

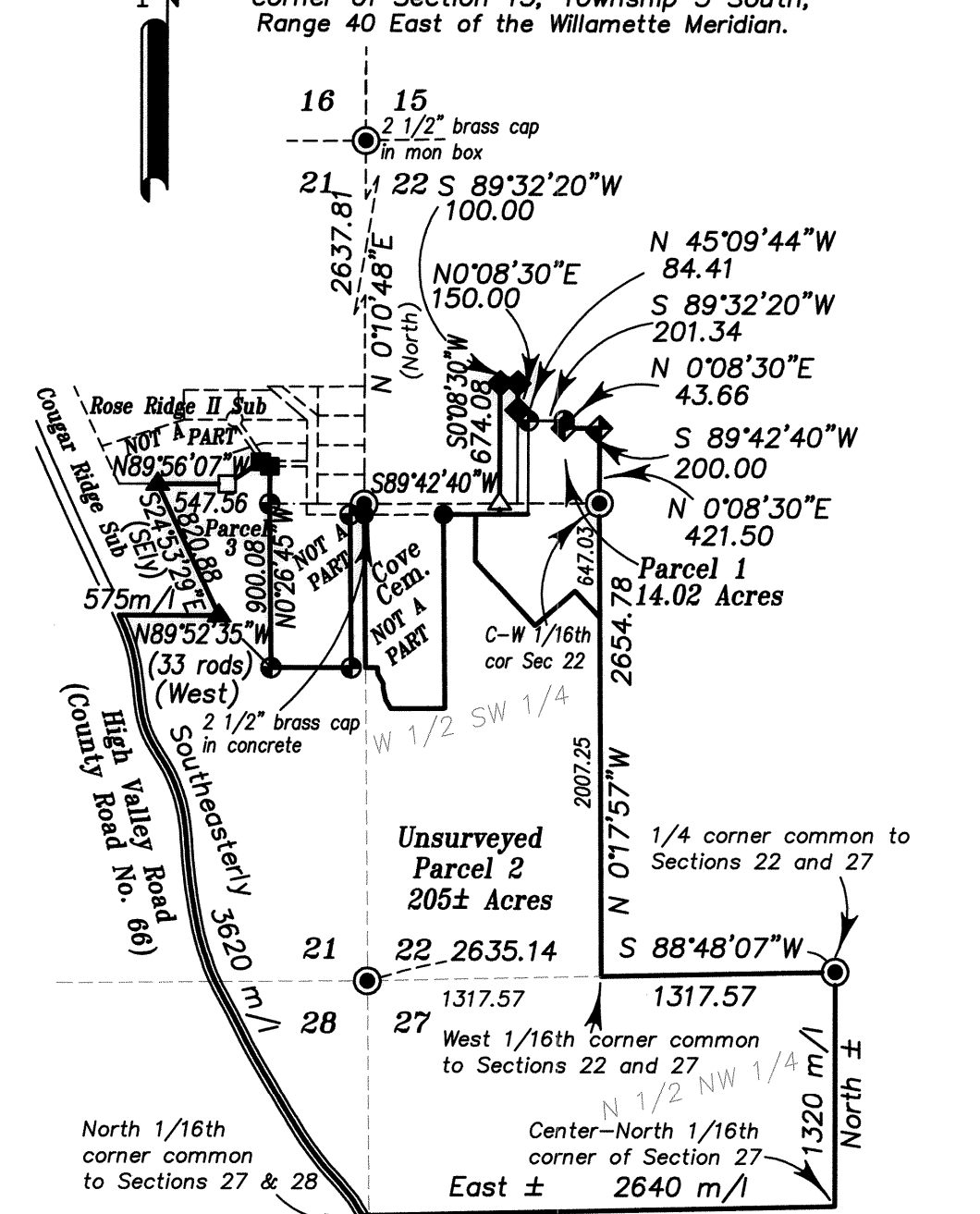
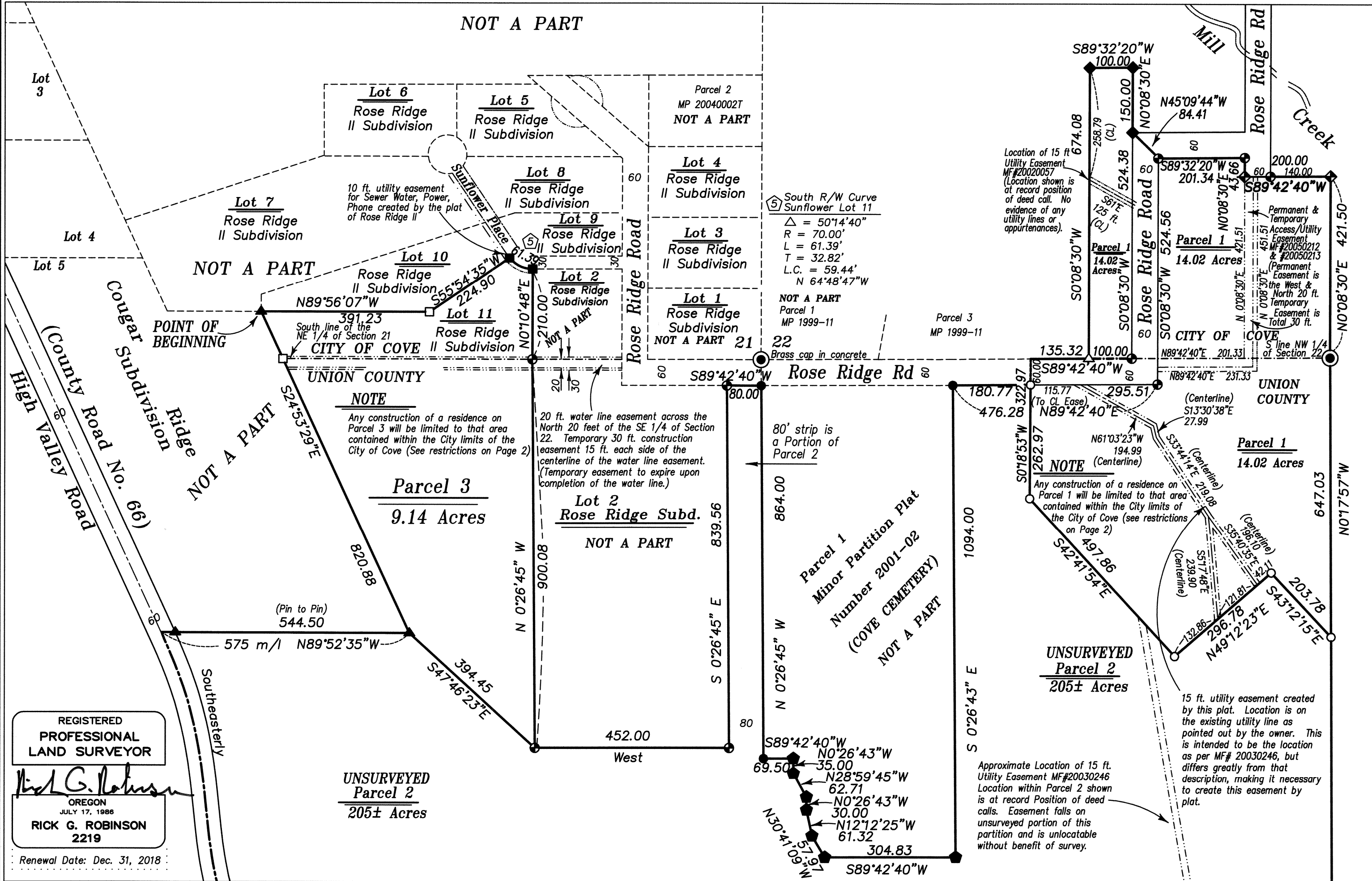
Partition Plat Number 20170009T

A Replat of Parcels 1 and 2 of Minor Partition Plat No. 20080003T, and Lot 11 of Rose Ridge II Subdivision situated in the East half of Section 21, the West half of Section 22, the Northwest quarter of Section 27, and the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20171172T
Plat Cabinet Number D386-D387

BASIS OF BEARING

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



TOTAL PARTITION SCALE 1"=1000'

LEGEND

- Found aluminum monument as per Union County Monumentation Records (unless otherwise described)
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 11-84
- ◇ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1998-20
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-11
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2001-02
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20070025T
- ▲ Found 5/8" iron pin with plastic cap marked "APA" set by the plat of Cougar Ridge Subdivision
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 021-2007
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 005-2017
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Rose Ridge II Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement line
- Creek, Pond or Ditch
- Centerline

PARCELS 1 and 3 DETAIL SCALE 1"=400'

NARRATIVE

This partition was done at the request of John Robinson. This partition replats Lot 11 of Rose Ridge II Subdivision and Parcels 1 and 2 of partition plat 20080003T. Lot 11 and Parcel 1 is adjusted into the County from the original configuration, decreasing the area within unsurveyed Parcel 2. There are restrictions as to building a residence on these parcels. Much of the exterior of this partition has been monumented by previous partitions and subdivisions as shown. I accept the placement of those monuments. I place the location of Parcels 1 and 2 at the direction of Mr. Robinson. The easements created by this plat were also done at his direction. 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. 20170009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D386-D387 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

REFERENCE MATERIAL

- Union County Monumentation Records
Survey Number 11-84
Survey Number 031-1995
Survey Number 021-2007
Survey Number 005-2017
- Minor Partition Plat Number 1998-20
Minor Partition Plat Number 1999-11
Minor Partition Plat Number 2001-02
Major Partition Plat Number 20040002T
Major Partition Plat Number 20070025T
Minor Partition Plat Number 20080003T
- Plat of Cougar Ridge Subdivision
Plat of Rose Ridge Subdivision
Plat of Rose Ridge II Subdivision
- DEED REFERENCES
Volume 142 Page 427
Microfilm Number 120832
Microfilm Number 20020057
Microfilm Number 20030246
Microfilm Number 20050211-20050016
Survey Report Number 17-28587
dated March 28, 2017 prepared by Eastern Oregon Title Company

Partition Plat Number 20170009T

Plat Cabinet No. D386-D387
Microfilm No. 20171172T

A Replat of Parcels 1 and 2 of Minor Partition Plat No. 20080003T, and Lot 11 of Rose Ridge II Subdivision situated in the East half of Section 21, the West half of Section 22, the Northwest quarter of Section 27, and the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly platted Parcel 2, and surveyed and marked with proper monuments, the land represented as Parcels 1 and 3 on the attached Partition map in accordance with O.R.S. Chapter 92, said partition being a replat of Parcels 1 and 2 of Minor Partition Plat Number 20080003T and Lot 11 of Rose Ridge II Subdivision, situate in the East half of Section 21, the West half of Section 22, the Northwest 1/4 of Section 27, and the Northeast quarter of Section 28, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Northwest corner of Lot 11 of Rose Ridge II Subdivision, recorded on microfilm number 20090043T and stored in plat cabinet D in slides 041 and 042 of the plat records of Union County, Oregon, said point also being the Northeasterly corner of Lot 5 of Cougar Ridge Subdivision, recorded on microfilm number 20065757T and stored in plat cabinet C in slides 839, 840 and 841 of the plat records of Union County, Oregon,

Thence; South 24°53'29" East, along the East line of said Lot 5, a distance of 820.88 feet, to an exterior corner of said Lot 5,

Thence; South 89°52'35" East, along the South line of said Lot 5, 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 1317.57, 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 200.00 feet,

Thence; North 0°08'30" East, a distance of 43.66 feet, to the South right of way line of Rose Ridge Road,

Thence; South 89°32'20" West, along said South line, a distance of 201.34 feet,

Thence; North 45°09'44" West, a distance of 84.41 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, said line also being the North right of way line of Rose Ridge Road,

Thence; South 89°42'40" West, along said North line, a distance of 135.32 feet,

Thence; South 0°18'53" West, a distance of 60.00 feet, to the South right of way line of Rose Ridge Road,

Thence; South 89° 42'40" West, along said South line, a distance of 180.77 feet, to the Northeast corner of Parcel 1 of Minor Partition Plat Number 2001-02,

Thence South 0°26'43" East, along the exterior of said Parcel 1, a distance of 1094.00 feet, to an angle point in said exterior,

Thence South 89°42'40" West, a distance of 304.83 feet,

Thence North 30°41'09" West, a distance of 57.97 feet,

Thence North 12°12'25" West, a distance of 61.32 feet,

Thence North 0°26'43" East, a distance of 30.00 feet,

Thence North 28°59'45" West, a distance of 62.71 feet,

Thence North 0°26'43" West, a distance of 35.00 feet, to the South line of said Parcel 1,

Thence South 89°42'40" West, along said South line, a distance of 69.50 feet, to the Southwest corner of said Parcel 1,

Thence North 0°26'45" West, along the West line of said Parcel 1, a distance of 864.00 feet, to the Northwest corner of said Parcel 1, said point being on the South right of way line of Rose Ridge Road,

Thence South 89°42'40" West, along said South line, a distance of 80.00 feet, to the Northeast corner of Lot 2 of Rose Ridge Subdivision,

SURVEYOR'S CERTIFICATE (Cont.)

Thence; South 0°26'45" East, along the East line of said Lot 2, a distance of 839.56 feet, to the Southeast corner of said Lot 2,

Thence; West, along the South line of said Lot 2, a distance of 452.00 feet, to the Southwest corner of said Lot 2,

Thence; North 0°26'45" West, along the West line of said Lot 2, a distance of 900.08 feet, to an angle point in said West line, said point being on the South line of the Northeast quarter of said Section 21, said point also being the Southeast corner of Lot 11 of Rose Ridge II Subdivision,

Thence; North 0°10'48" East, along the East line of said Lot 11, a distance of 210.00 feet, to the Northeast corner of said Lot 11, said point being on the South right of way line of Sunflower Place, said point also being the Point of Curvature of a 70.00 ft. radius curve to the right,

Thence; Northwesterly, along said right of way line and around said curve, a distance of 61.39 feet, (Long Chord bears North 64°48'47" West, a distance of 59.44 feet), to the most Northerly corner of said Lot 11,

Thence; South 55°54'35" West, along the Northerly line of said Lot 11, a distance of 224.90 feet, to an angle point in said North line,

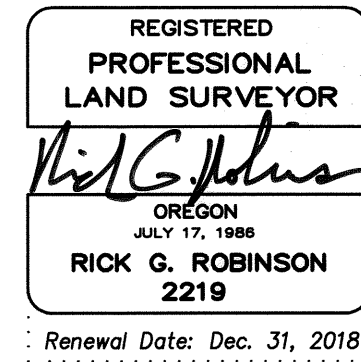
Thence; North 89°56'07" West, along said Northerly line, a distance of 391.23 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM Rose Ridge Road

Said tract containing approximately 228 Acres

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)

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



DECLARATION

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 10, 2000, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused Parcels 1 and 3 to be surveyed and partitioned and Parcel 2 to be platted into the parcels shown on the annexed map, and do hereby create the 15 ft. utility easement across a portion of Parcel 2, for the use and benefit of Parcel 2, and hereby place the restrictions listed below on the parcels within this partition, in accordance with the provisions of O.R.S. Chapter 92.

John W. Robinson Trustee
JOHN W. ROBINSON, Trustee
of the John W. Robinson and
Cheryl S. Robinson Family Trust

Cheryl S. Robinson Trustee
CHERYL S. ROBINSON, Trustee
of the John W. Robinson and
Cheryl S. Robinson Family Trust

RESTRICTIONS

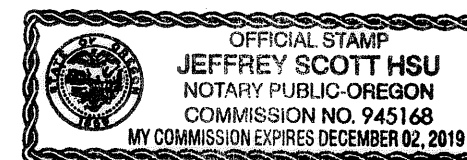
Parcels 1 and 3 of this partition cannot be divided unless the portion in the County is boundary line adjusted with other property in the County. A dwelling can only be established on that portion in the City of Cove's jurisdiction and the dwelling will need to meet the City of Cove development requirements.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 11 day of APRIL, 2017, 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.

Jeffrey Scott Hsu
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 7 day of APRIL, 2017.

by Richard A. Shaver
Richard A. Shaver, Wallowa County Surveyor
for the Union County Surveyor

Union County Planning Department

Approved this 11 day of April, 2017.

Scott Hartell
Scott Hartell
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 2016-2017 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 Cody Vavra Date: 4-11-17
Cody Vavra, Union County Assessor/Tax Collector

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached partition plat was received for record on the 11th day of APRIL, 2017, at 3:30 o'clock P. M. and filed in Plat Cabinet No. D386-D387, Union County records. Microfilm No. 20171172T.

Robin A. Church
Union County Clerk

by Ramona Campbell, DEPUTY CLERK