

Major Partition Plat Number 20090021T

Situated in the East Half of the Northwest quarter of
Section 21, Township 3 South, Range 40 East of the Willamette Meridian
Union County, Oregon

Microfilm Number 20094548
Plat Cabinet Number D086-D087

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"=100'

LEGEND

- Found monument as per Union County monumentation records. (2 1/2" Aluminum monument unless otherwise noted.)
- ⊙ Highway Brass Cap see O.D.O.T. 6B-19-1
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- Centerline
- x- Existing Fence
- - - Existing Creek
- - - Easement line
- [] Record information from Plat of COUGAR RIDGE SUBDIVISION.
- () Record information from GLO Survey

REFERENCE MATERIAL

O.D.O.T. DRAWING 6B-19-1
Survey No. 13-86
Survey No. 003-1992
Survey No. 010-2001
MP 20070025T
Deeds
Microfilm No. 20035749 Microfilm No. 20033768
Microfilm No. 20033769 Microfilm No. 20065773
Microfilm No. 20072161 Microfilm No. 20072436
Deed Bk 113 Pg. 186
Deed Bk 155 Pg. 618
Survey Report #46888
prepared by Abstract and Title Company,
dated March 27, 2009

NARRATIVE

This partition was done at the request of Burton and Ilene Hill. To accurately locate the Hill exterior I needed to subdivide Section 21. I use the location of the found Section corners as shown on Minor Partition number 20070025T as the basis for the Subdivision of Section 21. The deeds describe the property in the Northeast quarter of the Northwest quarter by aliquot parts and the portion that falls in the Southeast quarter of the Northeast quarter is described by meets and bounds, I placed the tract of land accordingly. This causes a jog in the East line of Parcel 3. All easements are shown on this plat with the exception of the easement listed in Deed Book 155 page 618, for a Spring and pipeline, no location or description is provided in this document. The easement also is listed on the Hill ownership North of the Highway, the Hills have stated the location as being on the Northerly Tract. Also the access easement described in Microfilm number 20065773 is for a roadway that does not exist and there is no description in the easement. The utility easement described in MF 20072436 is shown at its record position. There are no utility lines in this area. We create a utility easement approximately 150 South where the utility is located. We also create utility easement along the East line of Parcels 1 and 2 and through Parcel 2 to accommodate existing utility lines for which there is no current easement. I create Pond Paradise Road which is the 60 foot road right of way and cul-de-sac to be dedicated to the public, along the West property line as required. I create the three parcels as directed by Mr. and Mrs. Hill. I find no unusual conditions with this partition.

SURVEYOR'S EXACT COPY STATEMENT

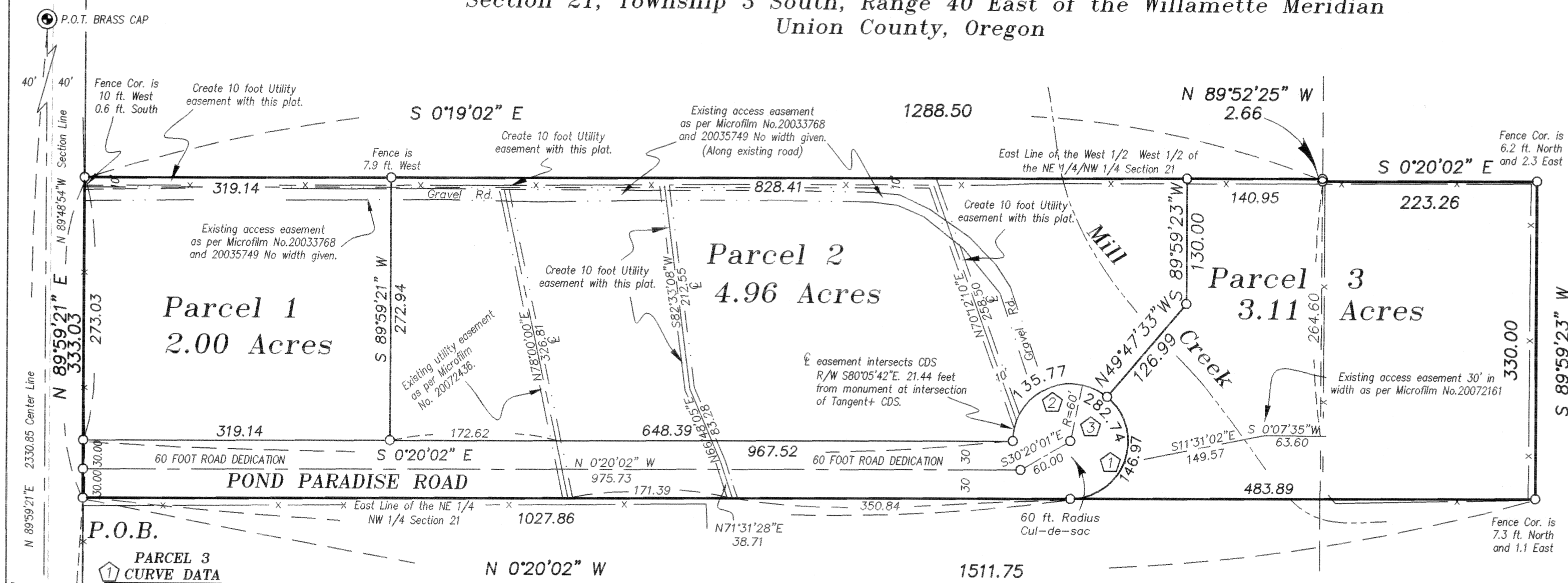
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20090021T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D086-D087 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010



PARCEL 3 CURVE DATA
 $\Delta = 140^{\circ}20'43''$
 $L = 146.97$
 $R = 60.00$
 $Tan = 166.41$
 $LC = 112.89$
 $S 70^{\circ}30'28'' E$

PARCEL 2 CURVE DATA
 $\Delta = 129^{\circ}39'13''$
 $L = 135.77$
 $R = 60.00$
 $Tan = 127.66$
 $LC = 108.60$
 $N 25^{\circ}30'22'' W$

OVERALL CURVE DATA
 $\Delta = 270^{\circ}00'00''$
 $L = 282.74$
 $R = 60.00$
 $Tan = 60.00$
 $LC = 84.86$
 $N 44^{\circ}40'06'' E$

SECTION BREAK



SCALE: 1"=1000'

Oregon State Highway No. 237

Major Partition No. 20090081T

Situated in the East Half of the Northwest quarter of
Section 21, Township 3 South, Range 40 East of the Willamette Meridian
Union County, Oregon

Microfilm Number 20094548T
Plat Cabinet Number D084-D087

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and
platted the land within this Partition, situated in the East Half of the Northwest quarter
of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, Union County,
Oregon, the exterior of which being more particularly described as follows,

Beginning at a point on the South Right of Way line of Oregon State Highway 237, Said
Point being South 88°17'29" East, a distance of 1333.00 feet, from the Northwest corner of
said Section 21,

Thence; North 89°59'21" East, along said South right of way line, a distance
of 333.03 feet,

Thence; South 0°19'02" East, a distance of 1288.50 feet, to the South line of the Northeast
quarter of the Northwest quarter of said Section 21,

Thence; North 89°52'25" West, along said South line, a distance of 2.66 feet,

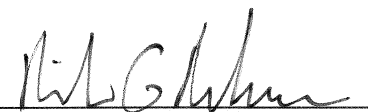
Thence; South 0°20'02" East, a distance of 223.26 feet,

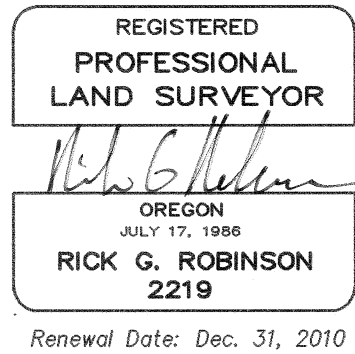
Thence; South 89°59'23" West, a distance of 330.00 feet to the West line of said Northeast
quarter of the Northwest quarter of Section 21,

Thence; North 0°20'02" West along said West line, a distance of 1511.75 feet, to the Point
of Beginning of this description.

Said tract containing 11.54 Acres

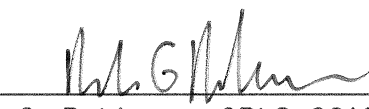
I further certify that I made this survey and plat by order of and under the direction of
the owners thereof, and that the Parcel corners and boundary corners are marked with
monuments as indicated on the annexed plat in accordance with the provisions of O.R.S.
92.050 and 92.060.


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



SURVEYOR'S EXACT COPY STATEMENT

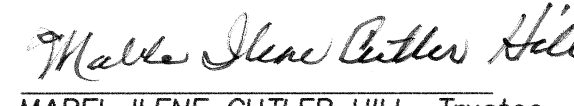
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify
that I am the Surveyor who prepared the Plat, and that the annexed tracing is an
exact copy of said Partition Plat as the same is on file in UNION COUNTY
Cabinet Number D084-D087 of the Plat Records of UNION COUNTY, and said
exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that BURTON JOSEPH HILL and MABEL
ILENE CUTLER HILL as trustees of the B & I HILL Trust executed the 7th
day of February, 1997, are the owners of the land within this Major
Partition, said land being more particularly described in the accompanying
Surveyor's Certificate, and have caused the same to be surveyed as shown
on the annexed map. We create the 10 foot wide utility easements as
shown on accompanying map, and do for ourselves, our heirs and assigns,
hereby dedicate, donate and convey to the public use forever, the 60 foot
wide roadway and cul-de-sac along the West property line, as defined on
the annexed map, and do also create the 10 foot utility Easements as
shown on the annexed map, in accordance with the provisions of O.R.S.
Chapter 92.


BURTON JOSEPH HILL, Trustee
of the B & I HILL TRUST



MABEL ILENE CUTLER HILL, Trustee
of the B & I HILL TRUST

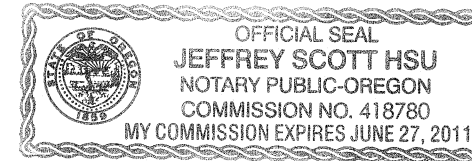
NOTE:

The Parcels on this plat were created as a result of a State Measure 49
claim State Election Number E 118631 Final Order and Home Site
Authorization.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union SS
Know all these people by these presents, on this 5 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, as
trustees of the B & I HILL 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.


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 17 day of April, 2009.

by 
Richard A. Shaver, Wallowa County Surveyor
for the 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 ~~2008-2009~~ ²⁰⁰⁹⁻²⁰¹⁰ 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  Date: 5/4/09 11-4-09
Linda L. Hill, Union County Assessor/Tax Collector

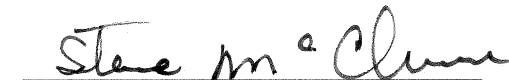
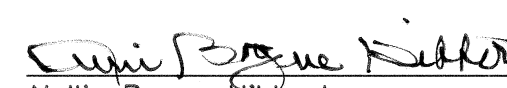
Union County Planning Department

Approved this 8th day of December, 2009.


Hawley Jenkins II
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 16th day of December, 2009.


Steve McClure

Nellie Bogue Hibbert


Mark D. Davidson

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union SS

I do hereby certify that the attached partition plat was received for
record on the 16th day of December, 2009, at 09:15 o'clock A.M.
and filed in Plat Cabinet No. D084-D087 Union County records.
Microfilm No. 20094548T.

Robin A. Church
Union County Clerk by , Deputy