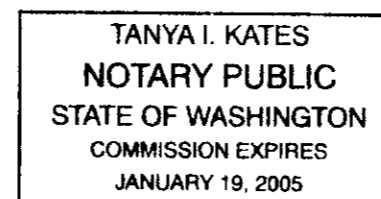
Ingress and egress from Parcels 2 and 3 of this partition is to be from the Bryan Street right of way. Parcels 2 and 3 are excluded from any right of ingress and egress from the flag portion of Parcel 1 of this partition.

ACKNOWLEDGMENT

State of Washington SS
County of Clark

Know all people by these presents, on this 11 day of January, 2001, 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.

Tanya I. Kates
Notary Public for
the State of Washington



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 2000-2001 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 Godderham Date: 1/10/2001
Patty Godderham, Union County Assessor/Tax Collector

UNION COUNTY SURVEYOR

Approved this 4TH day of JANUARY, 2001.

by Jack W. Burris
Jack W. Burris, Wallowa County Surveyor

CITY OF COVE

Approved this 22nd day of JANUARY, 2001.

Richard H. Thew
Richard H. Thew, Mayor

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 3rd day of February, 2001, at 9:10 o'clock A M, and filed in Plat Cabinet No. B-595, Union County records. Microfilm No. 20010478.

Union County Clerk by R. Phillip Bogue Webbott
R. Church, deputy