

Major Partition Plat Number 20070025T

A Partition of Parcel 1 of Minor Partition Plat Number 20040002T, 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

Plat Cabinet No. C911, C912, C913
Microfilm No. 20072978T

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly platted Parcel 3, and surveyed and marked with proper monuments, the land represented as Parcels 1 and 2 on the attached Major 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 Parcel 1 of Minor Partition Plat Number 20040002T, the exterior of which being more particularly described as follows,

Beginning at the quarter corner common to said Sections 21 and 22,

Thence; North 0°10'48" East, along the East line of said Section 21, a distance of 494.51 feet, to the Southeast corner of Parcel 2 of Minor Partition Plat Number 20040002T,

Thence; South 89°49'40" West, along the South line of said Parcel 2, a distance of 264.00 feet, to the Southwest corner of said Parcel 2,

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 said partition plat,

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 Sections 22 and 27,

Thence; South 88°48'07" West, along the North line of said Section 27, a distance of 1244.07, 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 also 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 140.00 feet,

Thence; North 0°08'30" East, a distance of 501.24 feet, to the South right of way line of Mill Creek Lane,

Thence; North 46°52'41" West, along said right of way line, a distance of 82.00 feet,

Thence; South 0°08'30" West, a distance of 453.95 feet,

Thence; South 89°32'20" West, a distance of 261.35 feet,

Thence; North 0°08'30" East, a distance of 150.00 feet,

Thence; South 89°32'20" West, a distance of 100.00 feet, to the East line of Parcel 3 of Minor Partition Plat Number 1999-11,

Thence; South 0°08'30" West, a distance of 674.08 feet, to the Southeast corner of said Parcel 3, said point being on the North line of the Southwest quarter of said Section 22,

Thence; South 89°42'40" West, along said North line, a distance of 762.89 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM Parcel 1 of Minor Partition Plat Number 2001-02 (Cove Cemetery)

Said tract containing approximately 255 Acres

(Continued Next Column)

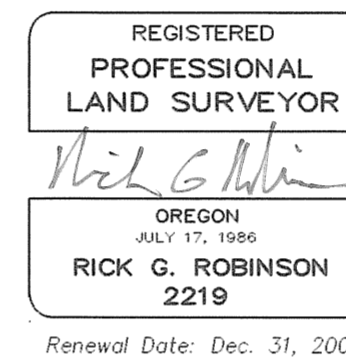
SURVEYOR'S CERTIFICATE (Cont.)

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

Said tract subject to the rights of the public to that portion of land lying within the access road to the Cove Cemetery.

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 are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

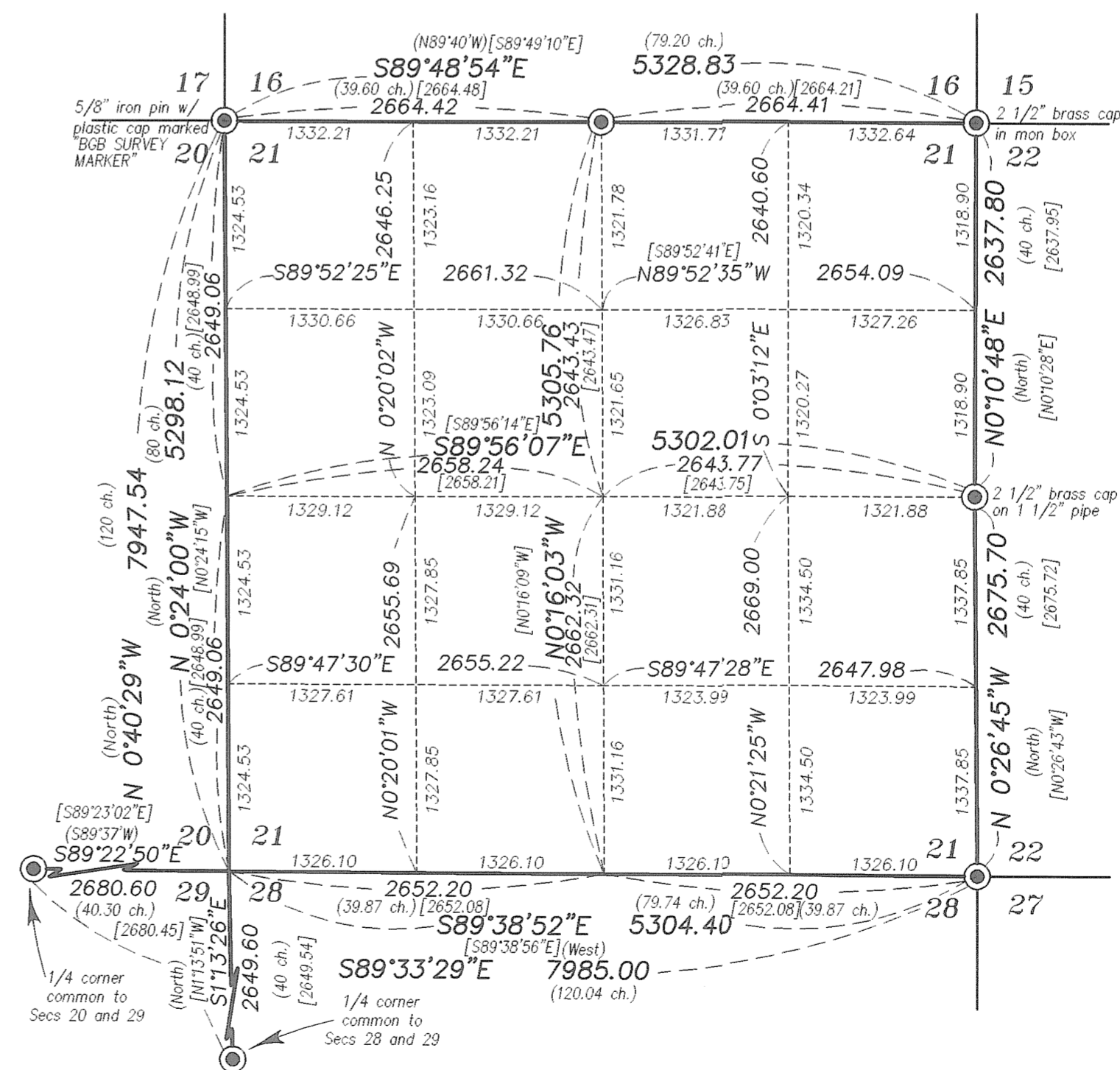
Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue,
LaGrande, Oregon 97850



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. 20070025T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C911, C912, C913 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



Subdivision Sec 21 SCALE 1"=1000'

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DECLARATIONS

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, and the CITY OF COVE 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, and do hereby create the 10 ft. overflow and drain easement across a portion of Parcel 3, a 20 ft. water line easement (together with a 30 ft. temporary construction easement) across a portion of Parcels 1 and 3, we also create the temporary 45 foot radius turnaround at the end of ROSE RIDGE ROAD, (to be vacated upon extension of said road) and the 20 ft. ditch easement across portions of Parcels 1 and 3 as shown, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, that land within Rose Ridge Road, as defined on the annexed map, in accordance with the provisions of 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

Richard H. Thew
RICHARD H. THEW, Mayor
City of Cove

Know all people by these presents that WELLS FARGO FINANCIAL OREGON, INC. is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20043601 in the deed records of Union County, and does hereby consent to the partition, road dedication and easements shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92, as witnessed by the affidavit filed in conjunction with this plat.

COVENANTS AND RESTRICTIONS

Covenants and Restrictions for the land within this partition are being filed in conjunction with this plat.

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. 20070025T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C911, C912, C913 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

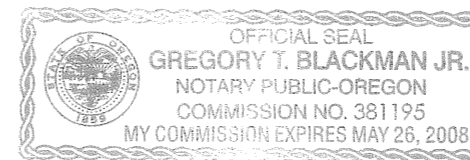
Rick G. Robinson
Rick G. Robinson, OPLS 2219

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 29th day of May, 2007, 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.

Gregory T. Blackman Jr.
Notary Public for
the State of Oregon

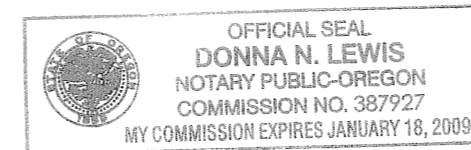


Notarial Seal

State of Oregon SS
County of Union

Know all these people by these presents, on this 1st day of June, 2007, before me a Notary Public in and for said State and County, personally appeared RICHARD H. THEW, Mayor of the CITY OF COVE, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily, and at the direction of the City Council of the City of Cove.

Donna N. Lewis
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 25th day of May, 2007.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor
for the Union County Surveyor

Union County Planning Department

Approved this 4th day of June, 2007.

Hanley Jenkins, II
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 2006-2007 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: 5/30/07
Linda L. Hill, Union County Assessor/Tax Collector

CITY OF COVE

Approved this 1st day of JUNE, 2007.

Richard H. Thew
Richard H. Thew, Mayor

UNION COUNTY COMMISSION

Approved this 6th day of JUNE, 2007.

Steve McClure Nellie Bogue Hibbert
Steve McClure Nellie Bogue Hibbert
Colleen MacLeod
Colleen MacLeod

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 6th day of June, 2007, at 9:30 o'clock A.M., and filed in Plat Cabinet No. C911, C912, C913 Union County records. Microfilm No. 20072978T.

Robin A. Church
Union County Clerk by Karla Hopkins, Deputy

