SHADY RIVER ACRES Microfilm Number 2004/2067 Sheet 1 of 2 Plat Cabinet Number 2722 -723 A Subdivision located in the Northwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon. BASIS OF BEARING (2639.23)N 89°33'35" E NE Corner of the Forward bearing as published by the U.S.C. 2 1/2" aluminum 2640.01 NW 1/4 of the NW 1/4 (N 89°34'18" E) monumentPoint of (N 89°34'18" E) and G.S. from A COLLEGE to A VALLEY of Section 4 Township 2 South Dated 1946. -Beginning N 89°33'35" E 1300.00 大司[×]723:90-三 1320.01 320.01 359.83 483.71 Township 3 South SCALE: 1"=100' -N 89°33'35" Lot 2 Set reference pin N89°33'35"E (10 ft. width at S0°06'02"W, 10.00' ft. Lot 3 2.22 Acres Position of North 1/4 Ditch' Easement this point) created 20.00 from true corner Corner of Section 4, (96,678 Sq. Ft.) (25 ft. width at this point) 8 2.12 Acres by this plat (Fence corner is I taken from ties prior to Fence corner i created by this plat g(92,573 Sq.Ft.) 10.6 ft. South & destruction of monument 24.4 ft. South & Set reference pin 6.6 ft. West of LEGEND set by survey 56-73 13.8 ft. West of (30 ft. width at this point) South, 10.00 ft. true corner) true corner created by this plat from true corner 2.27 Acres Lot 4 (99,091 Sq. Ft.) 2.46 Acres Found monument as described as per Union (106,987 Sq. Ft.) County monumentation records Ditch Easement Ditch Easement/ 15 ft. utility easement 00 00 (30 ft. width at this point) (30 ft. width at this pt) microfilm number 20040342 created by this plat Found 5/8" iron pin set by survey number created by this plat (See Detail) 60.00 Easement Detail(NTS) Found 5/8" iron pin with plastic cap marked 320.00 304.00 Easement Detail(NTS) East "BGA SURVEY MARKER" set by survey number Lane 706.00 Stonehaven East West 217.28 East East 453.56 256.68 NW 1/4 of the Fence line is NW 1/4 of Sec. 4 Found 5/8" iron pin with plastic cap marked 2.7 ft. West of pin Fence line is (S) (D) (D) "AP&A" set by survey number 015-1998 363.86 0.5 ft. West of pin 15 ft. utility easement Lot 7 Set 5/8"x30" iron pin with plastic cap marked 15 ft. utility easement microfilm number 20040341 microfilm number 20040339 "BGB SURVEY MARKER" (See Detail) 2.23 Acres Lot 5 (See Detail) (97,208 Sq. Ft.) 2.10 Acres Lot 8 Utility Pole 10 ft. utility easement (91,470 Sq. Ft.) nicrofilm number 20040340 2.19 Acres (Dimensions to centerline) Existing overhead or underground utility line (95,508 Sq. Ft.) 15 ft. easement for overhead 15 ft. utility easement Centerline of right of way utility lines, created by this plat microfilm number 983268 Easement Detail(NTS) (Dimensions to centerline) (Dimensions to centerline) Centerline of May Park Irrigation Ditch 36 Found pin at Fence corner is North face of Existing fence line Lot 6 0.5 ft. North & Pin is set in 0.00 railroad tie fence line 1.7 ft. West of 2.02 Acres Fence line is 7.11er 184.31 317.20 1.7 ft. South of pin Easement line (88,148 Sq. Ft.) 297.80 276.68 ----S *89°33′3*5″ Record information of survey number 21-77 S **89°36′38″ W** [S 89°37′45″ W] Pin is set in 627.54 [627.47] S0°07'22"E Record information of survey number 7-89 N0°05'36"E fence line Minor Partition Plat Nos. 1993-09 and 1998-17 (See Detail) 16.50 Record information of survey number 25-84 CURVE DATA S89°33'35"W Brass cap monument 1 North Curve Lot 7 ② Centerline North Curve 3 North Curve Lot 6 57.39 $\triangle = 2573'11"$ $\triangle = 25^{\circ}13^{\circ}11^{\circ}$ $\triangle = 25^{\circ}13'11'$ R = 50.00' L = 22.01' T = 11.19'R = 110.00' L = 48.42' T = 24.61'This subdivision was done at the request of Brian Bell. I locate the North line of this subdivision along the section line, using the found monument at the Northwest L.C. = 21.83' corner of Section 4, and the position of the previously located monument set for N 12°01'57"E N 12°01'57"E N 12°01'57"E the North quarter corner of said Section 4, but now destroyed. I place the West South Curve Lot 7 (5) Centerline South Curve 6 South Curve Lot 6 line of this subdivision parallel with and 20 feet East of the West line of the section, as located by the existing monuments. The East line of this subdivision Reservation . NW 1/16th was located along the East line of the Northwest quarter of the Northwest quarter L = 48.42of the section, as monumented by survey number 21-77 and 7-89. the South line of this subdivision lying East of the right of way of Watson Street Section 4 BRES 40 L.C. = 48.03' N 12°01'57"E L.C. = 34.93'L.C. = 21.83'S was located using the monuments of survey number 21-77 and 7-89 also. The Fence corner is 15.7 ft. N 12°01'57"E North and 1.0 ft. West South line lying West of the East right of way line of Watson Street was placed so of pin set by survey as to conform with Minor Partition Plat numbers 1993-09 and 1998-17. This V number 015-1998 places an approximate 2 ft. jog at the intersection of the East right of way line of Watson Street and the South line of this subdivision. This is also documented by REFERENCE MATERIAL S 89°33'35" the minor partition plats. I then locate the lots within this subdivision at the S0°07′22″E 2.03 direction of Mr. Bell. There is an existing home on Lot 7 of this subdivision, and SURVEYOR'S EXACT COPY STATEMENT 615.00 Union County Monumentation Records the alignment of Watson Street along the East line of this lot was offset so as to Survey Number 165 meet the building setbacks on the existing structures. This plat creates two 30 30 Survey Number 21-77 easements. The first easement is a utility easement for the existing overhead 0 20.03 Survey Number 25-84 I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify utility lines across Lot 8, serving Lot 7. The other easement created by this plat Survey Number 7-89 that I am the Surveyor who prepared the Plat of Shady River Acres, and that the is a ditch easement for the May Park Irrigation Ditch. This easement is variable in Survey Number 015-1998 30.00 S 89°36'38" W annexed tracing is an exact copy of said Subdivision Plat as the same is on file in width. I use the existing fence line along the South side of the existing ditch to Minor Partition Plat Number 1993-09 `S89'33'35"W 57.39 627.54 UNION COUNTY Cabinet Number <u>C122-723</u> of the Plat Records of UNION COUNTY, place the South line of the easement, with the exception of the most Easterly and Minor Partition Plat Number 1998-17 and said exact copy is submitted as per O.R.S. 92.070. Westerly course. Those lines are places 10 feet and 25 feet South (respectively) \Fence corner is 0.7 ft. DEED REFERENCES WATSON South & 0.3 ft. West of from the North line of this subdivision. There are also four utility easements new pin (2.7 ft. South & 0.3 ft. West of pin recently filed. All are for utility easements granted to OTEC. All descriptions are Volume 125 Page 35 described by metes and bounds, followed by the verbiage "All...as constructed on Volume 142 Page 587 REGISTERED set by survey 7-89) the ground". I locate the easement line described in microfilm number 20040340 Volume 144 Page 292 **PROFESSIONAL**

LAND SURVEYOR

OREGON

RICK G. ROBINSON

2219

Renewal Date: Dec. 31, 2004

JULY 17, 1986

centered along the physical location of underground transmission line. The

as shown. I find no other unusual conditions on this subdivision.

easements in microfilm numbers 20040339, 200400341 and 20040342 are for

by centering the physical location of the transformer box within an area 15 ft.

transformers and are described as 15 feet wide with a 15 ft. length. I locate these

square. Some of this area falls within the dedicated right of way, creating an odd

dimension where that occurs. I find the existing fences away from the true corners

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Volume 146 Page 784

Volume 153 Page 39

Microfilm Number 48414 Microfilm Number 75499

Microfilm Number 120196 Microfilm Number 121157

Microfilm Number 136345 Microfilm Number 138176 Microfilm Number 138426 Microfilm Number 983268

Microfilm Number 20030032 Microfilm Number 20040339

Microfilm Number 20040340 Microfilm Number 20040341

Microfilm Number 20040342

Preliminary Title Report Number 03-15022 prepared by

Eastern Oregon Title, Inc.

Detail Scale: 1" = 20'

A Subdivision located in the Northwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed SHADY RIVER ACRES, in accordance with the provisions of O.R.S. Chapter 92, said Subdivision being situated in the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at a point on the North line of said Section 4, said point being North 89°33'35" East, a distance of 20.00 feet from the Northwest corner of said Section 4,

Thence; North 89°33'35" East, along the North line of said Section 4, a distance of 1300.00 feet, to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 4,

Thence; South 0°06'02" West, along the East line of the Northwest quarter of the Northwest quarter of said Section 4, a distance of 658.55 feet, to the Northeast corner of that tract conveyed to Willard Hafer and Bernice Hafer by deed microfilm number 138426 of the records of the Union County Clerk.

Thence; South 89°36'38" West, along the North line of said Hafer tract, a distance of 627.54 feet, to the Northwest corner thereof,

Thence; South 0°07'22" East, along the West line of said Hafer tract, a distance of 2.03 feet, to a point 660.00 feet South (when measured at right angles) of the North line of said Section 4.

Thence; South 89°33'35" West, parallel with the North line of said Section 4, a distance of 57.39 feet, to a point 635.00 feet East (when measured at right angles) from the West line of said Section 4,

Thence; North 0°05'36" East, parallel with the West line of said Section 4, a distance of 16.50 feet,

Thence; South 89°33'35" West, parallel with the North line of said Section 4. a distance of 615.00 feet, to a point 20.00 feet East (when measured at right angles) from the West line of said Section 4,

Thence; North 0°05'36" East, parallel with the West line of said Section 4, a distance of 643.53 feet, to the Point of Beginning of this description.

Said subdivision containing 19.439 acres. (846,767 Sq. Ft.)

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 Shady River Acres, and that the

annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number <u>C122-723</u> of the Plat Records of UNION COUNTY,

Rick G. Robinson, OPLS 2219

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, OPLS 2219 Bagett, Griffith and Blackman 2006 Adams Avenue

and said exact copy is submitted as per O.R.S. 92.070.

LaGrande, OR 97850

REGISTERED **PROFESSIONAL** LAND SURVEYOR

RICK G. ROBINSON 2219

Renewal Date: Dec. 31, 2004

DECLARATION

Know all people by these presents that BRIAN A. BELL and MICHELLE R. BELL are the owners 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 we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever Stonehaven Lane and Watson Street as shown on the annexed map, and we do hereby create the utility line easement and ditch easement as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Brid. Bell Michelle R. Bell MICHELLE R RELL

Know all people by these presents that COMMUNITY BANK, an Oregon Corporation, is a Deed of Trust holder on the land within this subdivision, and does hereby consent to said subdivision, and also to the street dedication and easements created by this subdivision, in accordance with O.R.S. Chapter 92.

Community Bank

ACKNOWLEDGMENTS

State of Oregon

County of Union

Know all people by these presents, on this 1st day of March, 2004, before me a Notary Public in and for said County and State, personally appeared BRIAN A. BELL and MICHELLE R. BELL, who being duly sworn did say that they are the identical persons named in the foregoing instrument and that said instrument was executed freely and voluntarily.

the State of Oregon

IENNIFER C. HENDRIX NOTARY PUBLIC-OREGON COMMISSION NO. 359664 MY COMMISSION EXPIRES JULY 22, 2006

Notarial seal

State of Oregon

County of Union

Know all people by these presents, on this St day of March , 2004, before me a Notary Public in and for said County and State, personally appeared _ who is known to me to be an authorized representative of COMMUNITY BANK, an Oregon Corporation, and who being duly sworn did say that they executed the same freely and voluntarily.

the State of Oregon

OFFICIAL SEAL JENNIFER G. HENDRIX NOTARY PUBLIC-OREGON COMMISSION NO. 359664 MY COMMISSION EXPIRES JULY 22, 2006

APPROVALS

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 2003-2004 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.

Patty Goddernam, Union County Assessor

UNION COUNTY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this ______ day of ________, 2004.

UNION COUNTY PLANNING COMMISSION

Approved this 2nd day of March, 2004,

Union County Planning Director

UNION COUNTY COMMISSION

Approved this 3rd day of March , 2004.

Colleen MacLeod

FILING STATEMENT

COUNTY CLERK

State of Oregon

County of Union

I do hereby certify that the attached subdivision plat was received for record on the 3rd day of March, 2004, at 9:15 o'clock AM, and filed in Plat Cabinet No. <u>C.722-723</u>, Union County records. Microfilm No. 20041266T

R. Nellie Bogue Hibbert Union County Clerk, by

Sheet 2 of 2

Notarial seal