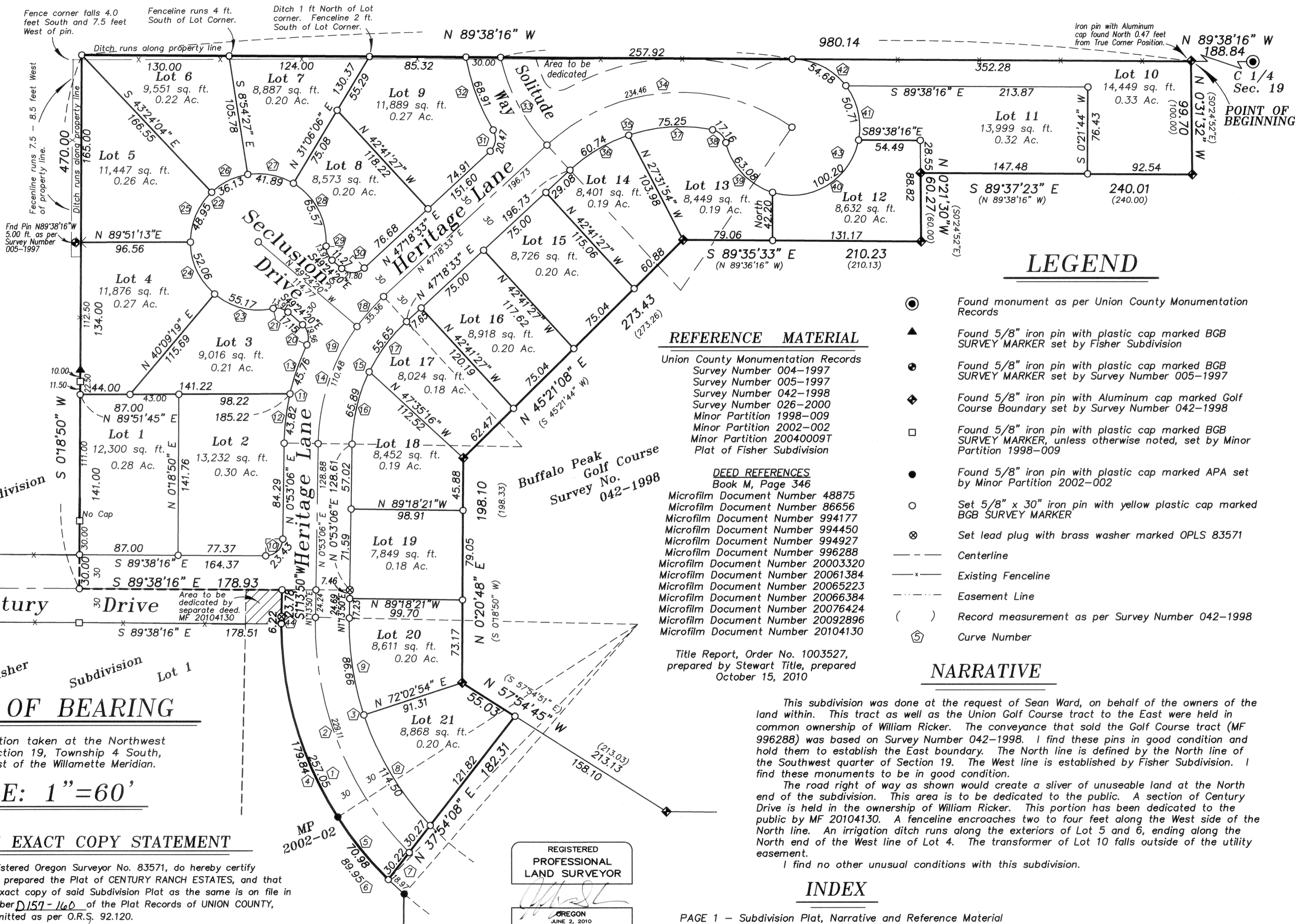


CENTURY RANCH ESTATES

Microfilm Number 2011686T
Plat Cabinet Number D157-D160

A Subdivision of a portion of Parcel 1 Major Partition Plat Number 20040009T,
Sited in the Northeast quarter of the Southwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian
City of Union, Oregon



LEGEND

- Found monument as per Union County Monumentation Records
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Fisher Subdivision
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 005-1997
- ◆ Found 5/8" iron pin with Aluminum cap marked Golf Course Boundary set by Survey Number 042-1998
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, unless otherwise noted, set by Minor Partition 1998-009
- Found 5/8" iron pin with plastic cap marked APA set by Minor Partition 2002-002
- Set 5/8" x 30" iron pin with yellow plastic cap marked BGB SURVEY MARKER
- ⊗ Set lead plug with brass washer marked OPLS 83571
- Centerline
- x- Existing Fenceline
- .-.- Easement Line
- () Record measurement as per Survey Number 042-1998
- Ⓢ Curve Number

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 004-1997
 Survey Number 005-1997
 Survey Number 042-1998
 Survey Number 026-2000
 Minor Partition 1998-009
 Minor Partition 2002-002
 Minor Partition 20040009T
 Plat of Fisher Subdivision

DEED REFERENCES

Book M, Page 346
 Microfilm Document Number 48875
 Microfilm Document Number 86656
 Microfilm Document Number 994177
 Microfilm Document Number 994450
 Microfilm Document Number 994927
 Microfilm Document Number 996288
 Microfilm Document Number 20003320
 Microfilm Document Number 20061384
 Microfilm Document Number 20065223
 Microfilm Document Number 20066384
 Microfilm Document Number 20076424
 Microfilm Document Number 20092896
 Microfilm Document Number 20104130

Title Report, Order No. 1003527,
 prepared by Stewart Title, prepared
 October 15, 2010

NARRATIVE

This subdivision was done at the request of Sean Ward, on behalf of the owners of the land within. This tract as well as the Union Golf Course tract to the East were held in common ownership of William Ricker. The conveyance that sold the Golf Course tract (MF 996288) was based on Survey Number 042-1998. I find these pins in good condition and hold them to establish the East boundary. The North line is defined by the North line of the Southwest quarter of Section 19. The West line is established by Fisher Subdivision. I find these monuments to be in good condition.

The road right of way as shown would create a sliver of unuseable land at the North end of the subdivision. This area is to be dedicated to the public. A section of Century Drive is held in the ownership of William Ricker. This portion has been dedicated to the public by MF 20104130. A fenceline encroaches two to four feet along the West side of the North line. An irrigation ditch runs along the exterior of Lot 5 and 6, ending along the North end of the West line of Lot 4. The transformer of Lot 10 falls outside of the utility easement.

I find no other unusual conditions with this subdivision.

INDEX

- PAGE 1 - Subdivision Plat, Narrative and Reference Material
- PAGE 2 - Easements and Notes
- PAGE 3 - Curve Data
- PAGE 4 - Surveyor's Certificate, Declarations, Acknowledgements and Approvals

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CENTURY RANCH ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D157-160 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
 Jeffrey S. Hsu, OPLS 83571

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2011

CENTURY RANCH ESTATES

A Subdivision of a portion of Parcel 1 Major Partition Plat Number 20040009T,
Sited in the Northeast quarter of the Southwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian
City of Union, Oregon

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=60'

LEGEND

- Survey Monument (see Pg 1 for description)
- Easement Number
- Centerline
- Easement Line



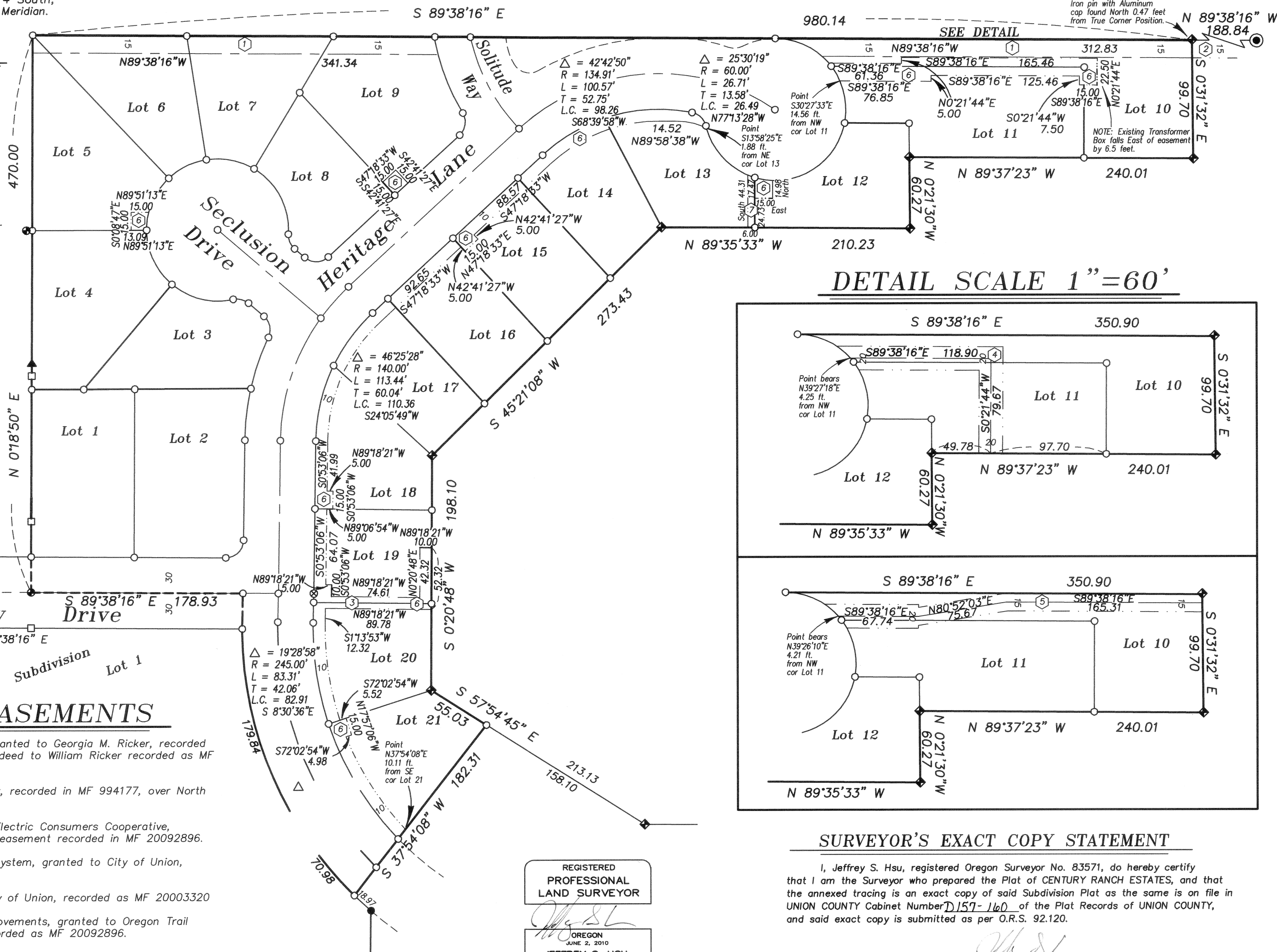
Or. Hwy 237
Main Street

Fisher
Subdivision

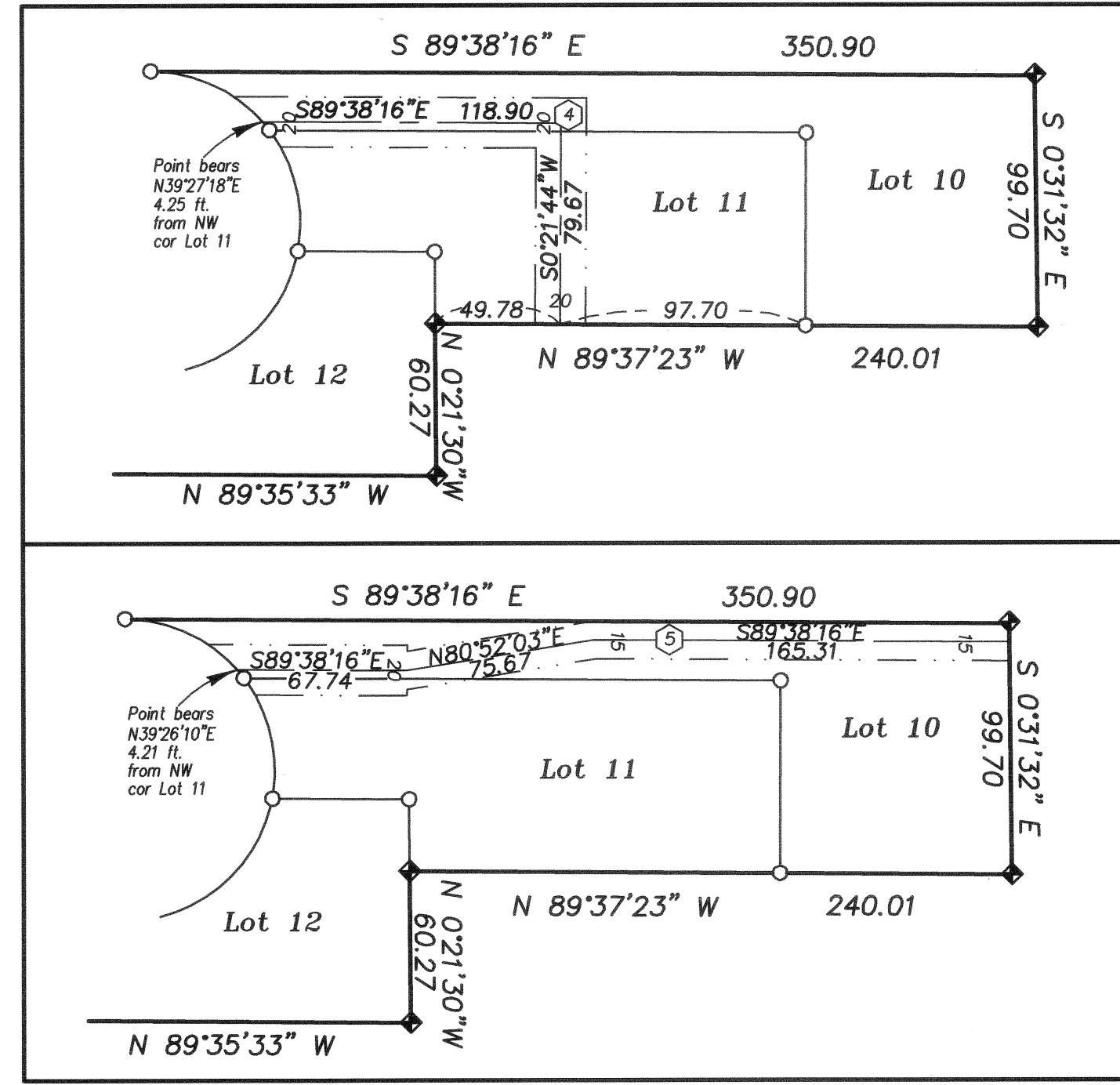
Century Drive
Fisher Subdivision

NOTES AND EASEMENTS

- ① Easement for ingress and egress, granted to Georgia M. Ricker, recorded as MF 48875 and referenced in MF deed to William Ricker recorded as MF 96656
- ② Easement, reserved by William Ricker, recorded in MF 994177, over North 15 feet of Golf Course.
- ③ Easement, granted to Oregon Trail Electric Consumers Cooperative, recorded in MF 994927, falls within easement recorded in MF 20092896.
- ④ Exclusive easement for wastewater system, granted to City of Union, recorded as MF 996288
- ⑤ Water line easement, granted to City of Union, recorded as MF 20003320
- ⑥ Access easement for electrical improvements, granted to Oregon Trail Electric Consumers Cooperative, recorded as MF 20092896.
- ⑦ 6 ft. wide access easement for ingress and egress, across the East 6 feet of Lot 13, created by this plat.
- ⑧ Right of way for Prescott Ditch, recorded in Book M, Page 346, does not fall on the land within this subdivision.



DETAIL SCALE 1"=60'



SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CENTURY RANCH ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D157-160 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
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2011

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

CENTURY RANCH ESTATES

A Subdivision of a portion of Parcel 1 Major Partition Plat Number 20040009T,
 Situated in the Northeast quarter of the Southwest quarter of Section 19,
 Township 4 South, Range 40 East of the Willamette Meridian
 City of Union, Oregon

Curve Data

<p>1 Total Curve West R/W South Curve $\Delta = 46^{\circ}45'16''$ R = 315.00' L = 257.05' T = 136.16' L.C. = 249.97' S 22^{\circ}08'45"E</p>	<p>2 Heritage Drive CL $\Delta = 46^{\circ}03'32''$ R = 285.00' L = 229.11' T = 121.15' L.C. = 222.99' S 21^{\circ}47'53"E</p>	<p>3 Total Curve East R/W Heritage Dr. $\Delta = 45^{\circ}11'53''$ R = 255.00' L = 201.16' T = 106.14' L.C. = 195.98' S 21^{\circ}22'04"E</p>	<p>4 Nly Portion West R/W South Curve $\Delta = 32^{\circ}42'43''$ R = 315.00' L = 179.84' T = 92.45' L.C. = 177.41' S 16^{\circ}15'23"E</p>	<p>5 Sly Portion West R/W South Curve $\Delta = 12^{\circ}54'39''$ R = 315.00' L = 70.98' T = 35.64' L.C. = 70.83' S 39^{\circ}04'04"E</p>	<p>6 West R/W South Curve MP 2002-002 $\Delta = 16^{\circ}21'37''$ R = 315.00' L = 189.95' T = 45.28' L.C. = 89.64' S 40^{\circ}47'33"E</p>	<p>7 West R/W South of Subdivision $\Delta = 3^{\circ}26'58''$ R = 315.00' L = 18.97' T = 9.49' L.C. = 18.96' S 47^{\circ}14'52"E</p>	<p>8 Nly Portion East R/W Lot 21 $\Delta = 25^{\circ}43'37''$ R = 255.00' L = 114.50' T = 58.23' L.C. = 113.54' S 31^{\circ}06'12"E</p>
<p>9 Nly Portion East R/W Lot 20 $\Delta = 19^{\circ}28'16''$ R = 255.00' L = 86.66' T = 43.75' L.C. = 86.24' S 8^{\circ}30'15"E</p>	<p>10 Nly Portion R/W SE Lot 2 $\Delta = 89^{\circ}28'38''$ R = 15.00' L = 23.43' T = 14.86' L.C. = 21.12' N 45^{\circ}37'25"E</p>	<p>11 West R/W Total Curve Lots 2 & 3 $\Delta = 24^{\circ}26'27''$ R = 210.00' L = 89.58' T = 45.48' L.C. = 88.90' S 13^{\circ}06'19"W</p>	<p>12 West R/W Heritage Lot 2 $\Delta = 11^{\circ}57'23''$ R = 210.00' L = 43.82' T = 21.99' L.C. = 43.74' S 65^{\circ}14'7"W</p>	<p>13 West R/W Heritage Lot 3 $\Delta = 12^{\circ}29'04''$ R = 210.00' L = 45.76' T = 22.97' L.C. = 45.67' S 19^{\circ}05'01"W</p>	<p>14 CL Heritage Lane PC to Seclusion Dr. $\Delta = 35^{\circ}10'05''$ R = 180.00' L = 110.48' T = 57.04' L.C. = 108.76' S 18^{\circ}28'08"W</p>	<p>15 East R/W Heritage Lots 17 and 18 $\Delta = 46^{\circ}25'28''$ R = 150.00' L = 121.54' $\Delta = 64.33'$ L.C. = 118.24' S 24^{\circ}05'49"W</p>	<p>16 East R/W Heritage Lot 17 $\Delta = 25^{\circ}10'02''$ R = 150.00' L = 65.89' T = 33.48' L.C. = 65.36' S 13^{\circ}28'07"W</p>
<p>17 East R/W Heritage Lot 18 $\Delta = 21^{\circ}15'25''$ R = 150.00' L = 55.65' T = 28.15' L.C. = 55.33' S 36^{\circ}40'51"W</p>	<p>18 CL Heritage Lane Seclusion Dr. to PT $\Delta = 11^{\circ}15'23''$ R = 180.00' L = 35.36' T = 17.74' L.C. = 35.31' S 41^{\circ}40'52"W</p>	<p>19 CL Heritage Lane Total Curve $\Delta = 46^{\circ}25'28''$ R = 180.00' L = 145.85' T = 77.19' L.C. = 141.89' S 24^{\circ}05'49"W</p>	<p>20 West R/W Seclusion Heritage $\Delta = 74^{\circ}43'53''$ R = 15.00' L = 19.56' T = 11.45' L.C. = 18.21' S 12^{\circ}02'24"W Seclusion Drive</p>	<p>21 West R/W Seclusion Start Cul-de-sac $\Delta = 53^{\circ}07'49''$ R = 15.00' L = 13.91' T = 7.50' L.C. = 13.42' N 75^{\circ}58'15"W</p>	<p>22 Total Seclusion Cul-de-sac $\Delta = 286^{\circ}15'37''$ R = 60.00' L = 299.77' T = 45.00' L.C. = 72.00' S 40^{\circ}35'40"W</p>	<p>23 Seclusion Drive Cul de sac Lot 3 $\Delta = 52^{\circ}41'08''$ R = 60.00' L = 55.17' T = 29.71' L.C. = 53.25' S 76^{\circ}11'35"E</p>	<p>24 Cul de sac Lot 4 $\Delta = 49^{\circ}42'46''$ R = 60.00' L = 52.06' T = 27.80' L.C. = 50.44' S 24^{\circ}59'38"E</p>
<p>25 Seclusion Drive Cul de sac Lot 5 $\Delta = 46^{\circ}44'44''$ R = 60.00' L = 48.95' T = 25.93' L.C. = 47.61' S 23^{\circ}14'07"W</p>	<p>26 Seclusion Drive Cul de sac Lot 6 $\Delta = 34^{\circ}29'52''$ R = 60.00' L = 36.13' T = 18.63' L.C. = 35.58' S 63^{\circ}51'25"W</p>	<p>27 Seclusion Drive Cul de sac Lot 3 $\Delta = 40^{\circ}00'04''$ R = 60.00' L = 41.89' T = 21.84' L.C. = 41.04' N 78^{\circ}53'37"W</p>	<p>28 Seclusion Drive Cul de sac Lot 8 $\Delta = 62^{\circ}37'03''$ R = 60.00' L = 65.57' T = 36.49' L.C. = 62.36' N 27^{\circ}35'03"W</p>	<p>29 East R/W Seclusion End Cul-de-sac $\Delta = 53^{\circ}07'48''$ R = 15.00' L = 13.91' $\Delta = 7.50'$ L.C. = 13.42' S 22^{\circ}50'26"E</p>	<p>30 East R/W Seclusion West R/W Heritage $\Delta = 83^{\circ}17'07''$ R = 60.00' L = 21.80' T = 13.34' L.C. = 19.93' N 88^{\circ}57'06"E</p>	<p>31 West R/W Heritage at Solitude $\Delta = 78^{\circ}11'13''$ R = 15.00' L = 20.47' T = 12.19' L.C. = 18.92' N 8^{\circ}12'57"E</p>	<p>32 West R/W Solitude $\Delta = 20^{\circ}40'44''$ R = 190.93' L = 68.91' T = 34.83' L.C. = 68.54' N 20^{\circ}32'18"W</p>
<p>33 CL Solitude Way $\Delta = 31^{\circ}30'20''$ R = 160.93' L = 88.49' T = 45.40' L.C. = 87.38' S 27^{\circ}57'00"E</p>	<p>34 CL Heritage Lane Solitude Way to End $\Delta = 77^{\circ}09'48''$ R = 174.09' L = 234.46' T = 138.89' L.C. = 217.14' S 85^{\circ}53'27"W</p>	<p>35 South Heritage Lane Solitude to Cul de sac $\Delta = 54^{\circ}04'34''$ R = 144.09' L = 135.99' T = 73.54' L.C. = 131.00' S 74^{\circ}20'50"W</p>	<p>36 South R/W Heritage Lane Lot 14 $\Delta = 24^{\circ}09'09''$ R = 144.09' L = 60.74' T = 30.83' L.C. = 60.29' S 59^{\circ}23'08"W</p>	<p>37 South R/W Heritage Lane Lot 13 $\Delta = 29^{\circ}55'25''$ R = 144.09' L = 75.25' T = 38.51' L.C. = 74.40' S 86^{\circ}25'25"W</p>	<p>38 South R/W Heritage Radius to Cul-de-sac $\Delta = 65^{\circ}32'17''$ R = 15.00' L = 17.16' T = 9.66' L.C. = 16.24' N 45^{\circ}50'44"W</p>	<p>39 Heritage Lane Cul-de-sac Lot 13 $\Delta = 60^{\circ}14'19''$ R = 60.00' L = 63.08' T = 34.81' L.C. = 60.22' S 43^{\circ}11'45"E</p>	<p>40 Heritage Lane Cul-de-sac Lot 12 $\Delta = 95^{\circ}40'57''$ R = 60.00' L = 100.20' T = 66.27' L.C. = 88.95' S 58^{\circ}50'37"W</p>
<p>41 Heritage Lane Cul-de-sac Lot 11 $\Delta = 48^{\circ}25'42''$ R = 60.00' L = 50.71' T = 26.98' L.C. = 49.22' N 13^{\circ}12'43"W</p>	<p>42 Heritage Lane Cul-de-sac Lot 10 $\Delta = 52^{\circ}12'42''$ R = 60.00' L = 54.68' T = 29.40' L.C. = 52.80' N 63^{\circ}31'55"W</p>	<p>43 Heritage Lane Cul-de-sac Total $\Delta = 256^{\circ}33'40''$ R = 60.00' L = 268.67' T = 76.03' L.C. = 94.20' N 38^{\circ}38'34"E</p>	<p>44 Portion West Exterior Boundary $\Delta = 1^{\circ}07'55''$ R = 315.00' L = 6.22' T = 3.11' L.C. = 6.22' S 0^{\circ}39'55"W</p>				

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2011

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CENTURY RANCH ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D157-160 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

CENTURY RANCH ESTATES

A Subdivision of a portion of Parcel 1 Major Partition Plat Number 20040009T,
Situating in the Northeast quarter of the Southwest quarter of Section 19,
Township 4 South, Range 40 East of the Willamette Meridian
City of Union, Oregon

Microfilm Number 20111686T
Plat Cabinet Number D157-D160


SURVEYOR'S CERTIFICATE

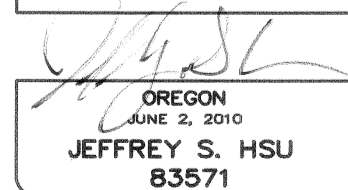
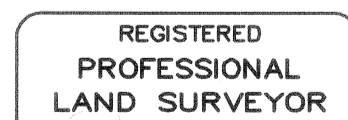
I, Jeffrey S. Hsu, OPLS 83571, hereby certify that I have correctly surveyed and platted the land within this subdivision, being a subdivision of a portion of Parcel 1 of Major Partition Plat Number 20040009T, being situated in the Northeast quarter of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point from which the Center 1/4 corner of Section 19 of said Township and Range bears South 89°38'16" East, a distance of 188.84 feet,,
Thence; North 89°38'16" West, along the North line of the Southwest quarter of said Section, a distance of 980.14 feet,
Thence: South 0°18'50" West, a portion of which lies along the East line of Lots 2, 3 and 4 of Fisher Subdivision, a distance of 470.00 feet, to the North line of that tract of land conveyed to the Public by Microfilm Document Number 994450,
Thence: South 89°38'16" East, along the North line of said tract and extension thereof, a distance of 178.93 feet,
Thence: South 1°13'50" West, a distance of 23.78 feet, to the PC of a 315-foot radius curve to the left, said curve being an extension of the Northeasterly line of Parcel 2 of Minor Partition 2002-002,
Thence: Thence, along said curve, a distance of 257.05 feet, through a central angle of 46°45'16" (the long chord which bears South 22°08'45" East, a distance of 249.97 feet),
Thence: North 37°54'08" East, a distance of 182.31 feet, to the tract conveyed to City of Union by deed recorded as Microfilm Document No. 994177,
Thence: North 57°54'45" West, along exterior of said City of Union tract, a distance of 55.03 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: North 0°20'48" East, along said exterior, a distance of 198.10 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: North 45°21'08" East, along said exterior, a distance of 273.43 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: South 89°35'33" East, along said exterior, a distance of 210.23 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: North 0°21'30" West, along said exterior, a distance of 60.27 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: South 89°37'23" East, along said exterior, a distance of 240.01 feet, to a 5/8" iron pin with aluminum cap marked 'Golf Course Boundary',
Thence: North 0°31'32" West, along said exterior, a distance of 99.70 feet, to the POINT OF BEGINNING of this description.

Containing 299,550 sq. ft. (6.88 acres)

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.

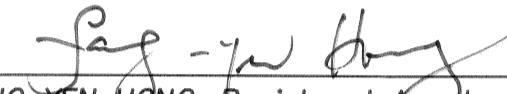

 Jeffrey S. Hsu, OPLS 83571
 Baggett-Griffith & Blackman
 2006 Adams Avenue,
 LaGrande, Oregon 97850



Renewal Date: June 30, 2011

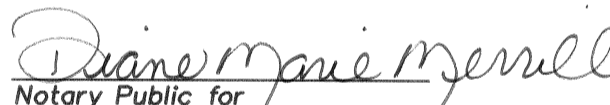
DECLARATIONS

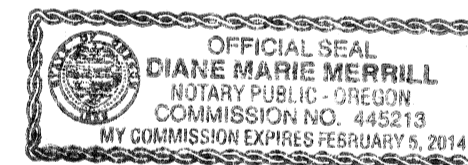
Know all People by these presents that LUCKY STAR, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), is the owner of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and does for itself, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all land within Century Drive, Heritage Lane, Seclusion Drive and Solitude Way, and does create the 6 ft. wide access easement, as defined on the annexed map, in accordance with the provisions of ORS Chapter 92. In witness where of, LUCKY STAR, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by FANG YEN HONG.


 FANG YEN HONG, Registered Agent
 LUCKY STAR, LLC.

ACKNOWLEDGMENTS

State of Oregon
 County of Josephine SS
 Know all these people by these presents, on this 4 day of November, 2010, before me a Notary Public in and for said State and County, personally appeared FANG YEN HONG, registered agent for LUCKY STAR, LLC, 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.



 Diane Marie Merrill
 Notary Public for
 the State of Oregon



Notarial Seal

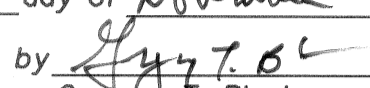
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Plat of CENTURY RANCH ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D157-160 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

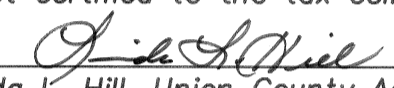

 Jeffrey S. Hsu, OPLS 83571

APPROVALS

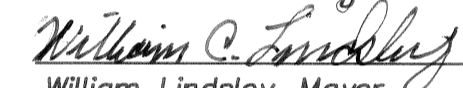
Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 1st day of November, 2010.
 by 
 Gregory T. Blackman, Union County Surveyor

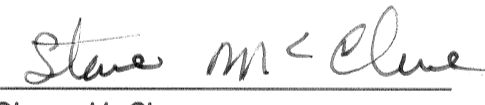
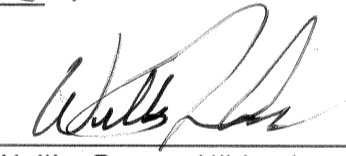


UNION COUNTY ASSESSOR / TAX COLLECTOR

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  Date: 12/7/10
 Linda L. Hill, Union County Assessor/Tax Collector

CITY OF UNION


Approved this 19 day of May, 2010. ^{w.e.f.}

 William C. Lindsley, Mayor

UNION COUNTY COMMISSION

Approved this 15 day of JUNE, 2010.
 
 Steve McClure Nellie Bogue Hibbert

 William Rosholt

 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 1st day of June, 2010, at 9:45 o'clock A.M., and filed in Plat Cabinet No. D157-160, Union County records. Microfilm No. 20111686T.
 Robin A. Church
 Union County Clerk
 by  Lisa Lisk, Chief Deputy Clerk

COVENANTS AND RESTRICTIONS

The land within this plat is subject to the Covenants and Restrictions filed concurrently in the Union County Deed records.