

Major Partition Plat No. 20110008T

Situated in Sections 16 and 17 of Township 2 South, Range 40 East of the Willamette Meridian

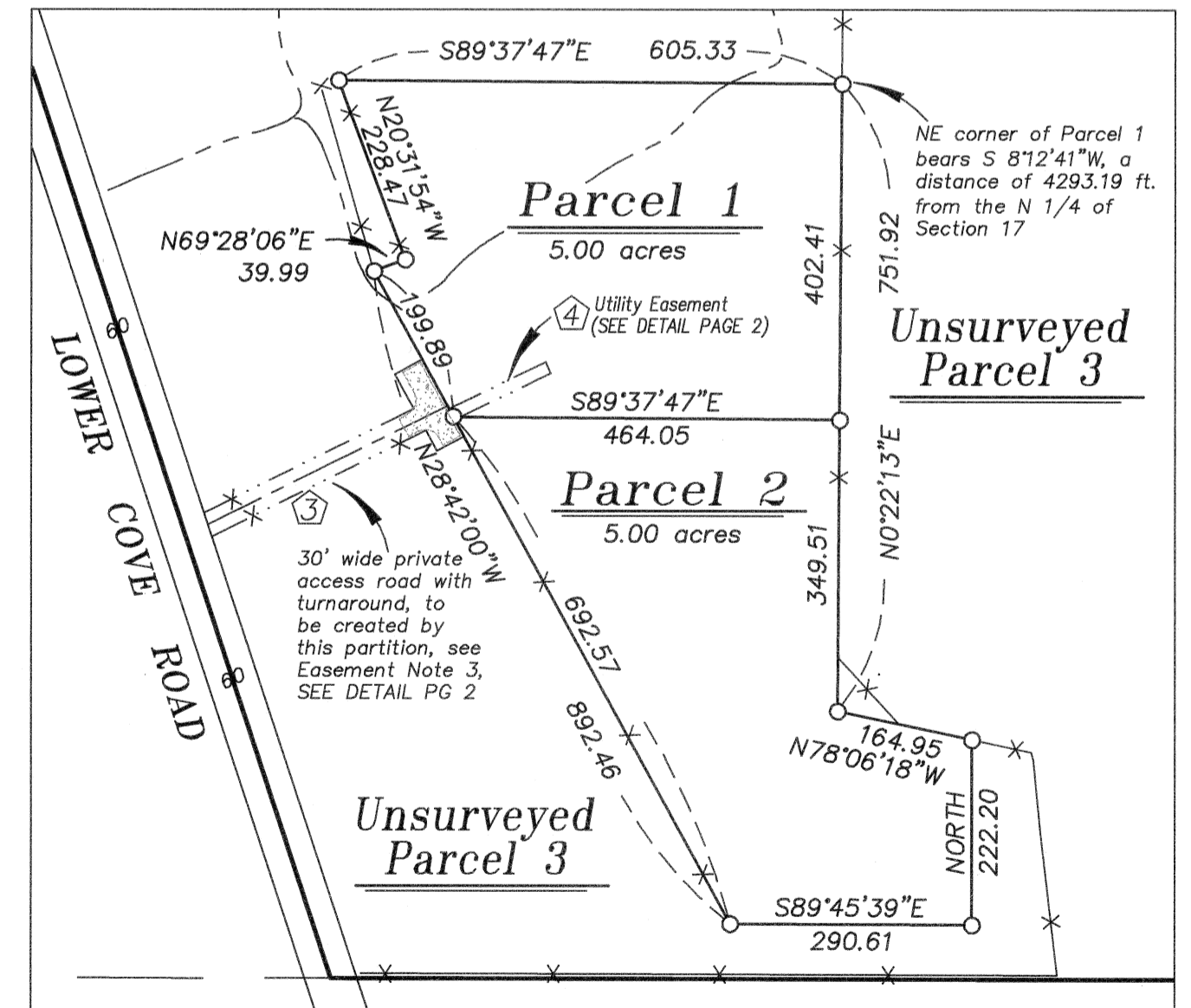
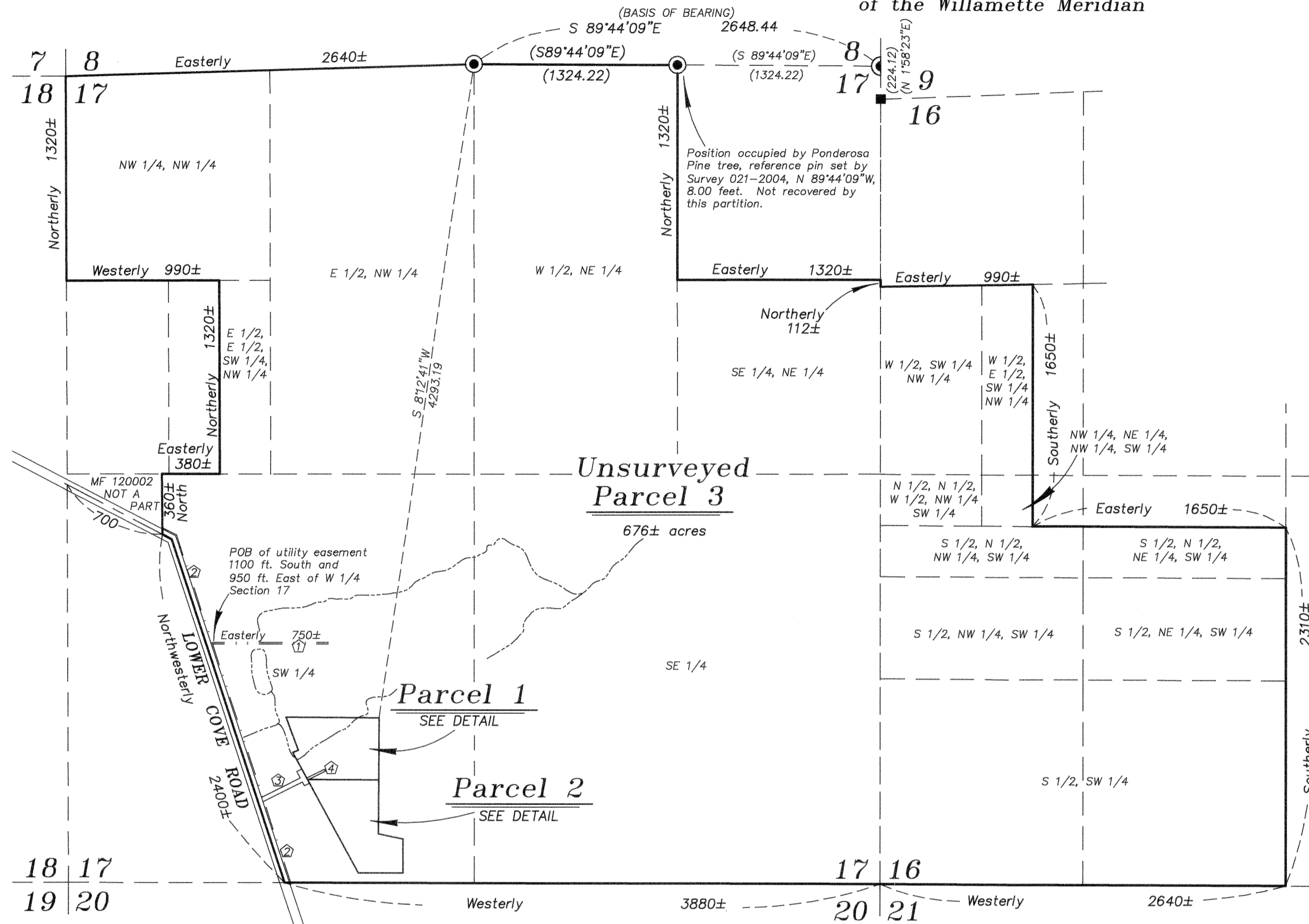
BASIS OF BEARING

The North line of the Northeast quarter of Section 17, Township 2 South, Range 40 East of the Willamette Meridian being South 89°44'09" East, as per Survey Number 021-2004

SCALE: 1"=600'

LEGEND

- Found 2 1/2" aluminum monument, marked as per Union County Monumentation Records, set by Survey Number 021-2004
- ⊕ Found 2 1/2" aluminum monument, marked as per Union County Monumentation Record 037-2004R
- Monument of record, set by Survey Number 74-81, not recovered this partition
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement line
- - - Centerline
- - - Creek or Pond
- () Record measurement as per Survey Number 021-2004
- ⊙ Utility Pole



DETAIL SCALE: 1"=200'

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 114-73
Survey Number 74-81
Survey Number 021-2004

DEED REFERENCES
Book 116, Page 21
Microfilm Document Number 29992
Microfilm Document Number 120022
Microfilm Document Number 129227

Partition Plat Report No. 10-21106, dated July 19, 2010 prepared by Eastern Oregon Title, Inc.

NOTES AND EASEMENTS

- ① Right of way easement for utilities, granted to California-Pacific Utilities Company by Microfilm Document No. 29992 over a strip 10 feet in width. Shown on plat as described, however description uses verbiage 'all as staked and/or located on the ground'. Accurate placement not possible without benefit of survey.
- ② Right of way easement for utilities, granted to California-Pacific Utilities Company by Book 116, Page 21, over a strip of land, 8 ft. wide, on East and North side of road.
- ③ Non-exclusive easement for ingress, egress and utilities, created by this plat. See Detail on Page 2.
- ④ 15 ft. wide utility easement, created by this plat. See Detail Page 2.

NARRATIVE

This partition was done at the request of Ed and Chris Hoofnagle, owners of the land within. This was approved by Oregon Department of Land Conservation and Development Measure 49 Final Order and Home Site Authorization E133482. The parcel lines were placed at the direction of the Hoofnagles. Parcel 3 is an UNSURVEYED parcel. No section break was completed as part of this partition and section lines shown are approximate. 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. 20110008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number DIS3-DIS4 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, 2012

Major Partition Plat No. 20110008T

Situated in Sections 16 and 17 of Township 2 South, Range 40 East of the Willamette Meridian

Microfilm Number 2011432T
Plat Cabinet Number D153-D154

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed the exterior of Parcels 1 and 2 and platted UNSURVEYED Parcel 3 of this partition, being situated in Sections 16 and 17, Township 2 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows;

Section 16: The South half of the Southwest quarter,
The South half of the Northeast quarter of the Southwest quarter,
The South half of the North half of the Northeast quarter of the Southwest quarter,
The West half of the Southwest quarter of the Northwest quarter,
The West half of the East half of the Southwest quarter of the Northwest quarter,
The South half of the Northwest quarter of the Southwest quarter,
The South half of the North half of the Northwest quarter of Southwest quarter,
The North half of the North half of the West half of the Northwest quarter of the Southwest quarter, and
The Northwest quarter of the Northeast quarter of the Northwest quarter of the Southwest quarter

Section 17: The West half of the Northeast quarter,
The Southeast quarter of the Northeast quarter,
The Southeast quarter,
The East half of the Northwest quarter,
The Northwest quarter of the Northwest quarter,
The East half of the East half of the Southwest quarter of the Northwest quarter,
All that portion of the Southwest quarter of Section 17 lying Northeasterly of the centerline of Lower Cove Road, EXCEPTING THEREFROM a portion of that land conveyed to Dennis G. and Linda C. Wilkinson by Microfilm Document No. 120022, records of Union County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section;
Thence: South along the West line of said Southwest quarter to a point on the centerline of Lower Cove Road;
Thence: Southeasterly along said centerline of the road, 700 feet,
Thence: North to the North line of the Southwest quarter,
Thence: West along the North line of said Southwest quarter to the Point of Beginning.

Subject to the rights of the public in Lower Cove Road.

Containing 686 acres, more or less, excluding County Road right of way.

I further certify that I made this plat by order of and under the direction of owners thereof, and that the corners of Parcels 1 and 2 are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson
OREGON JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2012

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
La Grande OR 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. 20110008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D153-D154 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

DECLARATION

Know all people by these presents that EDWIN B. HOOFNAGLE and CHRISTINE E. HOOFNAGLE, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the exterior of Parcels 1 and 2 to be surveyed and platted and Unsurveyed Parcel 3 to be platted, and do hereby create the 30 ft. non-exclusive easement for ingress, egress and utilities with turnaround for the benefit of Parcels 1 and 2, and the 15 ft. wide utility easement over and across Parcels 2 and 3 of this partition as shown on the annexed plat, in accordance with the provisions of ORS Chapter 92.

Edwin B. Hoofnagle
EDWIN B. HOOFNAGLE
Christine E. Hoofnagle
CHRISTINE E. HOOFNAGLE

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 4th day of May, 2011, before me a Notary Public in and for said State and County, personally appeared EDWIN B. HOOFNAGLE and CHRISTINE E. HOOFNAGLE 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.

Kristin Walker
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Planning Department

Approved this 5th day of May, 2011.

Hapley Jenkins II
Hapley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 3rd day of May, 2011.

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 2010-2011 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: 5/4/11
Linda L. Hill, Union County Assessor/Tax Collector

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 5th day of May, 2011, at 9:08 o'clock A.M., and recorded in Plat Cabinet No. D153-D154 Union County records. Microfilm Number 2011432T

Union County Clerk by *Shirley Kenworthy*, Deputy

