

REFERENCES

WARRANTY DEED, RECORDED APRIL 13, 2000 AS UNION CO. DOCUMENT NO. 20001406.
 DEED, RECORDED JULY 20, 1959 IN BOOK 142, PAGE 427 OF UNION CO. DEEDS
 PRELIMINARY TITLE REPORT FROM EASTERN OREGON TITLE, INC. 03-14932, DATED NOV. 17, 2003.
 UNION COUNTY SURVEY NUMBERS: 1-75; 2-83; 28-83
 UNION COUNTY MINOR PARTITION PLAT NO. 2001-02
 UNION COUNTY MINOR PARTITION PLAT NO. 2000-19
 UNION COUNTY MINOR PARTITION PLAT NO. 1999-011
 UNION COUNTY LAND CORNER RECORD FILE NO. 462-84R
 UNION COUNTY LAND CORNER RECORD FILE NO. 66-88R

SCALE: 1"=100'

MINOR PARTITION PLAT NO. 20040002T

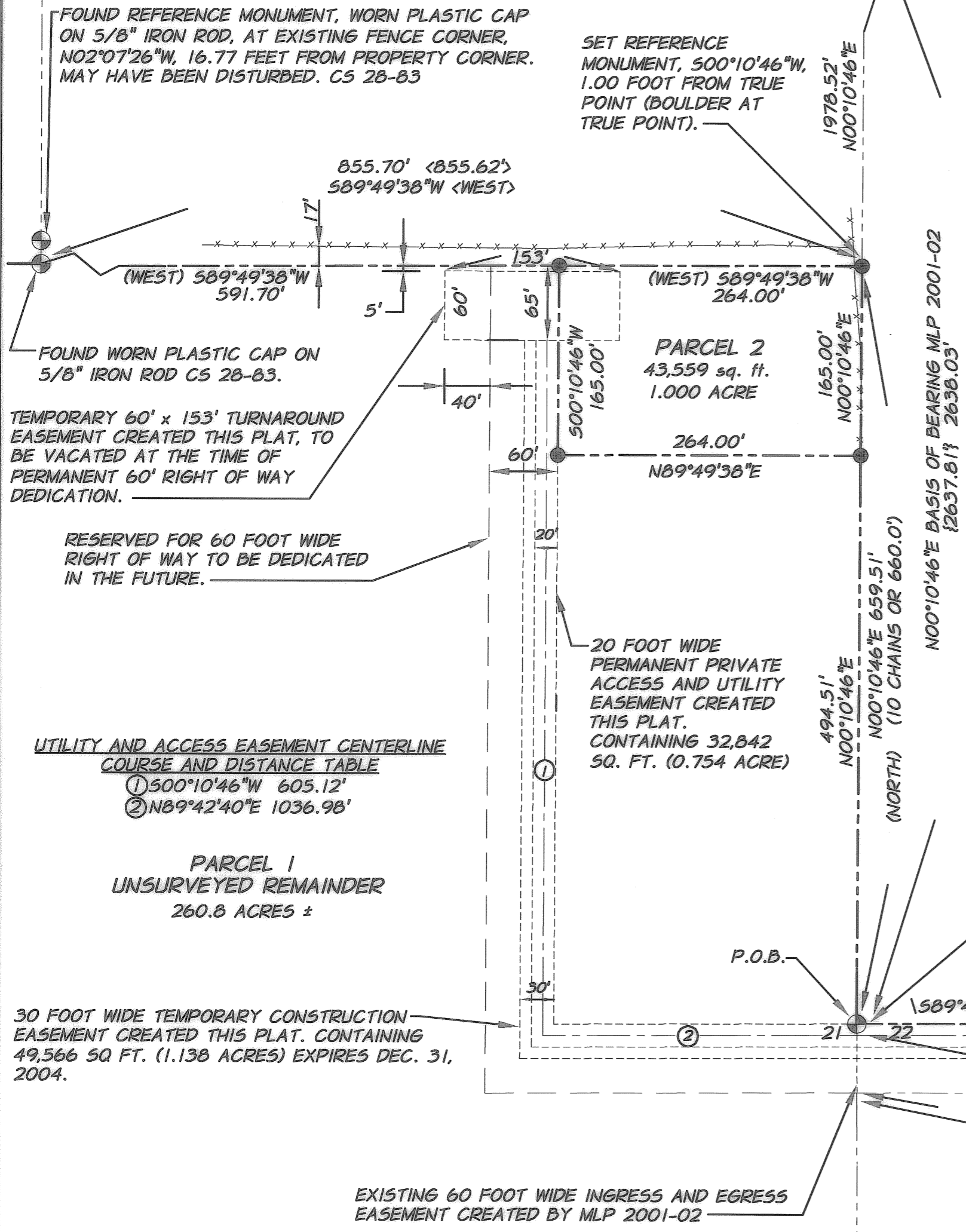
SITUATED IN THE EAST 1/2 SEC. 21 AND THE WEST 1/2 SEC. 22, AND THE NORTHWEST ONE-QUARTER SEC. 27 AND THE NORTHEAST ONE-QUARTER OF SEC. 28 T.3S., R.40E., W.M.,

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF COVE FOR THE PURPOSE OF PARTITIONING THIS PROPERTY AS SHOWN HEREON. THE LOCATION AND SIZE OF PARCEL 2 WAS DETERMINED BY REPRESENTATIVES OF THE CITY OF COVE. PARCEL 2 IS INTENDED TO BE USED AS A WATER RESERVOIR SITE FOR THE CITY OF COVE WATER SYSTEM. THIS PARTITION CREATING PARCELS 1 AND 2 IS A PARTITION OF UNSURVEYED PARCEL 2 OF UNION CO. MLP 2001-02. DUE TO THE SIZE OF PARCEL 1 OF THIS PARTITION IT REMAINS UNSURVEYED AND IS NOT SHOWN IN ENTIRETY HEREON.

THE SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 21 AND THE EAST ONE-QUARTER CORNER OF SECTION 21 AS DESCRIBED ON SAID MLP 2001-02 WAS RETRACED AND USED AS THE BASIS OF BEARING OF THIS PARTITION. IT ESTABLISHED THE EAST LINE OF PARCEL 2. THE NORTH LINE OF PARCEL 2 WAS ESTABLISHED FROM THE POSITION OF A FOUND MONUMENT FROM CO. SURVEY 28-83 AND ITS RELATIONSHIP TO THE SAID EAST SECTION LINE OF SECTION 21. THE DISTANCES BASED ON THE INTERSECTION OF THE MONUMENT FROM CO. SURVEY 28-83 AND THE PROPORTIONED LOCATION OF THE NORTHEAST CORNER OF PARCEL 2, FIT RELATIVELY WELL WITH RECORD CALLS. THE SOUTH AND WEST LINES OF PARCEL 2 WERE MADE PARALLEL TO THE NORTH AND EAST LINES RESPECTIVELY.

THE FENCE LINES AROUND PARCEL 2 APPEAR TO BE FENCES OF CONVENIENCE AND DO NOT FIT WELL WITH THE BOUNDARY LINES DETERMINED IN THIS PARTITION. THE LEGAL DESCRIPTION IN THE SURVEYOR'S CERTIFICATE IS SOMEWHAT AMBIGUOUS DUE TO THE UNSURVEYED STATUS OF PARCEL 1 OF THIS PARTITION. TWO TOPCON DUAL FREQUENCY GPS RECEIVERS, IN REAL TIME KINEMATIC MODE AND A TOPCON 802A ROBOTIC TOTAL STATION WERE USED DURING THIS SURVEY.



UTILITY AND ACCESS EASEMENT CENTERLINE COURSE AND DISTANCE TABLE

- 500'10'46"W 605.12'
- N89'42'40"E 1036.98'

PARCEL 1 UNSURVEYED REMAINDER
260.8 ACRES ±

30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT CREATED THIS PLAT. CONTAINING 49,566 SQ. FT. (1.138 ACRES) EXPIRES DEC. 31, 2004.

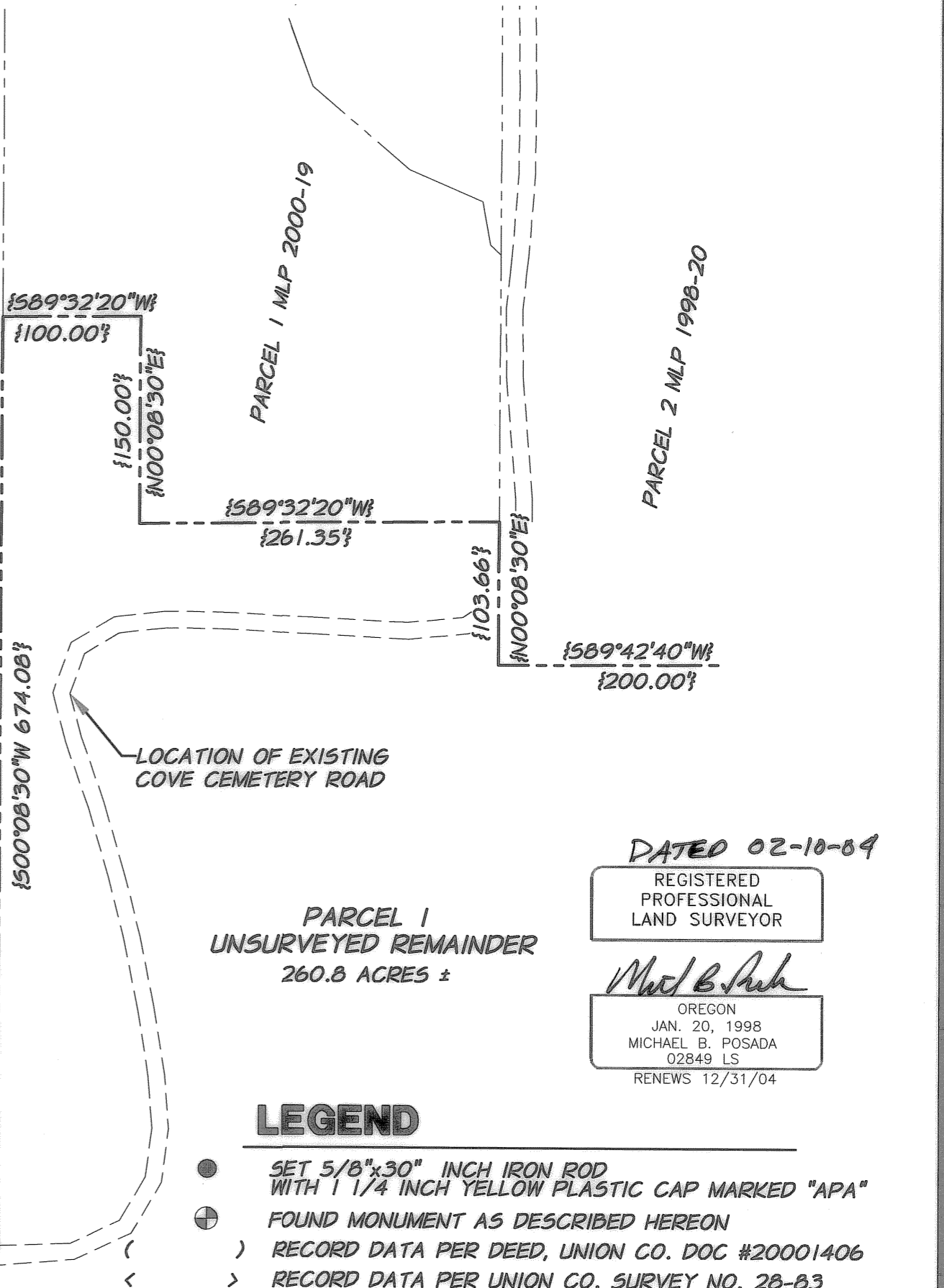
NOTE
 PARCEL 1, AN UNSURVEYED REMAINDER, OF THIS PARTITION IS SUBJECT TO THE FOLLOWING EXCEPTIONS:
 1) AN EASEMENT FOR THE RIGHT OF WAY OF HIGH VALLEY ROAD (UNION CO. RD. NO.66) ALONG PORTIONS OF THE WEST SIDE OF PARCEL 1. NOT LOCATED THIS SURVEY.
 2) A RIGHT OF WAY GRANTED FOR CONSTRUCTION AND MAINTENANCE OF AN IRRIGATION DITCH ACROSS PORTIONS OF PARCEL 1. RECORDED AUGUST 25TH, 1937 IN BOOK 98, PAGE 165 UNION COUNTY DEEDS. NOT LOCATED THIS SURVEY.
 3) AN EASEMENT FOR INGRESS AND EGRESS, 60' WIDE, CREATED BY MLP 2001-02. LOCATED AS SHOWN.
 4) THOSE RIGHTS OF THE PUBLIC, THAT MAY EXIST, TO USE THE CEMETERY ROAD. THE LOCATION OF THAT ROAD ACROSS PARCEL 1 IS SHOWN.

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 10TH DAY OF FEBRUARY 2004.

Michael B. Posada
 MICHAEL B. POSADA, PLS 2849

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850



PARCEL 1 UNSURVEYED REMAINDER
260.8 ACRES ±

DATED 02-10-04
 REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada
 OREGON
 JAN. 20, 1998
 MICHAEL B. POSADA
 02849 LS
 RENEWS 12/31/04

LEGEND

- SET 5/8"x30" INCH IRON ROD WITH 1/4 INCH YELLOW PLASTIC CAP MARKED "APA"
- ⊕ FOUND MONUMENT AS DESCRIBED HEREON
-) RECORD DATA PER DEED, UNION CO. DOC #20001406
- > RECORD DATA PER UNION CO. SURVEY NO. 28-83
- ∩ RECORD DATA PER UNION CO. MLP NO. 2001-02
- ∪ RECORD DATA PER UNION CO. MLP 1999-011
- FUTURE 60' RIGHT OF WAY
- ADJACENT PROPERTY LINE
- - - - - PARCEL 1 AND 2 PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - PERMANENT EASEMENT CENTERLINE
- - - - - EXISTING FENCE LINE

PARTITION PLAT
E1/2 SEC.21 & W1/2 SEC.22 & NW1/4 SEC.27 & NE1/4 SEC.28, T.3S., R.40E., W.M.
 CITY OF COVE, UNION COUNTY, OR. P.O. BOX 8 COVE, OREGON 97824 PH# 541-568-4566

SCALE: 1"=100'	Anderson Perry Associates, Inc. ENGINEERING · SURVEYING · MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.	SHEET 1/2
DATE: JAN. 2004		
JOB NO. 753-32-211		

MINOR PARTITION PLAT NO. 20040002T
 SITUATED IN THE EAST 1/2 SEC. 21 AND THE WEST 1/2 SEC. 22, AND THE NORTHWEST ONE-QUARTER SEC. 27 AND THE NORTHEAST ONE-QUARTER OF SEC. 28 T.3S., R.40E., W.M.,

MICROFILM 2004093TT
 PLAT CAB NO. C718-719

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN W. ROBINSON AND CHERYL S. ROBINSON, TRUSTEES OF THE JOHN W. ROBINSON AND CHERYL S. ROBINSON FAMILY TRUST, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS TO BE CREATED AS SHOWN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

John W. Robinson
 JOHN W. ROBINSON, TRUSTEE OF THE JOHN W. ROBINSON AND CHERYL S. ROBINSON FAMILY TRUST

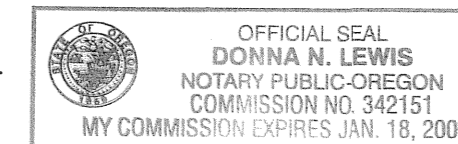
Cheryl S. Robinson
 CHERYL S. ROBINSON, TRUSTEE OF THE JOHN W. ROBINSON AND CHERYL S. ROBINSON FAMILY TRUST

ACKNOWLEDGMENTS

STATE OF OREGON
 COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF February, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN W. ROBINSON, AND CHERYL S. ROBINSON, TRUSTEES OF THE JOHN W. ROBINSON AND CHERYL S. ROBINSON FAMILY TRUST AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Donna N. Lewis
 NOTARY PUBLIC OF THE STATE OF OREGON



APPROVALS

CITY OF COVE, OREGON

UNION COUNTY
 PLANNING DEPARTMENT

APPROVED THIS 11th DAY OF February, 2004

Richard H. Thew
 RICHARD THEW, MAYOR OF COVE

APPROVED THIS 9th DAY OF February 2004

Hanley Jenkins, II
 HANLEY JENKINS, II
 UNION COUNTY PLANNING DIRECTOR

UNION COUNTY SURVEYOR

APPROVED THIS 16th DAY OF February, 2004

Gregory T. Blackman
 GREGORY T. BLACKMAN, UNION COUNTY SURVEYOR

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 2003-2004 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.

APPROVED THIS 12th DAY OF FEBRUARY, 2004

Patty Gooderham
 PATTY GOODERHAM, UNION COUNTY ASSESSOR/TAX COLLECTOR

ANDERSON-PERRY & ASSOC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS PARCEL 2 AND DESCRIBED PARCELS 1 AND 2 OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND SITUATED IN THE EAST ONE-HALF OF SECTION 21 AND THE WEST ONE-HALF OF SECTION 22 AND THE NORTHWEST ONE-QUARTER OF SECTION 27 AND THE NORTHEAST ONE-QUARTER OF SECTION 28, T.3S., R.40E., W.M., AND BEING PARCEL 2 OF UNION COUNTY MINOR PARTITION PLAT NUMBER 2001-02 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

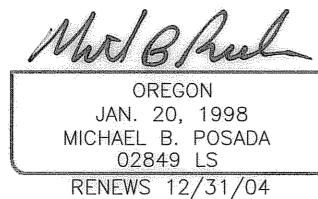
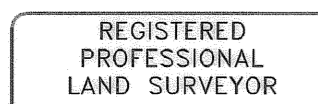
COMMENCING AT THE ONE-QUARTER CORNER BETWEEN SAID SECTIONS 21 AND 22, MARKED BY A 2 1/2" DIAMETER BRASS CAPPED MONUMENT, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°10'46"E, 659.51 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 21 AND 22 TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT L. BLANK AND WIFE BY DEED RECORDED IN BOOK 142 AT PAGE 427 OF THE DEED RECORDS OF UNION COUNTY; THENCE S89°49'38"W, 1,651.98 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID BLANK LAND TO THE PARCEL OF LAND CONVEYED TO THEODORE WHITE BY DEED DATED JUNE 5, 1935 (DEED BOOK 98, AT PAGE 31); THENCE S22°45'E, 623.70 FEET ALONG THE LINE OF SAID WHITE LAND; THENCE N82°E, 231.00 FEET; THENCE S22°30'E, 818.40 FEET; THENCE WEST, 500 FEET MORE OR LESS TO THE CENTER OF HIGH VALLEY ROAD (UNION CO. RD. No. 66); THENCE SOUTHEASTERLY, 3620 FEET MORE OR LESS ALONG SAID CENTERLINE OF HIGH VALLEY ROAD TO THE EAST LINE OF SAID SECTION 28; THENCE EITHER NORTH OR SOUTH, ALONG SAID EAST LINE OF SECTION 28 TO THE NORTH ONE-SIXTEENTH CORNER BETWEEN SAID SECTIONS 28 AND 27; THENCE EASTERLY, 2640 FEET MORE OR LESS, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 27 TO THE CENTER NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 27; THENCE NORTHERLY, 1320.00 FEET MORE OR LESS ALONG THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE S88°48'07"W, 1244.07 FEET ALONG THE NORTH LINE OF SAID SECTION 27 TO THE WEST ONE-SIXTEENTH CORNER BETWEEN SAID SECTIONS 27 AND 22; THENCE N00°17'57"W, 2654.78 FEET, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 22 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 2 OF MINOR PARTITION PLAT NUMBER 1998-20; THENCE N00°08'30"E, 421.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2 OF MINOR PARTITION PLAT NUMBER 1998-20; THENCE S89°42'40"W, 200.00 FEET, ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 2; THENCE N00°08'30"E, 103.66 FEET, CONTINUING ALONG SAID EXTERIOR BOUNDARY LINE OF SAID PARCEL 2; THENCE S89°32'20"W, 261.35 FEET; THENCE N00°08'30"E, 150.00 FEET; THENCE S89°32'20"W, 100.00 FEET TO THE EAST LINE OF PARCEL 3 OF MINOR PARTITION PLAT NUMBER 1999-011; THENCE S00°08'30"W, 674.08 FEET, ALONG SAID EAST LINE OF PARCEL 3 OF PARTITION PLAT NUMBER 1999-011 TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE S89°42'40"W, 762.89 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM: PARCEL 1 OF MINOR PARTITION PLAT NUMBER 2001-02, WHICH IS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF MINOR PARTITION PLAT NUMBER 2001-02, THE POINT OF BEGINNING OF THIS EXCEPTION AND WHICH POINT BEARS S00°26'43"E, 60.00 FEET FROM SAID ONE-QUARTER CORNER BETWEEN SECTIONS 21 AND 22; THENCE S00°26'43"E, 864.00 FEET; THENCE N89°42'40"E, 384.00 FEET; THENCE S00°26'43"E, 12.00 FEET; THENCE N89°42'40"E, 62.00 FEET; THENCE N55°13'26"E, 13.54 FEET; THENCE N18°57'50"E, 399.41 FEET; THENCE N00°29'55"E, 491.30 FEET; THENCE S89°42'40"W, 598.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, CONTAINING 488,052 SQUARE FEET OR 11.20 ACRES.

SUBJECT TO: THE EASEMENT FOR SAID HIGH VALLEY ROAD RIGHT OF WAY OVER AND ACROSS THE WESTERLY SIDE OF THE PROPERTY DESCRIBED HEREON.

CONTAINING 261.8 ACRES MORE OR LESS.

DATED 02-10-04



FILING STATEMENT

STATE OF OREGON
 COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 11th DAY OF FEB, 2004, AT 3:52 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 20040002T IN PLAT CABINET NO. C718-719, UNION COUNTY RECORDS. MICROFILM NUMBER 2004093TT

R. NELLIE BOGUE HIBBERT
 UNION COUNTY CLERK

BY: B. Nelson
 Deputy

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 10th DAY OF FEBRUARY 2004.

Michael B. Posada
 MICHAEL B. POSADA, PLS 2849

PARTITION PLAT E1/2 SEC.21 & W1/2 SEC.22 & NW1/4 SEC.27 & NE1/4 SEC.28, T.3S., R.40E., W.M.		
CITY OF COVE, UNION COUNTY, OR.		
SCALE:	N/A	SHEET
DATE:	JAN. 2004	 2/2
JOB NO.	753-32-211	
P.O. BOX 8 COVE, OREGON 97824 PH# 541-588-4586		
ENGINEERING · SURVEYING · MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.		