

SHARP SUBDIVISION

A subdivision of the South 1/2 of Lot 11 of COVE ORCHARD TRACTS, and the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 2026850
Plat Cabinet Number C681,682

REFERENCE MATERIAL

Plat of Cove Orchard Tracts
Plat of McDaniel's Addition to Cove
Plat of Metlen Subdivision
Survey Number 051-1993

DEED REFERENCES

Microfilm Number 996470
Microfilm Number 990665
Partition Plat Report Number 01-12175
Prepared by Eastern Oregon Title, Inc.

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 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 051-1993
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the plat of Metlen Subdivision
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- ~~~ Creek
- ⊙ Power Pole
- P — Overhead Power Line

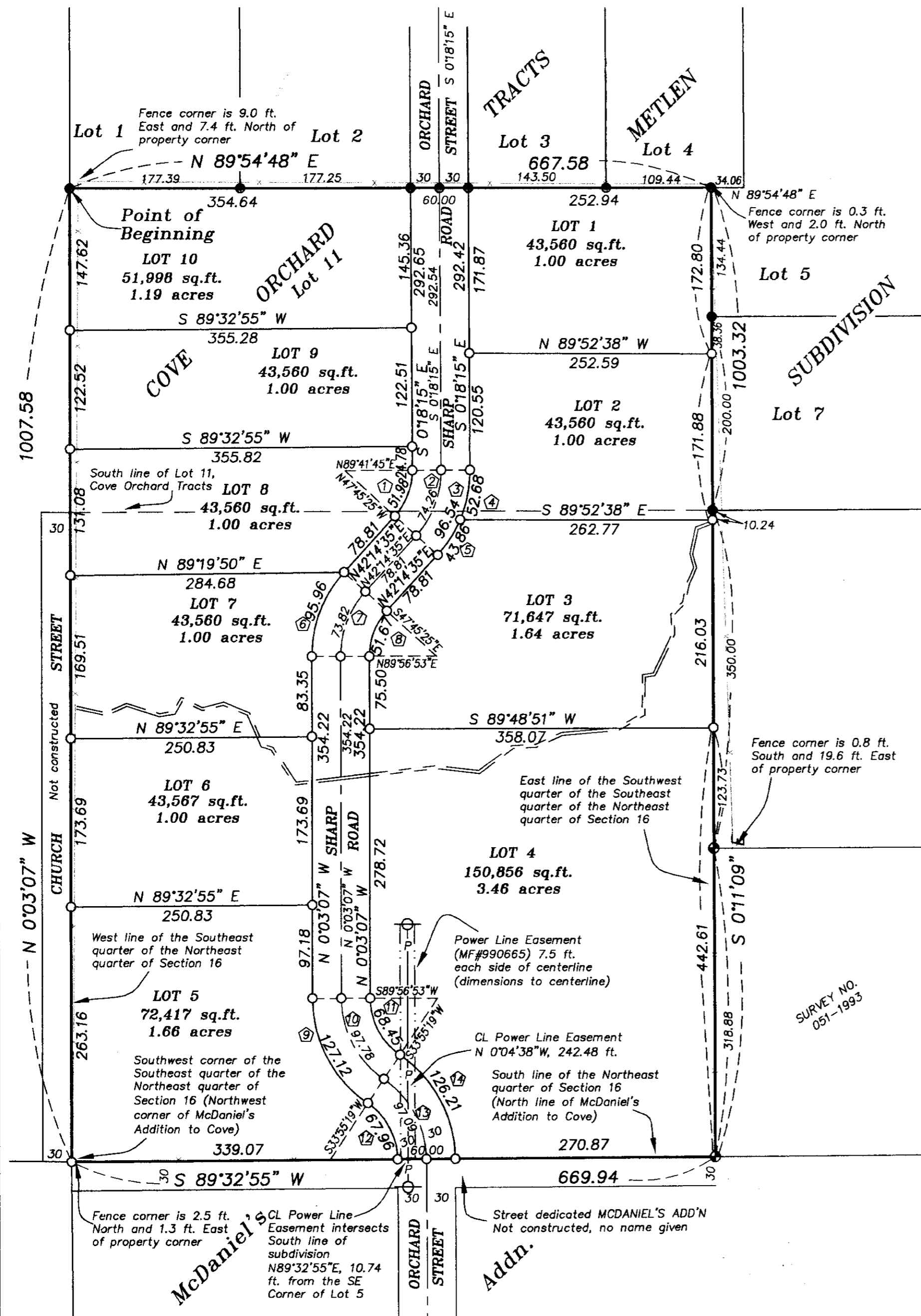
NARRATIVE

This subdivision was done at the request of Steve Sharp, owner of the tract. The North line of this subdivision is the North line of the South half of Lot 11, Cove Orchard Tracts, and was located by the plat of Metlen Subdivision. The East line of this subdivision was located by the same plat and survey number 051-1993. The South line and the Southeast corner of this plat were placed at the record position of survey number 051-1993, which established the breakdown of Section 16. The West line of this subdivision was determined by that breakdown also. I placed the right of way of Sharp Road at a position to connect with the previously dedicated right of way in McDaniel's Addition to the South, and Metlen Subdivision to the North. The lots were created at the direction of Mr. Sharp, and made to conform to the DEQ Site evaluation approvals obtained for this subdivision. The existing fences are away from the true boundary lines as shown. The easement for the existing power line shown is very specifically described by bearing and distance (MF #990665) with the statement "all as staked and/or constructed on the ground". As with other OTEC easements, the described position does not fall where the line is built. The dimensions shown reflect the actual location of the power line. I find no other unusual conditions on this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1996
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2002

Curve Data

① East line Lot 8 Δ = 42°32'50" R = 70.00' L = 51.98' T = 27.25' L.C. = 50.79' N 20°58'10" E	② Centerline N Curve Δ = 42°32'50" R = 100.00' L = 74.26' T = 38.94' L.C. = 72.56' N 20°58'10" E	③ W. Line Lots 2 & 3 Δ = 42°32'50" R = 130.00' L = 96.54' T = 50.62' L.C. = 94.33' N 20°58'10" E	④ West Line Lot 2 Δ = 23°13'00" R = 130.00' L = 52.68' T = 26.70' L.C. = 52.32' N 11°18'15" E	⑤ West Line Lot 3 Δ = 19°19'50" R = 130.00' L = 43.86' T = 22.14' L.C. = 43.65' N 32°34'40" E
⑥ East line Lot 7 Δ = 42°17'42" R = 130.00' L = 95.96' T = 50.29' L.C. = 93.80' N 21°05'44" E	⑦ CL Mid-North Curve Δ = 42°17'42" R = 100.00' L = 73.82' T = 38.68' L.C. = 72.15' N 21°05'44" E	⑧ West Line Lot 3 Δ = 42°17'42" R = 70.00' L = 51.67' T = 27.08' L.C. = 50.51' N 21°05'44" E	⑨ East Line Lot 5 Δ = 56°01'34" R = 130.00' L = 127.12' T = 69.16' L.C. = 122.12' N 28°03'54" W	⑩ CL Mid-South Curve Δ = 56°01'34" R = 100.00' L = 97.78' T = 53.20' L.C. = 93.93' N 28°03'54" W
⑪ West line Lot 4 Δ = 56°01'34" R = 70.00' L = 68.45' T = 37.24' L.C. = 65.75' N 28°03'54" W	⑫ East Line Lot 5 Δ = 55°37'36" R = 70.00' L = 67.96' T = 36.93' L.C. = 65.32' N 28°15'53" W	⑬ Centerline S Curve Δ = 55°37'36" R = 100.00' L = 97.09' T = 52.75' L.C. = 93.32' N 28°15'53" W	⑭ West line Lot 4 Δ = 55°37'36" R = 130.00' L = 126.21' T = 68.58' L.C. = 121.31' N 28°15'53" W	



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SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land with the annexed SHARP SUBDIVISION, in accordance with the provisions of O.R.S. Chapter 92, said Subdivision being situated in the South half of Lot 11 of COVE ORCHARD TRACTS, and in the Southwest Quarter of 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 Southwest corner of Lot 1 of METLEN SUBDIVISION;

Thence; North 89°54'48" East, along the South line of Lots 1, 2, 3 and a portion of Lot 4 of said Subdivision, a distance of 667.58 feet, to a Northwesterly corner of Lot 5 of said Subdivision,

Thence; South 0°11'09" East, along the West line of Lots 5 and 7 of said Subdivision, and along the East line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 16, a distance of 1003.32 feet, to the South line of the Northeast quarter of said Section 16, said line also being the North line of McDaniel's Addition to Cove,

Thence; South 89°32'55" West, along said line, a distance of 669.94 feet, to the Northwest corner of said Addition, said point also being the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16,

Thence; North 0°03'07" West, along the West line of the Southeast quarter of the Northeast quarter of said Section 16, a distance of 1007.58 feet, to the Point of Beginning of this description.

Said subdivision containing 15.436 acres. (672,396 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 all lot corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2002

DECLARATION

Know all people by these presents that STEVEN J. SHARP is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be surveyed and subdivided into lots as shown on the annexed map, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to the public use forever ~~Orchard Street~~ as shown on the annexed map, in accordance with O.R.S. Chapter 92. SHARP ROAD

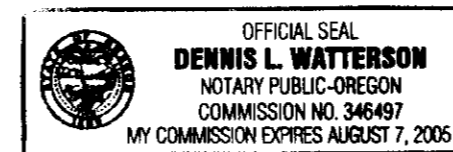
Steven J. Sharp
STEVEN J. SHARP

ACKNOWLEDGMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 25 day of NOVEMBER, 2002, before me a Notary Public in and for said County and State, personally appeared STEVEN J. SHARP, who being duly sworn did say that he is the identical person named in the foregoing instrument and that said instrument was executed freely and voluntarily.

Dennis L. Watterson
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 2002-2003 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 Godderham Date: 11/27/2002
Patty Godderham, Union County Assessor

UNION COUNTY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 27th day of NOVEMBER 2002.

Jack W. Burris
By Jack W. Burris, Willowa County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 4th day of December, 2002,

Harley Jenkins II
Harley Jenkins II
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 4th day of December, 2002.

Steve McClure John Howard
Steve McClure John Howard

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 4th day of DEC, 2002, at 10:24 o'clock A.M. and filed in Plat Cabinet No. C681,682 Union County records. Microfilm No. 20026850.

R. Nellie Bogue Hibbert
Union County Clerk, by J. Nelson, Deputy