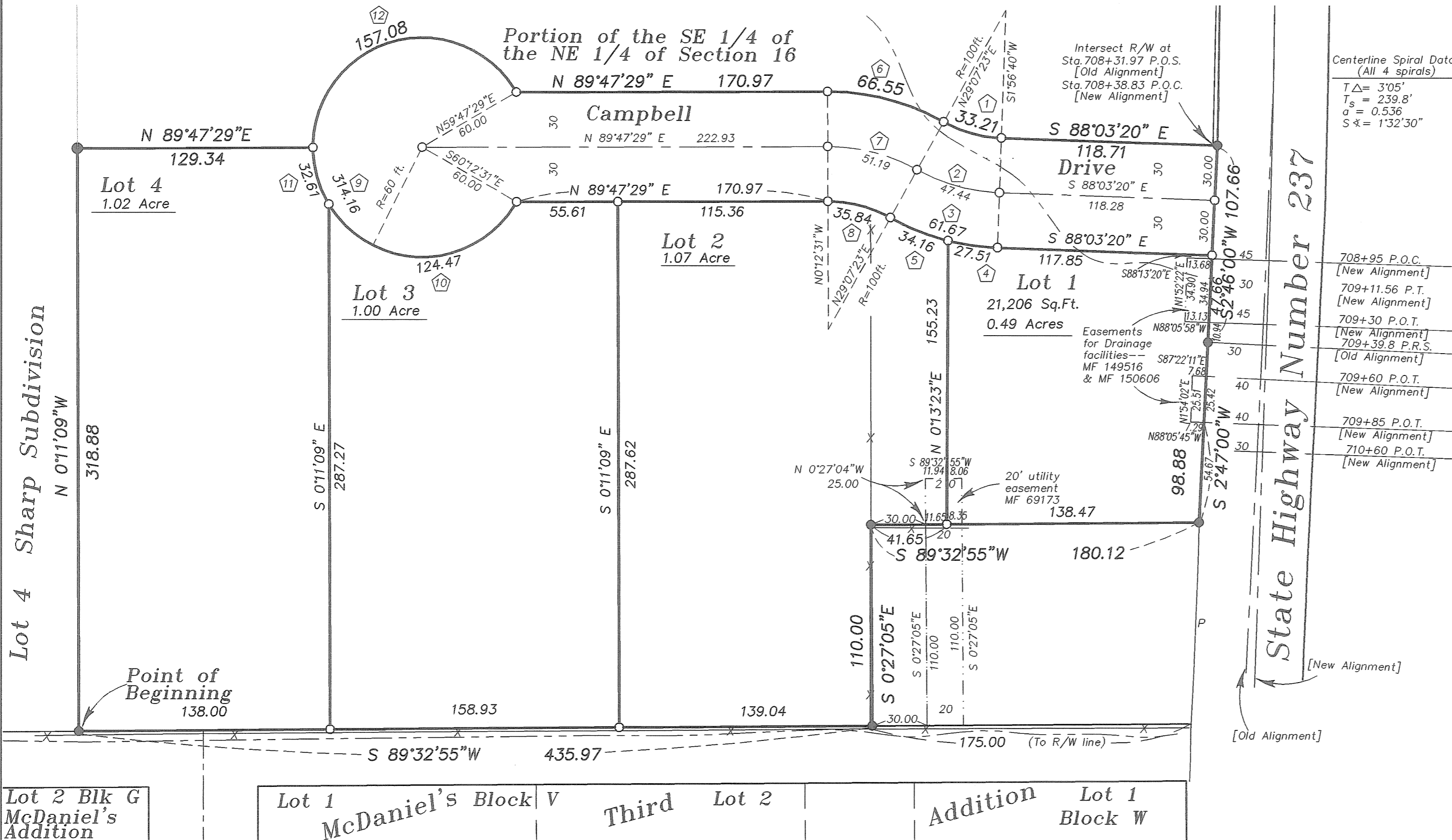


# Campbell Subdivision

Situated in the Southeast quarter of the Northeast quarter of Section 16,  
Township 3 South, Range 40 East of the Willamette Meridian,  
Union County, Oregon.

Microfilm No. 200555407  
Plat Cabinet No. C792, C793



## 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"=50'

## REFERENCE MATERIAL

Survey Number 013-1986  
Survey Number 051-1993  
O.D.O.T. Drawing Number 5B-2-6  
O.D.O.T. Drawing Number 10B-4-6  
Plat of Sharp Subdivision

### DEED REFERENCES

Volume 97 Page 248  
Volume 98 Page 240  
Volume 104 Page 416  
Volume 152 Page 266  
Microfilm Number 36635  
Microfilm Number 39049  
Microfilm Number 69173  
Microfilm Number 73653  
Microfilm Number 149516  
Microfilm Number 150606  
Microfilm Number 20011425  
Survey Report Number 43067 prepared by Abstract and Title Company, dated May 28, 2004

## LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 051-1993
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- × × Existing fence line
- ~ Creek

## NARRATIVE

This subdivision was done at the request of Larry and Karen Campbell. The purpose of the subdivision is to create the lots as shown. The original tentative approval for this subdivision was granted prior to the change from a 1 acre to 2 acre minimum zone for this area. A portion of Campbell Drive dedicated by this plat is in the ownership of the adjacent tract to the North of the Campbell tract. Those owners have joined in this plat to create the dedicated roadway. The exterior of the Campbell tract was monumented by survey number 051-1993. For a detailed narrative of the establishment of the tract, see that survey. Since the time of the 1993 survey, the fence along the Westerly line of this tract has been rebuilt to reflect the true property line. The adjacent tract has since been subdivided (Sharp Subdivision). I place the easements of record as per deed call as shown. I find no unusual conditions on this subdivision.

## Curve Data

- |   |   |   |
|---|---|---|
| <p>① North R/W East Curve<br/>Δ = 27°10'43"<br/>R = 70.00'<br/>L = 33.21'<br/>T = 16.92'<br/>L.C. = 32.89'<br/>S 74°27'58"E</p>     | <p>② Centerline East Curve<br/>Δ = 27°10'43"<br/>R = 100.00'<br/>L = 47.44'<br/>T = 24.17'<br/>L.C. = 46.99'<br/>S 74°27'58"E</p>   | <p>③ South R/W East Curve<br/>Δ = 27°10'43"<br/>R = 130.00'<br/>L = 61.67'<br/>T = 31.42'<br/>L.C. = 61.09'<br/>S 74°27'58"E</p>    |
| <p>④ East Curve N line Lot 1<br/>Δ = 12°07'21"<br/>R = 130.00'<br/>L = 27.51'<br/>T = 13.80'<br/>L.C. = 27.45'<br/>S 81°59'39"E</p> | <p>⑤ East Curve N line Lot 2<br/>Δ = 15°03'22"<br/>R = 130.00'<br/>L = 34.16'<br/>T = 17.18'<br/>L.C. = 34.06'<br/>S 68°24'18"E</p> | <p>⑥ North R/W West Curve<br/>Δ = 29°19'54"<br/>R = 130.00'<br/>L = 66.55'<br/>T = 34.02'<br/>L.C. = 65.83'<br/>S 75°32'34"E</p>    |
| <p>⑦ Centerline West Curve<br/>Δ = 29°19'54"<br/>R = 100.00'<br/>L = 51.19'<br/>T = 26.17'<br/>L.C. = 50.64'<br/>S 75°32'34"E</p>   | <p>⑧ South R/W West Curve<br/>Δ = 29°19'54"<br/>R = 70.00'<br/>L = 35.84'<br/>T = 18.32'<br/>L.C. = 35.45'<br/>S 75°32'34"E</p>     | <p>⑨ Total R/W Cul-De-Sac<br/>Δ = 300°00'00"<br/>R = 60.00'<br/>L = 314.16'<br/>T = 34.64'<br/>L.C. = 60.00'<br/>S 0°12'31"E</p>    |
| <p>⑩ Cul-De-Sac R/W Lot 3<br/>Δ = 118°51'46"<br/>R = 60.00'<br/>L = 124.47'<br/>T = 101.58'<br/>L.C. = 103.32'<br/>N 89°13'22"E</p> | <p>⑪ Cul-De-Sac R/W Lot 4<br/>Δ = 31°08'15"<br/>R = 60.00'<br/>L = 32.61'<br/>T = 16.72'<br/>L.C. = 32.21'<br/>S 15°46'37"E</p>     | <p>⑫ Total R/W Cul-De-Sac<br/>Δ = 150°00'00"<br/>R = 60.00'<br/>L = 157.08'<br/>T = 223.92'<br/>L.C. = 115.91'<br/>N 74°47'30"E</p> |

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2004

## 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 Campbell 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 C792, C793 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

# Campbell Subdivision

Microfilm No. 20055407  
Plat Cabinet No. C792, C793

Situated in the Southeast quarter of the Northeast quarter of Section 16,  
Township 3 South, Range 40 East of the Willamette Meridian,  
Union County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being situated in the Southeast quarter of the Northeast quarter of Section 16, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the Southeast corner of Lot 4 of Sharp Subdivision,

- Thence; North 0°11'09" West, along the East line of said Lot 4, a distance of 318.88 feet,
- Thence; North 89°47'29" East, a distance of 129.34 feet, to the Point of Curvature of a 60.00 ft. radius curve right,
- Thence; Northeasterly around said curve right, a distance of 157.08 feet, (Long Chord bears North 74°47'30" East, a distance of 115.91 feet),
- Thence; North 89°47'29" East, a distance of 170.97 feet, to the Point of Curvature of a 130.00 ft. radius curve right,
- Thence; Southeasterly around said curve right, a distance of 66.55 feet, (Long Chord bears South 75°32'34" East, a distance of 65.83 feet), said point being the Point of Curvature of a 70 ft. radius curve left,
- Thence; Southeasterly around said curve right, a distance of 33.21 feet, (Long Chord bears South 74°27'58" East, a distance of 32.89 feet),
- Thence; South 88°03'20" East, a distance of 118.71 feet, to the Westerly right of way line of Oregon State Highway Number 237, as delineated by ODOT Drawing Number 5B-2-6, said point being at station 708+31.97 P.O.S.,
- Thence; Southwesterly along said right of way, which is 30 feet Westerly of the centerline spiral with an a value of 0.536, and an S angle of 1°32'30" (Long chord along right of way line is South 2°46'00" West, a distance of 107.66 feet, to the Point of Reverse Spiral, 30 feet Westerly of centerline station 709+39.8,
- Thence; Southwesterly along said right of way, which is 30 feet Westerly of the centerline spiral with an a value of 0.536, and an S angle of 1°32'30" (Long chord along right of way line is South 2°47'00" West, a distance of 98.88 feet,
- Thence; South 89°32'55" West, departing from said right of way, a distance of 180.12 feet,
- Thence; South 0°27'05" East, a distance of 110.00 feet, to the South line of the Northwest quarter of said Section 16, said line also being the North line of McDaniel's Third Addition to Cove, Oregon,
- Thence; South 89°32'55" West, along said South line, a distance of 435.97 feet, to the Point of Beginning of this description.

Said tract containing 4.35 Acres (189,493 Sq. Ft.)

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 the 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 and Blackman  
2006 Adams Avenue  
LaGrande, 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 Plat of Campbell 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 C792, C793 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## DECLARATION

Know all people by these presents that LARRY L. CAMPBELL and KAREN J. CAMPBELL, DEE WAYNE JOHNSON and MARY JANE JOHNSON 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 platted as shown on the annexed plat, and we do hereby donate, dedicate, and convey to public use forever, the land within Campbell Drive, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Larry L. Campbell  
LARRY L. CAMPBELL

Karen J. Campbell  
KAREN J. CAMPBELL

Dee Wayne Johnson  
DEE WAYNE JOHNSON

Mary Jane Johnson  
MARY JANE JOHNSON

Know all people by these presents that COMMUNITY BANK, an Oregon Corporation, by virtue of deed microfilm number 20011425, as filed in the office of the Union County Clerk, is a Deed of Trust holder on the land within this subdivision, and does hereby consent to said subdivision, and also to the street dedication created by this subdivision, in accordance with O.R.S. Chapter 92.

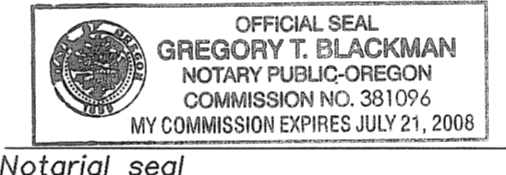
Mark J. ...  
Authorized representative of  
Community Bank

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 22<sup>nd</sup> day of June, 2004, before me a Notary Public in and for said State and County, personally appeared LARRY L. CAMPBELL and KAREN J. CAMPBELL, 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.

Gregory T. Blackman  
Notary Public for  
the State of Oregon

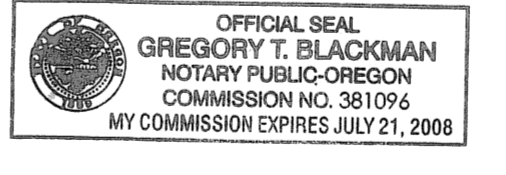


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 22<sup>nd</sup> day of June, 2004, before me a Notary Public in and for said State and County, personally appeared DEE WAYNE JOHNSON and MARY JANE JOHNSON, 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.

Gregory T. Blackman  
Notary Public for  
the State of Oregon

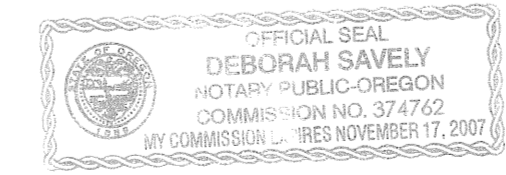


Notarial seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 23 day of June, 2004, before me a Notary Public in and for said County and State, personally appeared Marlene Greer who is known to me to be an authorized representative of COMMUNITY BANK, an Oregon Corporation, and who being duly sworn did say that they executed the same freely and voluntarily.

Deborah Savely  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### 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 ~~2003~~ 2004 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Goodenham Date: 8/25/05  
Patty Goodenham, Union County Assessor/Tax Collector  
*Linda L. Hill*

### Union County Planning Commission

Approved this 20<sup>th</sup> day of September, 2004<sup>5</sup>

Hanley Jenkins II  
Hanley Jenkins II  
Union County Planning Director

### Union County Surveyor

Approved this 23<sup>rd</sup> day of JUNE, 2004

by Wallowa County Surveyor Jack W. Burris  
Jack W. Burris

City of Cove  
Approved this 27<sup>th</sup> day of August, 2004  
Richard H. Thew  
Richard H. Thew, Mayor

## UNION COUNTY COMMISSION

Approved this 12<sup>th</sup> day of October, 2004<sup>5</sup>

Steve McClure  
Steve McClure

John E. Lamoreau  
John E. Lamoreau

Colleen MacLeod  
Colleen MacLeod

## FILING STATEMENT

### Union County Clerk

State of Oregon SS  
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 12<sup>th</sup> day of OCT, 2004, at 10:50 o'clock A.M., and recorded in Plat Cabinet No. C792, C793 Union County records. Microfilm Number 20055407

Union County Clerk by B. Nelson, Deputy