

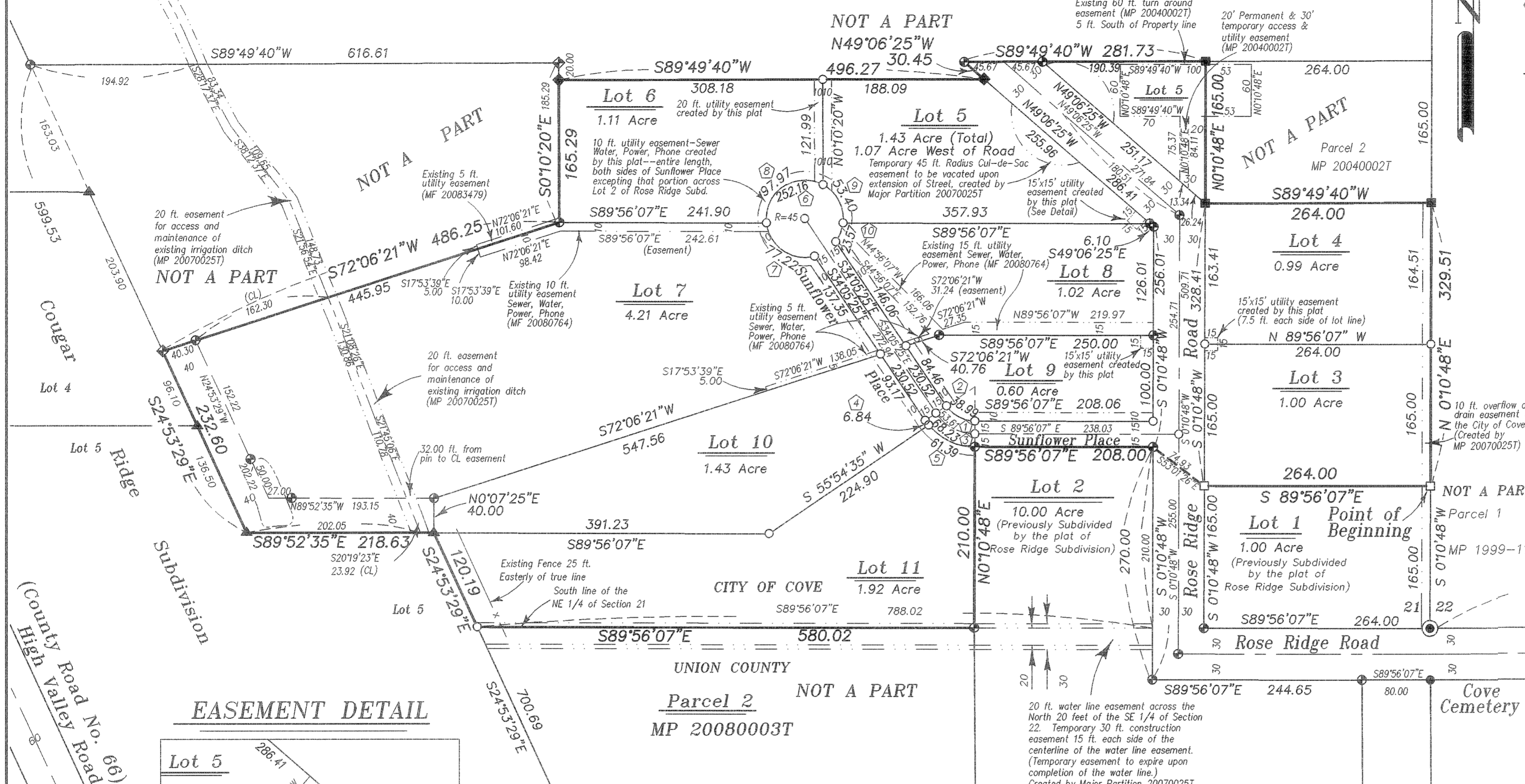
ROSE RIDGE II SUBDIVISION

A Subdivision of Parcel 1 Major Partition Plat Number 20070025T,
and a portion of Parcel 3 of Minor Partition Plat No. 20080003T,
Situated in the Northeast quarter of Section 21,
Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20090043T
Plat Cabinet Number D041-D042
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'



REFERENCE MATERIAL

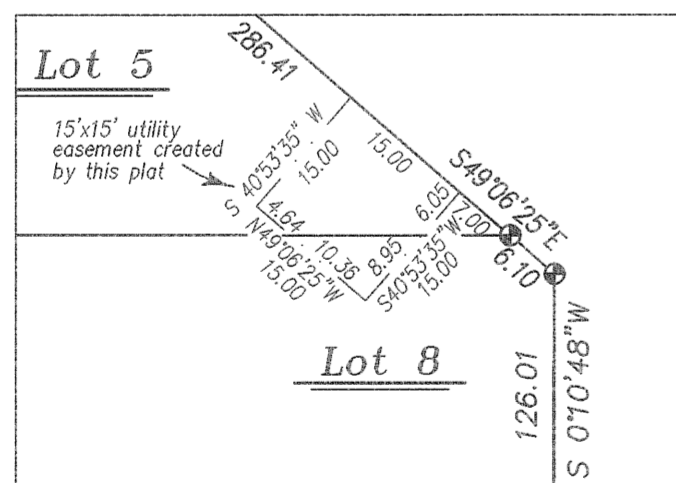
- Union County Monumentation Records
 Survey Number 64-78
 Survey Number 11-84
 Survey Number 031-1995
 Survey Number 005-2008
 Survey Number 031-2008
 Minor Partition Plat Number 1998-20
 Minor Partition Plat Number 1999-11
 Minor Partition Plat Number 2001-02
 Major Partition Plat Number 20040002T
 Major Partition Plat Number 20070025T
 Minor Partition Plat Number 20080003T
 Plat of Cougar Ridge Subdivision
 Plat of Rose Ridge Subdivision
- DEED REFERENCES
 Volume 6 Page 103
 Volume 98 Page 31
 Volume 98 Page 165
 Volume 142 Page 427
 Microfilm Number 120832
 Microfilm Number 20020057
 Microfilm Number 20030246
 Microfilm Number 20050211-20050016
 Microfilm Number 20072979-20072980
 Microfilm Number 20080764
 Microfilm Number 20081129
 Microfilm Number 20081130

Survey Report Number 46652
 dated December 16, 2008 prepared by
 Abstract and Title Company

LEGEND

- Found aluminum monument as per Union County Monumentation Records (unless otherwise described)
- 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 "APA" set by Minor Partition Plat Number 20040002T
- ▲ 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 Major Partition Plat Number 20070025T
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 005-2008
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 031-2008
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Rose Ridge Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement line
- Creek, Pond or Ditch
- Centerline

EASEMENT DETAIL



CURVE DATA

<p>① Centerline Curve Midway Sunflower Δ = 55°50'41" R = 55.00' L = 53.61' T = 29.15' L.C. = 51.51' N 62°00'46"W</p>	<p>② North R/W Curve Midway Sunflower Δ = 55°50'41" R = 40.00' L = 38.99' T = 21.20' L.C. = 37.46' N 62°00'46"W</p>	<p>③ South R/W Curve Midway Sunflower Δ = 55°50'41" R = 70.00' L = 68.23' T = 37.10' L.C. = 65.56' N 62°00'46"W</p>	<p>④ South R/W Curve Sunflower Lot 10 Δ = 5°36'01" R = 70.00' L = 6.84' T = 3.42' L.C. = 6.84' N 36°53'26"W</p>	<p>⑤ South R/W Curve Sunflower Lot 11 Δ = 50°14'40" R = 70.00' L = 61.39' T = 32.82' L.C. = 59.44' N 64°48'47"W</p>
<p>⑥ Total Cul de sac Sunflower Place Δ = 321°03'27" R = 45.00' L = 252.16' T = 15.91' L.C. = 30.00' S 55°54'35"W</p>	<p>⑦ Lot 7 Cul de sac Sunflower Place Δ = 98°19'20" R = 45.00' L = 77.22' T = 52.06' L.C. = 68.09' N 55°27'29"W</p>	<p>⑧ Lot 6 de sac Sunflower Place Δ = 124°44'06" R = 45.00' L = 97.97' T = 85.96' L.C. = 79.73' N 56°04'15"E</p>	<p>⑨ Lot 5 Cul de sac Sunflower Place Δ = 67°59'18" R = 45.00' L = 53.40' T = 30.35' L.C. = 50.32' S 27°34'04"E</p>	<p>⑩ Lot 8 Cul de sac Sunflower Place Δ = 30°00'43" R = 45.00' L = 23.57' T = 12.06' L.C. = 23.30' S 21°25'57"W</p>

NARRATIVE

This subdivision was done at the request of John Robinson. Much of the exterior of this subdivision has been monumented by previous partitions and subdivisions as shown. I accept the placement of those monuments. I place the location of the Lots at the direction of Mr. Robinson. As per ORS Chapter 92, the lot numbers start at 3, in order to maintain continuity with Rose Ridge Subdivision, a 2 lot subdivision previously filed. The easements created by this plat were also done at his direction, and as requested by the governing bodies. The easements granted to Oregon Trail Electric Consumers Cooperative, Inc., deed microfilm numbers 20081129 and 20081130 are written at a bearing and distance from the East 1/4 corner of Section 21. The easement described in MF #20081129 falls within the right of way of Rose Ridge Road, near the angle point at the Southwest corner of Parcel 2 of Minor Partition Plat Number 20040002T. The easement described in MF #20081130 runs Westerly through Lots 1 and 2 of the original Rose Ridge Subdivision, and then calls "450 feet to the end point" with no bearing given. Since the descriptions for these easements either don't cover the locations of the actual improvements, or are written in a manner that they are unlocatable, we create 15 ft. easements centered around the existing transformers. This affects Lots 3, 4, 5, 8 and 9. The remaining lines fall within the right of way of Rose Ridge Road. I find no other unusual conditions on this subdivision.

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 of Rose Ridge II Subdivision, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D041-D042 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1986
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson, OPLS 2219

ROSE RIDGE II SUBDIVISION

A Subdivision of Parcel 1 Major Partition Plat Number 20070025T, and a portion of Parcel 3 of Minor Partition Plat No. 20080003T, Situated in the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20090043T
Plat Cabinet Number D041-D042

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and platted the land within this subdivision, being a subdivision of Parcel 1 of Major Partition Plat Number 20070025T and a portion of Minor Partition Plat Number 20080003T, being situated in the Northeast quarter of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Northeast corner of Lot 1 of Rose Ridge Subdivision,

Thence; North 0°10'48" East, along the East line of said Section 21, a distance of 329.51 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 the Northeasterly corner of Parcel 3 of Minor Partition Plat Number 20080003T,

Thence; South 89°49'40" West, along the North line of said Partition Plat, a distance of 281.73 feet, to the West right of way line of Rose Ridge Road,

Thence; South 49°06'25" East, along said West line, a distance of 30.45 feet,

Thence; South 89°49'40" West, parallel with the North line of said Parcel 3, a distance of 496.27 feet,

Thence; North 0°10'20" East, a distance of 165.29 feet, to an angle point in the North line of Parcel 1 of Major Partition Plat Number 20070025T,

Thence; South 72°06'21" West, along said North line, and its' Southwesterly prolongation, a distance of 486.25 feet, to the West line of Parcel 3 of Minor Partition Plat Number 20080003T, said line also being the to the East line of Cougar Ridge Subdivision,

Thence; South 24°53'29" East, along said East line, a distance of 232.60 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 120.19 feet, to the Southwest corner of Parcel 3 of Minor Partition Plat Number 20080003T,

Thence; South 89°56'07" East, along the South line of said Parcel 3, said line also being the South line of the Northeast quarter of said Section 21, a distance of 580.02 feet, to the West line of Lot 2 of Rose Ridge Subdivision,

Thence; North 0°10'48" East, along said West line, a distance of 210.00 feet, to the Northwest corner of said Lot 2,

Thence; South 89°56'07" East, along the North line of said Lot 2, a distance of 208.00 feet, to the Northeast corner of said Lot 2,

Thence; South 53°01'26" East, a distance of 74.93 feet, to the Northwest corner of Lot 1 of Rose Ridge Subdivision,

Thence; South 89°56'07" East, a distance of 264.00 feet, to the Point of Beginning of this description.

Subject to the rights of the public in Rose Ridge Road as dedicated by Major Partition Plat Number 20070025T

Said tract containing 14.98 Acres including road rights of way

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the Lot 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
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue,
LaGrande, Oregon 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2010

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 JEFFERY DALE HINES and ROBERT NELSON HINES are the owners of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and subdivided into the Lots shown on the annexed map, and do hereby create the utility easements shown on the annexed map, at the location and for the use specified, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all land within Sunflower Place, 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

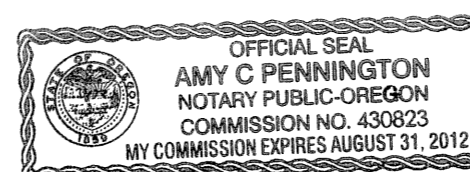
Jeffery Dale Hines
JEFFERY DALE HINES

Robert Nelson Hines
ROBERT NELSON HINES

ACKNOWLEDGMENTS

State of Oregon SS
County of Union
Know all these people by these presents, on this 22nd day of December, 2008, 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.

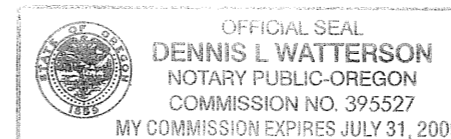
Amy C. Pennington
Notary Public for
the State of Oregon



Notarial Seal

State of Oregon SS
County of Union
Know all these people by these presents, on this 30th day of DECEMBER, 2008, before me a Notary Public in and for said State and County, personally appeared JEFFERY DALE HINES and ROBERT NELSON HINES, 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.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notarial Seal

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 of Rose Ridge II Subdivision, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D041-D042 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

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 17 day of DECEMBER, 2008.

by Richard A. Shaver
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 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: 1/6/09
Linda L. Hill, Union County Assessor/Tax Collector

CITY OF COVE

Approved this 6th day of January, 2009.

James C. Lundy
James C. Lundy, Mayor

UNION COUNTY COMMISSION

Approved this 7th day of JANUARY, 2009.

Steve McClure Nellie Bogue Hibbert
Steve McClure Nellie Bogue Hibbert

Mark D. Davidson
Mark D. Davidson

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 7th day of January, 2009, at 9:30 o'clock A.M. and filed in Plat Cabinet No. D041-D042, Union County records. Microfilm No. 20090043T.

Robin A. Church
Union County Clerk, by Lisa Fisk, Deputy

COVENANTS AND RESTRICTIONS

The land within this plat is subject to the Covenants and Restrictions filed as microfilm numbers 20072979 and 20072980 of the Union County Deed records.