

Garn Estates

A Subdivision of the Northwest quarter of the Southwest quarter of Section 20,
Township 1 South, Range 39 East of the Willamette Meridian
Union County, Oregon

Microfilm Number 20073748T
Plat Cabinet Number C924, C925

BASIS OF BEARING

Solar observation taken near the East 1/4 corner of Section 20, Township 1 South, Range 39 East of the Willamette Meridian.

SCALE: 1" = 100'

REFERENCE MATERIAL

Survey No. 32-70
Survey No. 97-74
Survey No. 41-79
Survey No. 35-83
Survey No. 037-2006
Minor Partition No. 1997-09

Deed References

Microfilm No. 994329
Microfilm No. 20030310
Title Report Number 05-16284
prepared by Eastern Oregon Title Company
dated January 12, 2007

LEGEND

- Found 2 1/2" copper clad monument set by Survey number 037-2006, unless otherwise noted.
- Found 5/8" iron pin set by Minor Partition Plat Number 1997-09.
- ◆ Found 3/4" iron pipe set by County Surveyor S.B. Morgan, Survey number 32-70.
- Found 5/8" iron pin set by Survey number 97-74.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER".
- ⊙ Set 5/8"x30" iron pin with 2 1/2" aluminum cap (See monumentation record filed separately)
- () Record data from Minor Partition 1997-09
- Center line
- - - Easement line
- x - Fence line
- ▨ Area to be dedicated.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

NARRATIVE

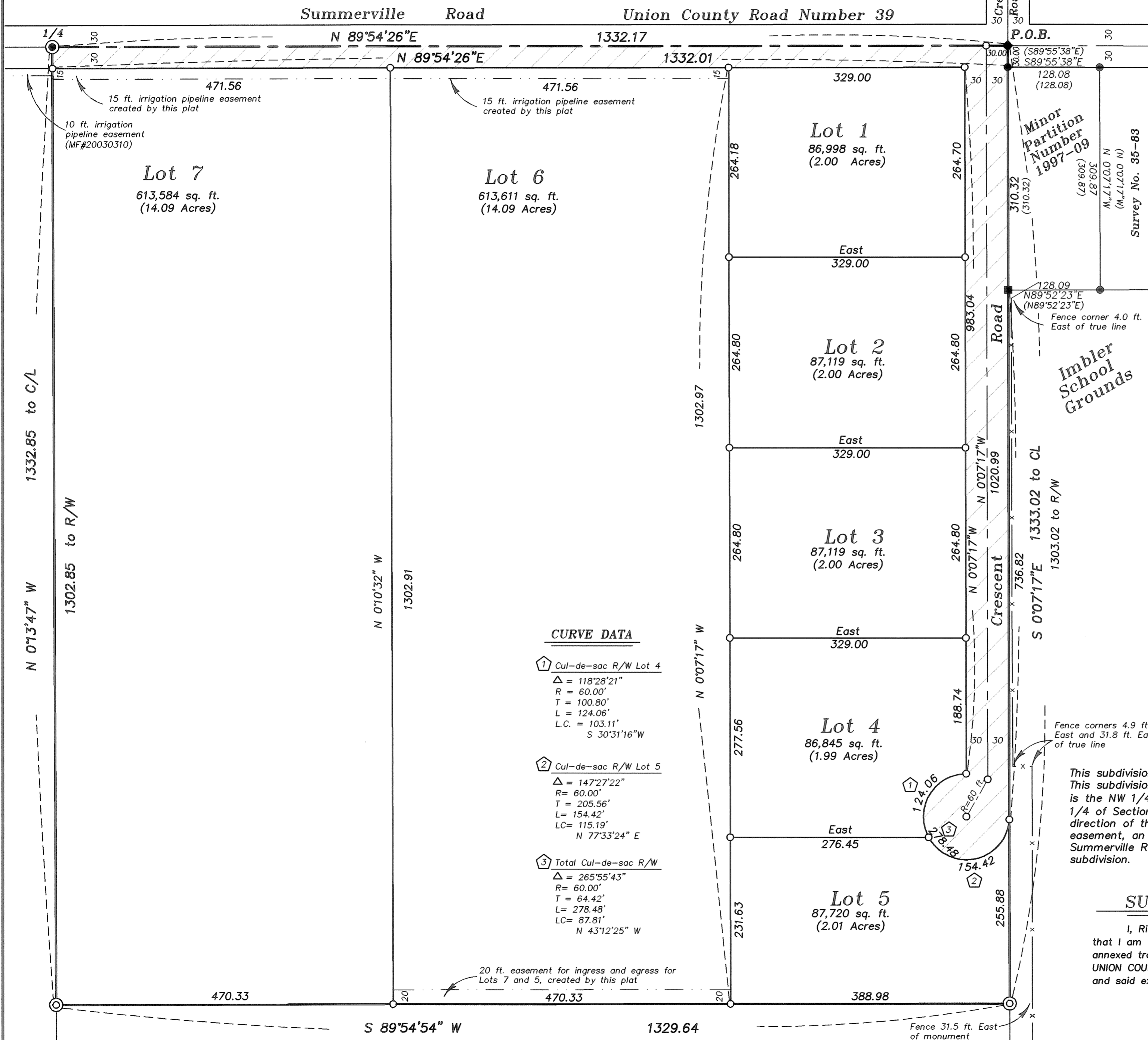
This subdivision was done at the request of Dean Varney and Judy Berryman Dillavou. This subdivision is being done through the Measure 37 process. The subdivided tract is the NW 1/4 of the SW 1/4 of Section 20. A detail of the subdivision of the SW 1/4 of Section 20 is located on Page 2 of this plat. I place the lots at the direction of the owners of the tract. This plat creates an irrigation pipeline easement, an access easement and dedicates Crescent Road and the South half of Summerville Road as a public right of way. I find no unusual conditions with 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 GARN 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 C924, C925 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

Sheet 1 of 2



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Microfilm No. 20073748T
Plat Cabinet No. C924-C925

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 a subdivision of the Northwest quarter of the Southwest quarter of Section 20, Township 1 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 20,

Thence; South 0°07'14" East, along the East line of said Northwest quarter of the Southwest quarter, a distance of 1332.02 feet, to the Southeast corner thereof,

Thence; South 89°54'54" West, along the South line of said Northwest quarter of the Southwest quarter, a distance of 1329.64 feet, to the Southwest corner thereof,

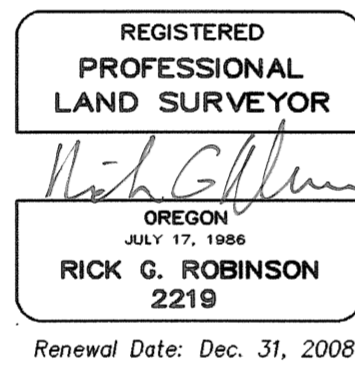
Thence; North 0°13'47" West, along the West line of said Northwest quarter of the Southwest quarter, a distance of 1332.85 feet, to the Northwest corner thereof, said point also being the centerline of Summerville Road (County Road Number 39),

Thence; North 89°54'26" East, along the North line of said Northwest quarter of the Southwest quarter, and along said centerline, a distance of 1332.17 feet, to the Point of Beginning of this description.

Said tract containing 40.73 Acres (1,774,018 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2008

DECLARATION

Know all people by these presents that JUDY ALANE BERRYMAN DILLAVOU (AKA JUDY DILLAVOU NEEDLES) and DEAN ANTHONY VARNEY 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 Crescent Road and Summerville Road, and do further hereby create the 20 ft. easement for ingress and egress for Lots 5 and 7 across the Southerly portion of Lot 6, and a 15 ft. irrigation pipeline easement across the Northerly portion of Lots 6 and 7 as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Dean Anthony Varney
DEAN ANTHONY VARNEY

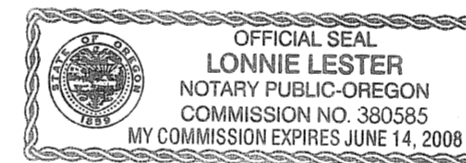
Judy Alane Berryman Dillavou Needles
JUDY ALANE BERRYMAN DILLAVOU
(AKA JUDY DILLAVOU NEEDLES)

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 19th day of MARCH, 2007, before me a Notary Public in and for said State and County, personally appeared DEAN ANTHONY VARNEY and JUDY ALANE BERRYMAN DILLAVOU (AKA JUDY DILLAVOU NEEDLES), who is 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.

Lonnie Lester
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 ~~2006-2007~~ ²⁰⁰⁷⁻²⁰⁰⁸ 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.

Linda L. Hill
by *Debra Wilhelm, Chief Deputy* Date: 7-9-07
for Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 10th day of July, 2007.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 13 day of MARCH, 2007.

by Wallowa County Surveyor *Richard A. Shaver*
Richard A. Shaver

UNION COUNTY COMMISSION

Approved this 11th day of July, 2007.

Steve McClure
Steve McClure
Colleen MacLeod
Colleen MacLeod

R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

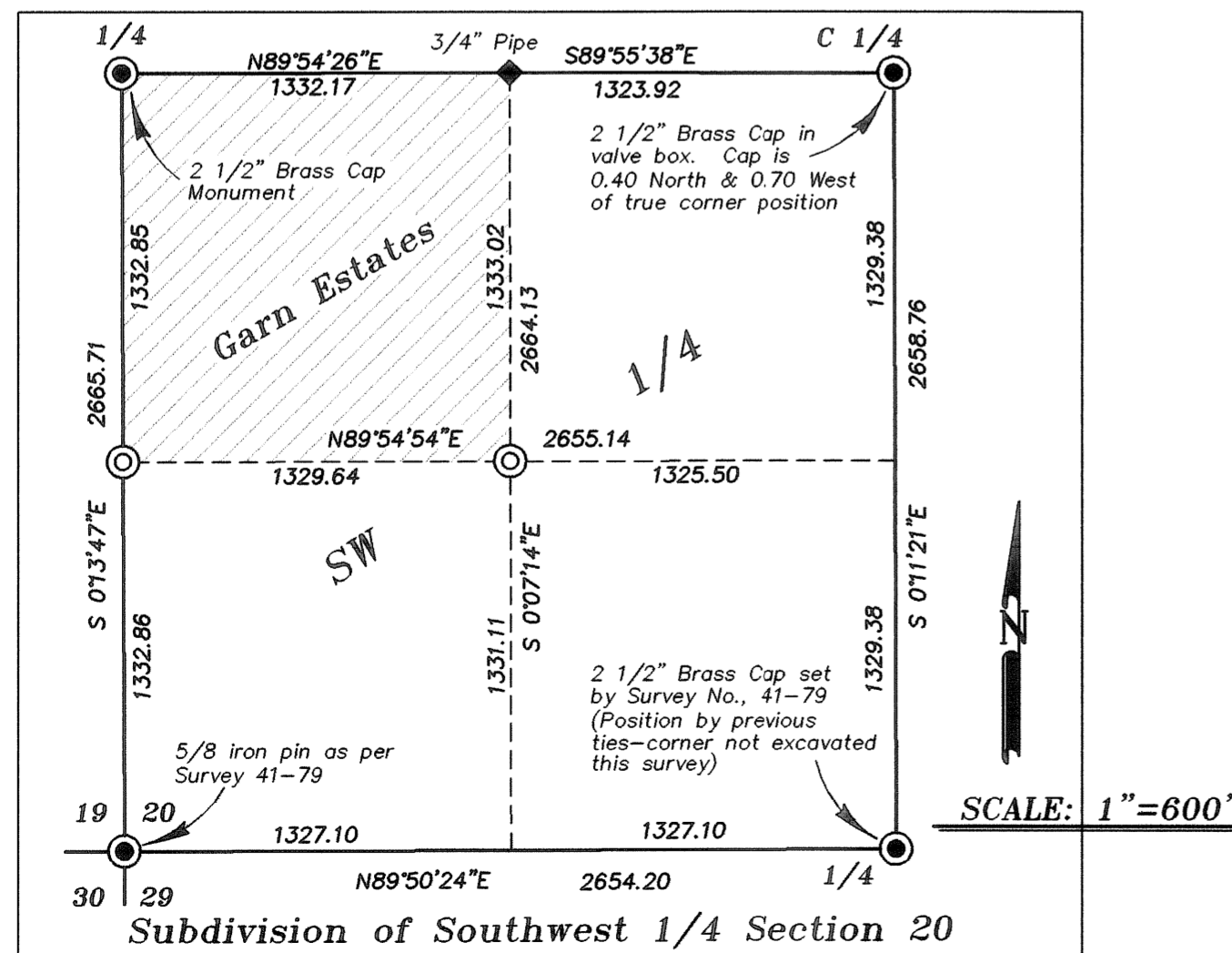
FILING STATEMENT

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 11 day of July, 2007, at 1:20 o'clock P.M., and recorded in Plat Cabinet No. C924-C925 Union County records. Microfilm Number 20073748T

Union County Clerk by *Lisa Feick, Deputy*



COVENANTS AND RESTRICTIONS

Covenants and Restrictions for the land within this subdivision are being filed in conjunction with this plat.

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 GARN 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 C924-C925 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