

LADD CREEK ESTATES

Situate in the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 38 East, and in the Northeast Quarter of the Northeast Quarter of Section 2, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon

REFERENCE MATERIAL

Union County Monumentation Records
 GLO Contract Number 102
 GLO Contract Number 103
 Survey Number 1-74
 Survey Number 33-74
 Survey Number 23-90
 Survey Number 27-90
 Survey Number 007-1996
 Survey Number 034-1998
 Survey Number 034-2002
 Survey Number 042-2006

DEED REFERENCES
 Volume 124 Page 69
 Volume 151 Page 184
 Volume 158 Page 100
 Volume 158 Page 500
 Microfilm Number 41805
 Eastern Oregon Title Partition
 Report Number 06-18090

BASIS OF BEARING

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

SCALE: 1"=300'

LEGEND

- \oplus Found aluminum cap monument set on rebar set by ODOT by drawing 9B-1-18
- \bullet Found 5/8" rebar with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 042-2006
- \odot Found 2 1/2" brass cap on 5/8" copper clad iron pin as per Union County Monumentation records
- \circ Set 5/8" x 30" reinforcing rod with plastic cap marked "BGB Survey Marker"
- x— Existing fence line
- - - Easement line

NARRATIVE

This subdivision was ordered by Phillip and Kathryn Cochran, and was processed as a measure 37 claim. The East line of this subdivision was defined from the East Quarter corner of Section 35 to the Southeast corner of Section 35 by the monuments set by Survey Number 034-2002. I then locate the South, the West and North lines by the Section break as filed as Survey Number 042-2006, which was completed prior to this Subdivision expressly for monumenting the exterior of this subdivision. I find that the Fence line along the West line of this Subdivision is located approximately 18 feet \pm on the Cochran property. There is a Nature Trail located on the West side of this fence that was developed by Oregon Department of Fish and Wildlife, that encroaches on the Cochran property. The fence along the South line of the Cochran property is actually approximately 11.3 feet North of the true property line at the Southeast corner, and is on the property line at the Southwest Corner. The fence line along the North line is also encroaching on the Cochran property. The fence line is 5.6 feet South of the property line at the Northeast corner, and tapers into the true line at the Northeast Corner. I also find that the fence line at the Northwest corner is 75.7 feet East of the true line, however the fence took a deliberate jog to the East approximately 272 feet South, for reasons unknown. I find no other unusual conditions on this survey.

SURVEYOR'S EXACT COPY STATEMENT

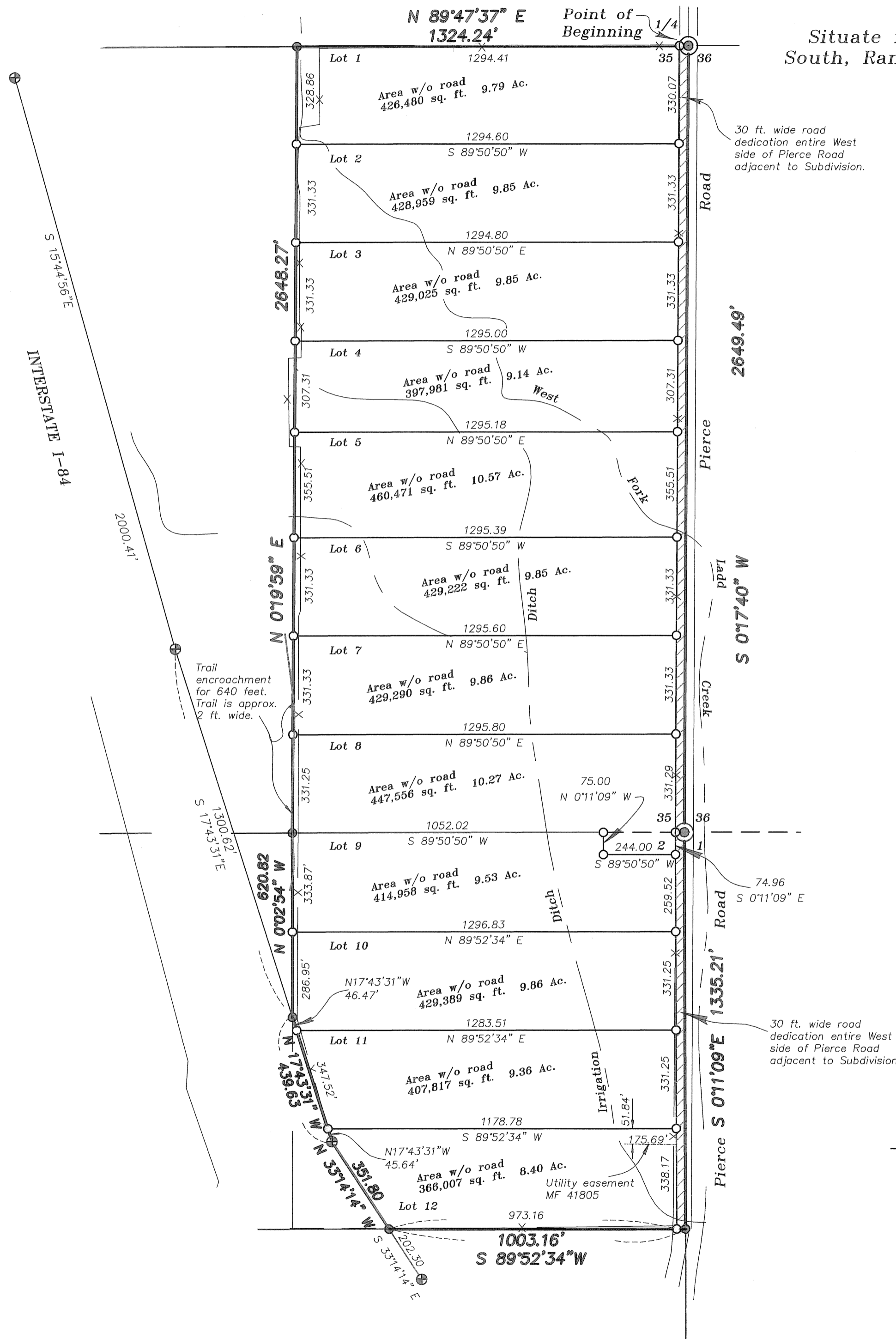
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Subdivision Plat of LADD CREEK ESTATES and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C858, C859 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
 Gregory T. Blackman, OPLS 991

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Gregory T. Blackman
 OREGON
 JULY 13, 1973
**GREGORY T. BLACKMAN
 991**

Renewal Date: Dec. 31, 2007



LADD CREEK ESTATES

Microfilm No. 20070021T
Plat Cabinet No. C858, C859

Situate in the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 38 East, and in the Northeast Quarter of the Northeast Quarter of Section 2, Township 4 South, Range 38 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 38 East, and the Northeast Quarter of the Northeast Quarter of Section 2, Township 4 South, Range 38 East of the Willamette Meridian; Excepting the strip of land out of said Northeast Quarter of the Northeast of Said Section 2 conveyed to the State of Oregon Highway Commission by deed in Book 124, Page 69, and also excepting a strip of land out of the Northeast Quarter of the Northeast Quarter of said Section 2, conveyed to the State of Oregon Highway Commission by deed in Book 158, Page 100 of the Union County Deed Records, more particularly described as follows;

Beginning at the Northeast corner of the Southeast Quarter of Section 35, said point being in the Center of Pierce Road;

Thence; South 0°17'40" West, along said East line of the Southeast Quarter, a distance of 2649.49 feet, to the Southeast Corner of said Section 35;

Thence; South 0°11'09" East, along the East line of the Northeast Quarter of said Section 2, a distance of 1335.21 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter;

Thence; South 89°52'34" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 1003.16 feet, to the East line of the land conveyed to the Oregon State Highway Commission, Deed Book 158, Page 500;

Thence; North 33°14'14" West, along said Highway property, a distance of 351.80 feet,

Thence; North 17°43'31" West, along said Highway property, a distance of 439.63 feet, to the intersection of the West line of the Northeast Quarter of the Northeast Quarter of said Section 2;

Thence; North 0°02'54" West, along said West line of Said Northeast Quarter of the Northeast Quarter, a distance of 620.82 feet, to the South line of Section 35;

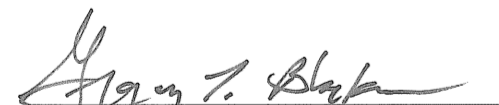
Thence; North 0°19'59" East, along the West line of the East Half of the Southeast Quarter of said Section 35, a distance of 2648.27 feet, to the North Line of said Southeast Quarter,

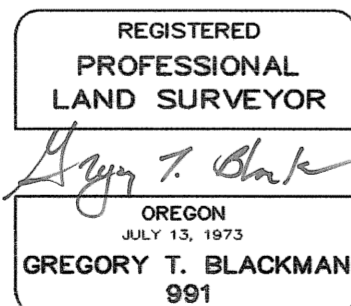
Thence; North 89°47'37" East, along said North line of said Southeast Quarter a distance of 1324.24 feet, to the point of beginning of this description.

Said tract containing 119.07 Acres (5,186,513 Sq. Ft.)

Said tract subject to all easements as they exist or are of record, and subject to the rights of the public in and to that portion of this property lying below the high water mark of a creek as it crosses this property.

I further certify that I made this survey and plat by order of and under the direction of the owner 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.


Gregory T. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2007

DECLARATION

Know all people by these presents that PHILLIP COCHRAN and KATHRYN COCHRAN are the sole owners of the land within this Subdivision, said land being more particularly described in the accompanying Surveyors Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and we do hereby donate, dedicate, and convey to the public use forever, the East 30.00 feet of the Southeast Quarter of Section 35, Township 3 South, Range 38 East, and the East 30.00 feet of the Northeast Quarter of the Northeast Quarter of Section 2, Township 4 South, Range 38 East of the Willamette Meridian, commonly known as the West Half of Pierce Road, as depicted on the accompanying map, all in accordance with Chapter 92 of Oregon Revised Statutes.



PHILLIP COCHRAN

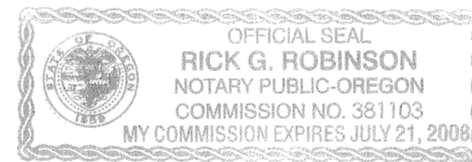

KATHRYN COCHRAN

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 21st day of December, 2006, before me a Notary Public in and for said State and County, personally appeared PHILLIP COCHRAN, and KATHRYN COCHRAN, 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 same freely and voluntarily.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

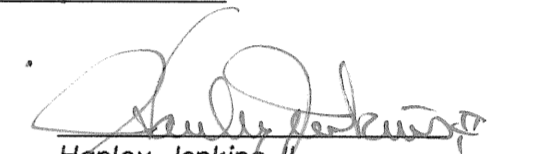
Union County Assessor / Tax Collector

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 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: 12/21/06
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 28th day of December, 2006.


Hanley Jenkins II
Union County Planning Director


Union County Surveyor

Approved this 21 day of DECEMBER, 2006.

by Wallowa County Surveyor 
Richard A. Shaver

UNION COUNTY COMMISSION

Approved this 31st day of Jan, 2007.


Steve McClure


R. Nellie Bogue Hibbert

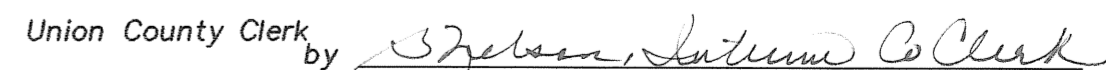

Colleen MacLeod

FILING STATEMENT

Union County Clerk

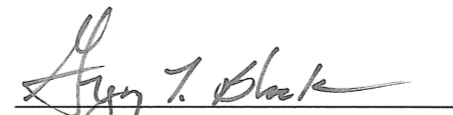
State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 31st day of Jan, 2007, at 9:45 o'clock A. M., and recorded in Plat Cabinet No. C858, C859 Union County records. Microfilm Number 20070021T

Union County Clerk by 

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 LADD CREEK 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 C858, C859 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