

Minor Partition Plat Number 20090010T

Microfilm Number 200917797
Plat Cabinet Number D062-D063

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.

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 60'

LEGEND

- Found monument as per Union County Monumentation Records (2 1/2" aluminum monument unless otherwise noted)
- △ Found brass plaque in concrete set by ODOT Drawing Number 6B-19-1
- ⊕ Found 5/8" Iron pin with plastic cap marked "DLT + ASSOC LS 1362" set by Minor Partition Plat Number 1995-19
- Found 5/8" Iron pin with plastic cap marked "DLT + ASSOC LS 1362" set by Survey Number 050-1995
- ⊙ Set 5/8" iron pin with 2 1/2" aluminum cap (See monumentation record filed separately)
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - Easement line
- - - Centerline
- - - Creek or ditch
- [] Record measurement as per ODOT Strip Map 6B-19-1

NOTES:

See Page 2 for the mapping for the exterior of this partition and for the subdivision of Section 16.

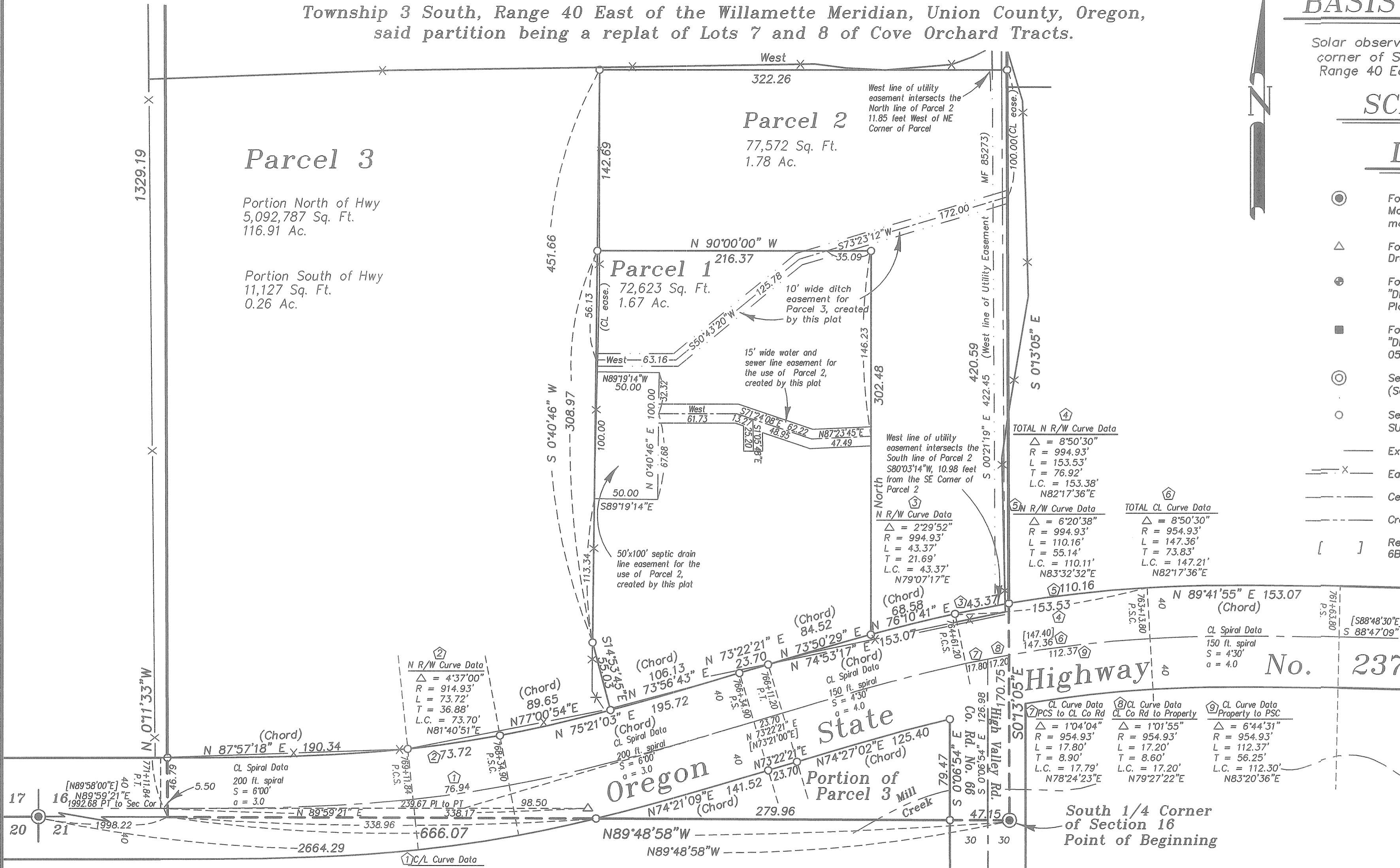
The owners of the land within this partition have stated that the ditch referred to in the ditch easement in Book 94 Page 496 has been removed

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1985
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010



REFERENCE MATERIAL

- Union County Monumentation Records
Survey Number 13-86
Survey Number 030-1992
Survey Number 051-1993
Survey Number 050-1995
Survey Number 036-1996
Survey Number 010-2001
Minor Partition Number 1993-16
Minor Partition Number 1995-19
Plat of Cove Orchard Tracts
ODOT Strip Map 6B-19-1

- DEED REFERENCES
Book 94, Page 496
Book 111, Page 526
Book 112, Page 526
Book 155, Page 618

Microfilm Document Number 69157
Microfilm Document Number 85273

Survey Report No. 46887, dated March 31, 2009,
prepared by Abstract and Title Company

NARRATIVE

This partition was done at the request of Burton and Ilene Hill. This partition was approved through the Measure 49 process. The exterior of the tract is an aliquot description. I base the subdivision of Section 16 on survey number 051-1993. I base the location of the highway right of way on ODOT drawing 6B-19-1. I used the line between the brass cap set at the Point on Tangent and the monument set at the Southwest corner of Section 16 as the basis for the development of the alignment of the highway right of way. I place the right of way of High Valley Road by splitting the right of way fences in the area within Section 16. I place the dividing lines between the parcels at the direction of Mr. and Mrs. Hill. Easements are created by this plat to accommodate the existing ditches and utilities. I place the power easement along the East side of Parcels 2 and 3 at the location of the existing overhead power line. I find no unusual conditions on this partition.

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. 20090010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D062-D063 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

Minor Partition Plat Number 20090010T

Microfilm Number 20091779T
Plat Cabinet Number D062-D063

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 Northeast quarter 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 Northeast 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.

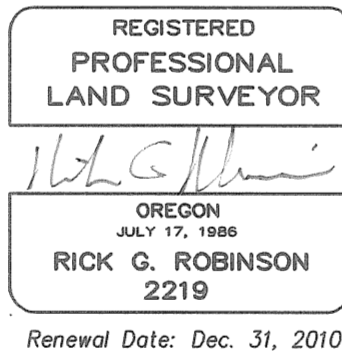
Excepting therefrom that tract conveyed to the STATE OF OREGON by and through its STATE HIGHWAY COMMISSION, recorded in Volume 111 on Page 526 of the deed records of Union County

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
Rick G. Robinson, OPLS 2219
Baggett, 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.

DECLARATION

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
BURTON JOSEPH HILL, Trustee
B & I HILL TRUST

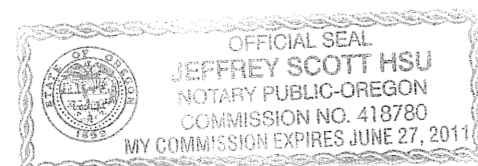
Mabel Ilene Cutler Hill
MABEL ILENE CUTLER HILL, Trustee
B & I HILL TRUST

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 13 day of MAY, 2009 before me a Notary 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 7 day of MAY, 2009.

by Wallowa County Surveyor *Richard A. Shaver*
Richard A. Shaver

Union County Planning Commission

Approved this 18th day of May, 2009.

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 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* Date: 5/14/09
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. 20090010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D062-D063 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

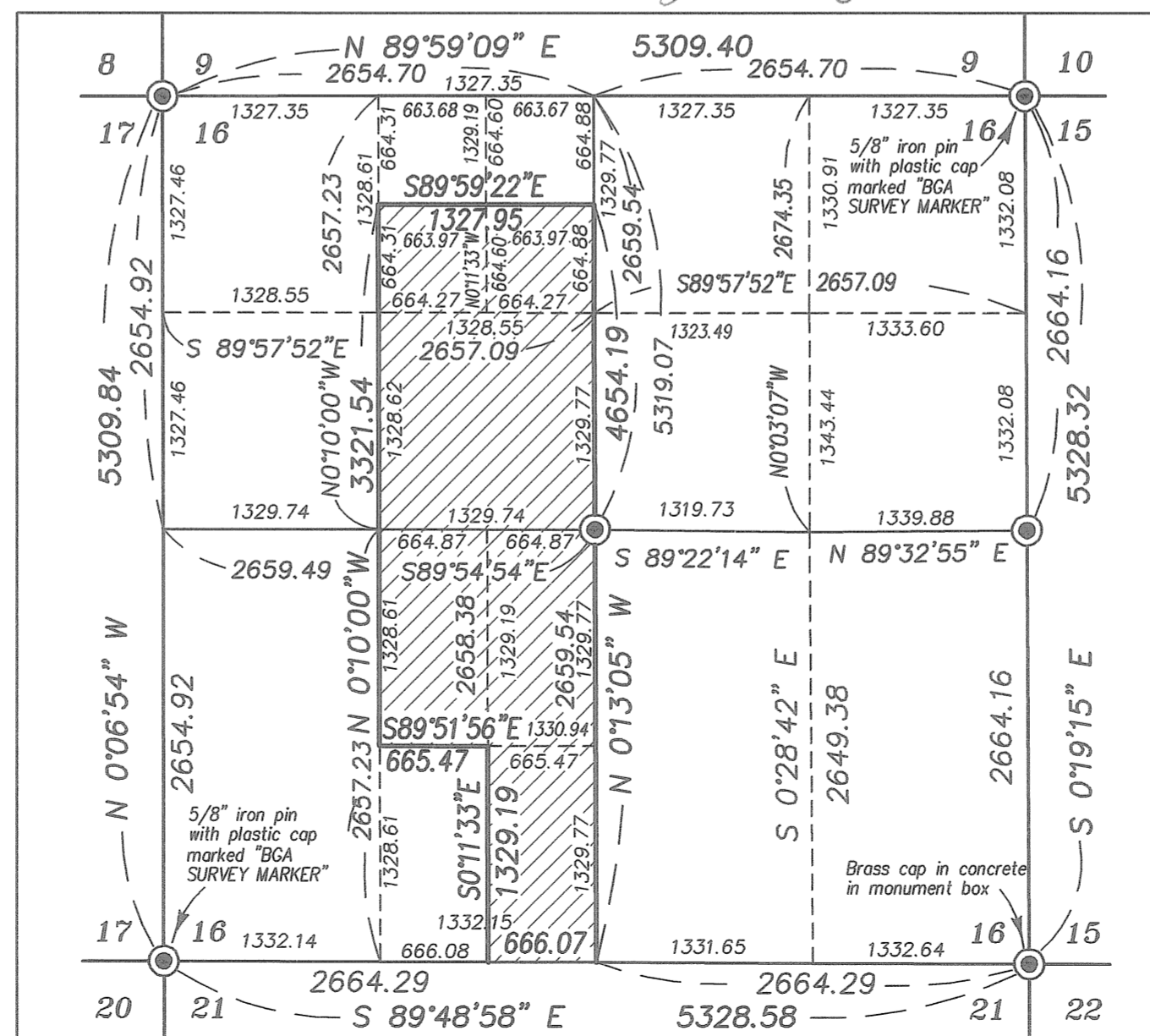
FILING STATEMENT

Union County Clerk

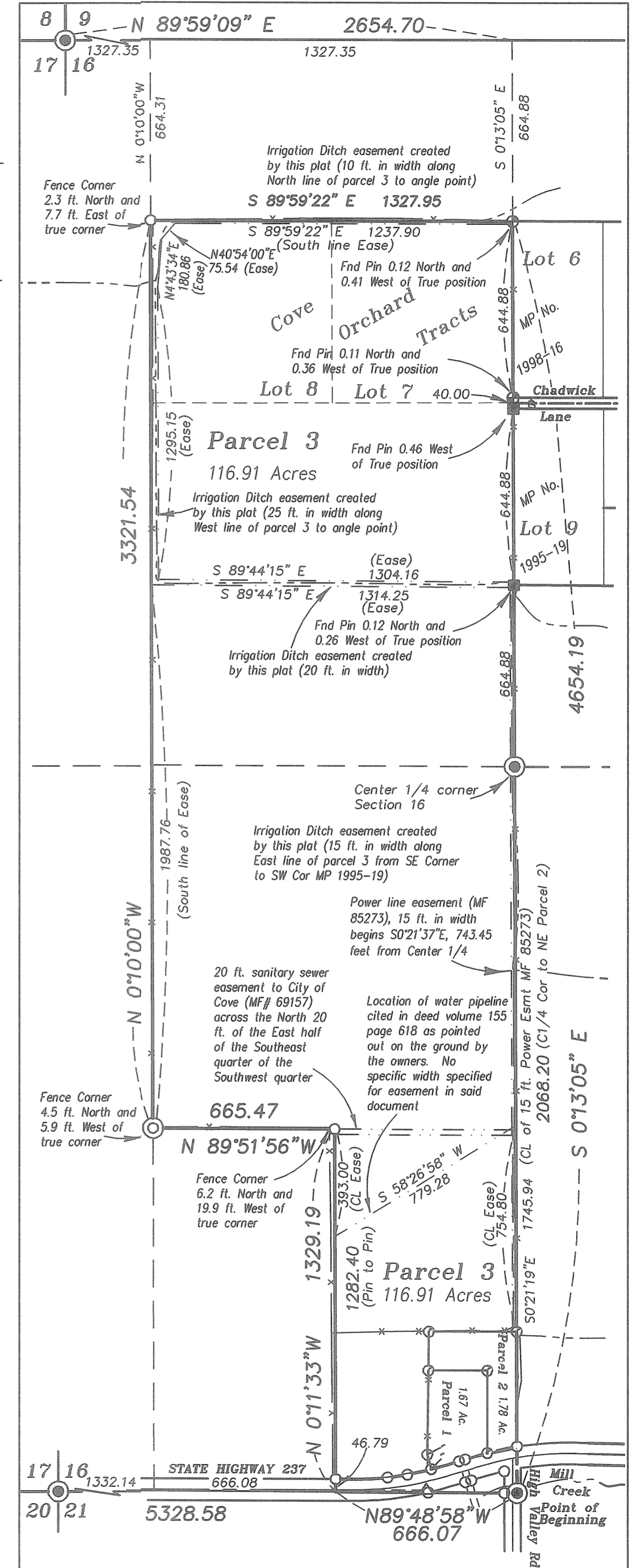
State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 18 day of May, 2009, at 11:19 o'clock A.M., and recorded in Plat Cabinet No. D062-D063 of the Union County records.
Microfilm Number 20091779T

Robin A. Church
Robin A. Church
Union County Clerk by *Michelle Kennedy*, Deputy



Subdivision of Section 16 Scale 1" = 1000'



Overall Partition Scale 1" = 400'
Sheet 2 of 2