

HUNTER'S LANDING

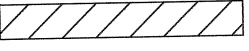


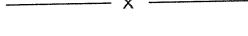
A Subdivision located in the South half of the Northwest Quarter of Section 34,
Township 2 South Range 38 East of the Willamette Meridian.
Union County, Oregon

Microfilm Number 20045837
Plat Cabinet Number C750-751

SCALE: 1"=200'
BASIS OF BEARING

Forward bearing as published by the U.S.C.
and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

LEGEND

- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- Δ Set 5/8" iron pin with 2 1/2" aluminum cap, for 1/16 corner. Corner records filed separately.
- Found 2 1/2" aluminum monument as noted as per UNION COUNTY MONUMENTATION RECORDS.
- ⊙ Found 2" copper clad monument in water valve box as noted as per UNION COUNTY MONUMENTATION RECORDS.
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition 1995-22.
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Major Partition 2000-25.
-  Road to be dedicated with this plat.
-  Centerline of road
-  Easement line created with this plat, Not MF 90974
-  Existing fence line

REFERENCE MATERIAL

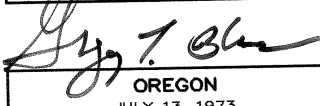
Minor Partition 1995-22 Minor Partition 2000-25
Survey No. 033-1995 Survey No. 006-2001
Survey No. 77-80
Abstract and Title Report Number 43068

Deeds
Microfilm No. 90749
Book 129 Page 620
See DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND
RESTRICTIONS, filed separately.

SURVEYOR'S EXACT COPY STATEMENT

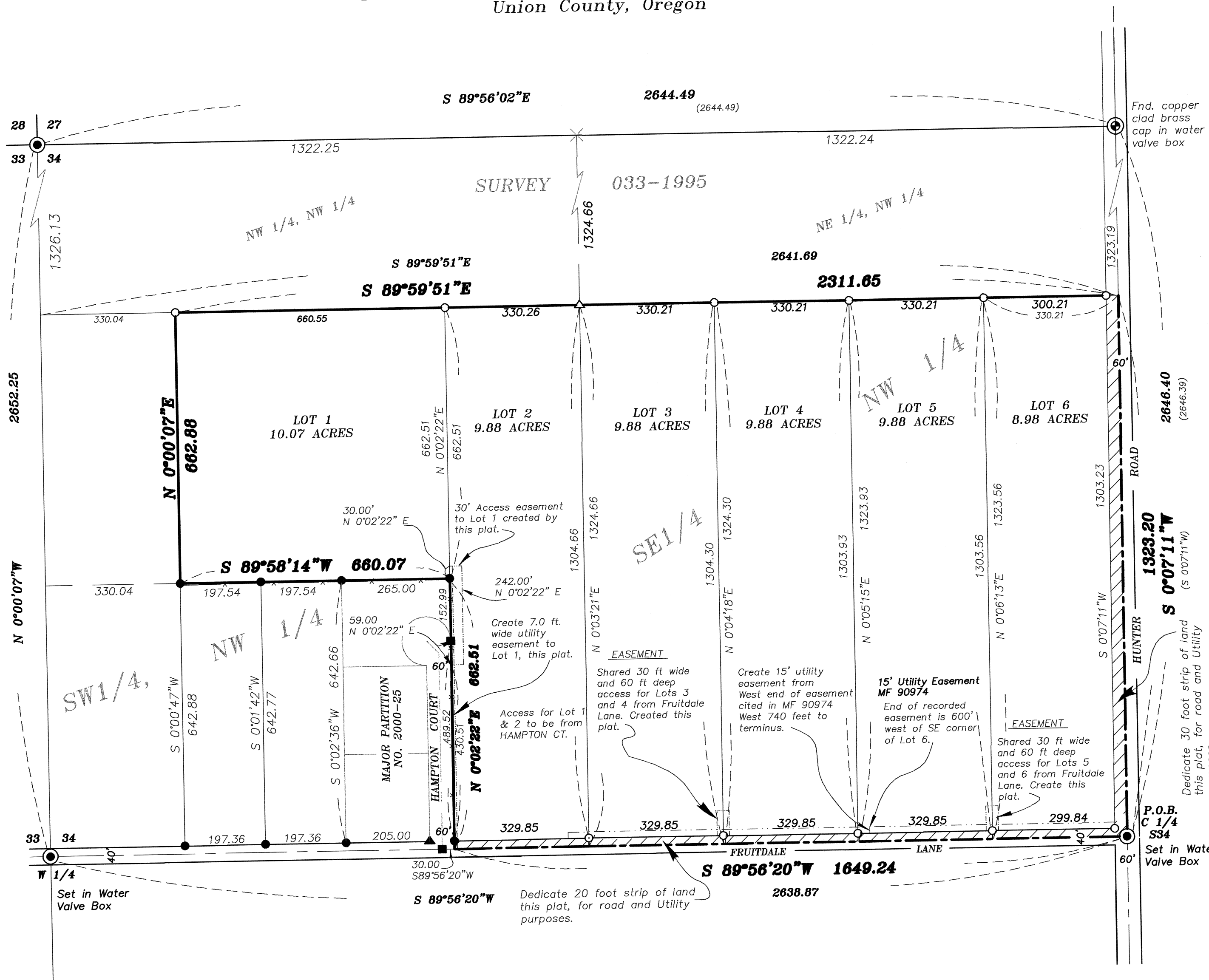
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Plat of HUNTER'S LANDING and that the annexed tracing is an exact copy of said subdivision plat as the same is on file in UNION COUNTY Cabinet Number C750-751 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2005


Gregory T. Blackman, OPLS 991



NARRATIVE

This subdivision was done at the request of Margaret Williams. I locate the exterior of the subdivision by Survey 033-1995 which subdivides the Northwest quarter of Section 34. Minor Partitions 1995-22 and 2000-25 are used to locate the jog on the southwest corner of the subdivision. I locate the lots within the subdivision at the direction of Mrs. Williams. This plat creates an access easement on lot number 2 for ingress and egress to Lot number one. Also at the request of the Union County Planning department a restriction on lot number 2 will access off Hampton Court. The North Twenty feet of Fruitdale Lane and the West Thirty feet of Hunter Road will be dedicated with this plat. Mrs. Williams brought to my attention that there is an unrecorded easement for the extension of the easement documented by Microfilm Number 90974. I find that the sewer main as documented by said microfilm was extended by R.D. Mac Incorporated, and after completion of the sewer construction the easement was to be filed by the Island City Sewer District. It is apparent by the title report that this was not done. Mrs. Williams instructed me to create the easement for the Sewer Utility on this plat. I created the easement by extending westerly 740 feet from the most westerly terminus of the easement cited by Microfilm Number 90974, which will accommodate the entire extension of the sewer main as built by R.D. Mac, Incorporated. I find no other problems with this survey.

HUNTER'S LANDING

A Subdivision located in the South half of the Northwest Quarter of Section 34,
Township 2 South Range 38 East of the Willamette Meridian.
Union County, Oregon

Microfilm Number 20045837
Plat Cabinet Number C750-751

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed map of HUNTERS LANDING, in accordance with the provisions of O.R.S. Chapter 92, said Subdivision being situated in the South Half of the Northwest Quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Center of Section 34, Township 2 South, Range 38 East of the Willamette Meridian,

Thence; S 89°56'20"W along the South line of the Northwest 1/4 of Section 34 Township 2 South Range 38 East, a distance of 1649.24 feet,

Thence; N 0°02'22"E along the East right of way line of HAMPTON COURT, a distance of 662.51 feet, to the Northeast Corner of Parcel Number 1 of Major Partition Number 2000-025;

Thence; S 89°58'14"W, a distance of 660.07 feet,

Thence; N 0°00'07"E, a distance of 662.88 feet, to the North line of the South Southwest Quarter of the Northwest Quarter 1/4 of Section 34,


Thence; S 89°59'51"E along said North line of the Southwest 1/4, of the Northwest Quarter, a distance of 2311.65 feet to the Center North 1/16 corner of Section 34;

Thence; S 0°07'11"W along said Center of Section line, a distance of 1323.20 feet to the point of beginning.

Said subdivision containing 60.21 acres. (2,622,602 Sq. Ft.)

Note: Restrictions created by this Subdivision are as follows
Lots 3 and 4 will share one access off of Fruitdale Lane.
Lots 5 and 5 will share one access off of Fruitdale Lane.

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. 92.060.



Gregory T. Blackman
Baggett-Griffith & Blackman
2006 Adams Avenue
La Grande, Oregon 97850



Renewal Date: Dec. 31, 2005

DECLARATION

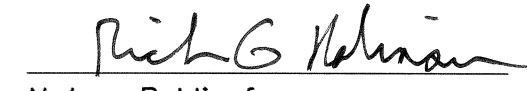
Know all people by these presents that Margaret E. Williams, Successor trustee of the WILLIAMS LIVING TRUST, dated July 7, 1993, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be surveyed and subdivided into lots as shown on the annexed map, and she does hereby create a 7.00 foot wide easement for utilities along the West line of Lot 2 for Lot 1, and also creates a 30.00 foot wide easement along the West line of Lot 2 as shown, for ingress and egress to Lot 1, and she also creates 30.00 wide easements for shared driveways, (15 feet being on each side of the property line) on Lots 2, 3, 4, 5 and 6, as shown on the annexed map, she further states that these shall be the only access points from Fruitdale Lane to said lots, she also creates a 15 foot wide easement for sewer utility lines parallel to and 15 feet North of the North line of Fruitdale Lane, and extending Westerly a distance of 740 feet from the west end of the existing utility easement as described in Microfilm document Number 90479, and does for herself, her heirs and assigns convey to the public use forever the North 20.00 feet of Fruitdale Lane, and the West 30.00 feet of Hunter Road, as shown, all in accordance with the provisions of O.R.S. Chapter 92.

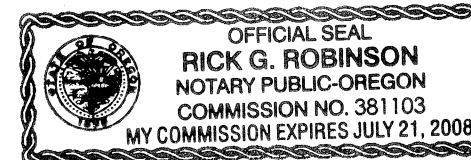

Margaret E. Williams
Successor Trustee

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all people by these presents, on this 28th day of OCTOBER, 2004, before me a Notary Public in and for said County and State, personally appeared MARGARET E. WILLIAMS, who being duly sworn did say that she is the identical person named in the foregoing instrument and that said instrument was executed freely and voluntarily.

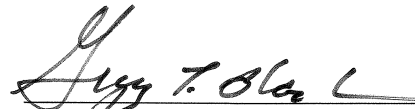

Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT


I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Plat of HUNTERS LANDING and that the annexed tracing is an exact copy of said subdivision plat as the same is on file in UNION COUNTY Cabinet Number C750-751 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.


Gregory T. Blackman, OPLS 991

APPROVALS

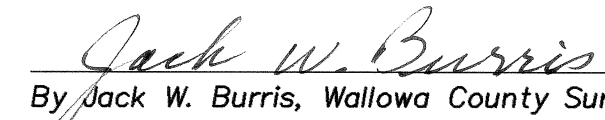
UNION COUNTY ASSESSOR / TAX COLLECTOR

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 2004-2005 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  Date: 10/27/04
Patty Gooderham, Union County Assessor /Tax Collector

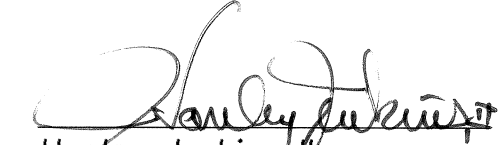
UNION COUNTY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 2ND day of NOV., 2004.


By Jack W. Burris, Wallowa County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 2nd day of November, 2004.

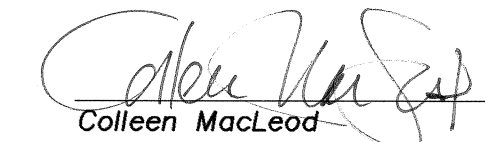

Hapley Jenkins III
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 3rd day of November, 2004.


Steve McClure

John E. Lamoreau


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 3rd day of NOV, 2004, at 9:48 o'clock A.M., and filed in Plat Cabinet No. C750-751, Union County records.
Microfilm No. 20045837.

R. Nellie Bogue Hibbert
Union County Clerk, by 