

Cadwell Acres Addition

Sheet 1 of 2

MICROFILM 971387

PLAT C.S. No.








B-455

Located in the Southwest 1/4 of the
Southeast 1/4 of Section 18, Township
4 South, Range 40 East in the Willamette
Meridian in the City of Union, Union
County, Oregon

Basis of Bearing

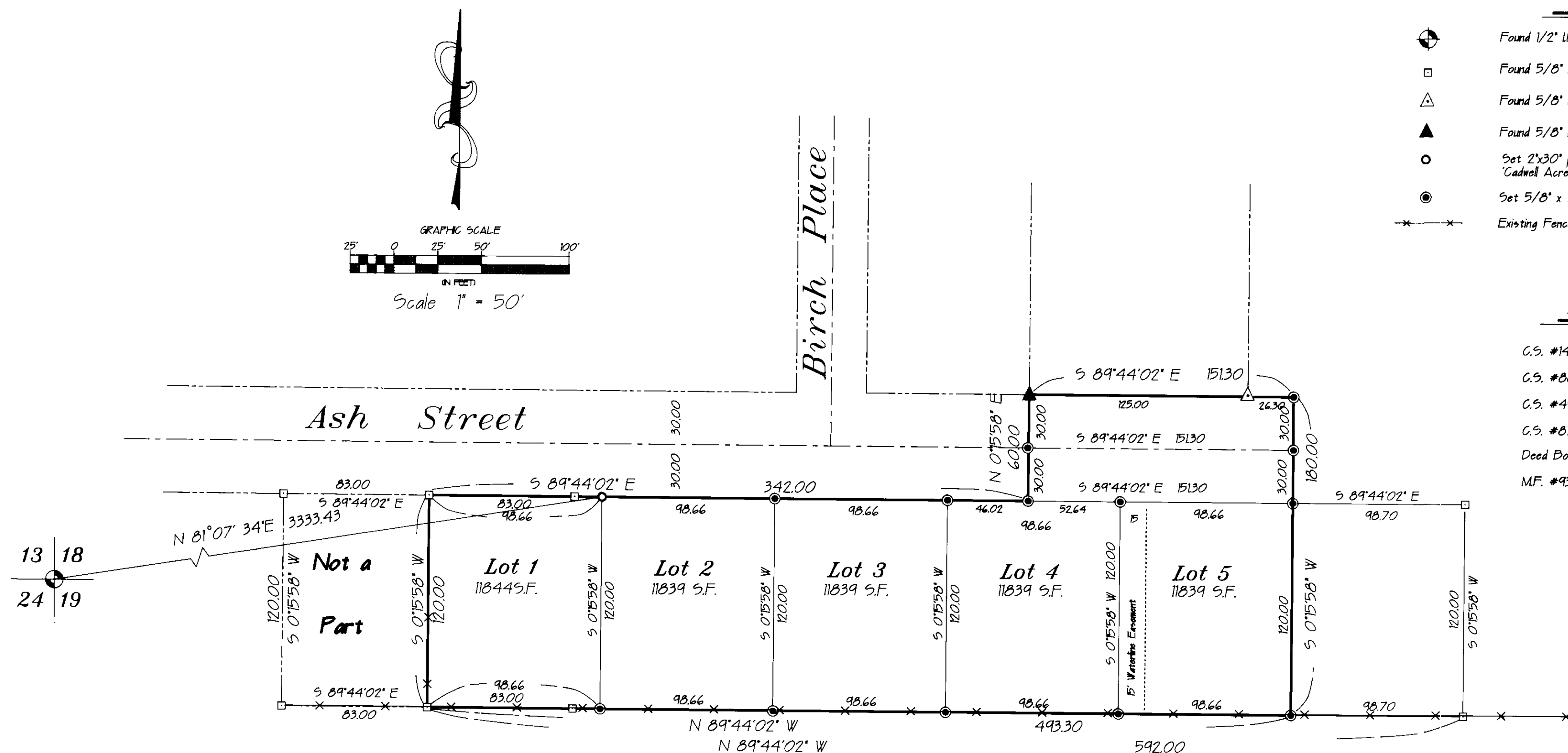
County Survey #88-80 as shown from the 5/8" rebar located
at the southwest corner of Lot 1 to the 5/8" rebar located
S 89°44'02" E 592.00 feet.

Legend

-  Found 1/2" I.D. Pipe Monument of Record C.S. 14-71
-  Found 5/8" Rebar by C.S. #88-80
-  Found 5/8" Rebar by C.S. #49-82
-  Found 5/8" Rebar by C.S. #87-78
-  Set 2"x30" pipe w/Drass Cap mkd. 'Cadwell Acres Initial Point'
-  Set 5/8" x 30" Rebar with cap marked L.S. 1952'
-  Existing Fence Line

References

- C.S. #14-71 Abstract Report #35685
- C.S. #88-80 MF. #107706
- C.S. #49-82 MF. #98290
- C.S. #87-88 MF. #96431
- Deed Book 141, Page 508
- MF. #93233



Narrative

This survey was requested by Mace Cadwell for the purpose of subdividing his land. The subdivision is based on C.S. #88-80, C.S. #49-82 & C.S. #87-88. As a part of this property division, the City of Union required that the property owners to the south of Lot 3 be given the 'First Right of Refusal' for this lot so that if they may protect any need for access if desired before lot development. Because a waterline exists thru this property, the owner was required to relocate it establishing the new 15 foot easement across Lot 5. The original easement is to be abandoned by the City of Union after the completion of this work. The shown monuments were found and the survey was completed as shown on the plat without any further difficulties.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Norman J. Paulus Jr.
OREGON
July 7, 1966
Norman J. Paulus Jr.
1952
Expires December 31, 1998

Cadwell Acres Addition

Located in the Southwest 1/4 of the
 Southeast 1/4 of Section 18, Township
 4 South, Range 40 East in the Willamette
 Meridian in the City of Union, Union
 County, Oregon

Dedication

STATE OF OREGON)
) ss.
 COUNTY OF UNION)

We, Kerry and Kimber Adkins, husband and wife, being duly sworn, depose and say that we are the owners of Cadwell Acres Addition, more particularly described in the annexed Surveyor's Certificate; that we did cause the same to be surveyed and platted 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, all streets and easements as shown on the annexed map. I further acknowledge that the owner to the south of Lot 3 shall be given the "First Right of Refusal" for the purchase of said lot 3 prior to its development.

Kerry Adkins
 Kerry Adkins

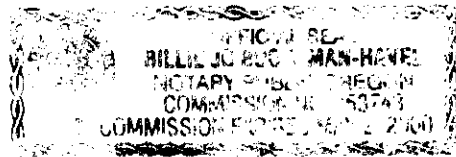
Kimber Adkins
 Kimber Adkins

STATE OF OREGON)
) ss.
 COUNTY OF UNION)

Do it remembered that on this 1st day of June, 1996, personally appeared before me Kerry & Kimber Adkins husband and wife, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notary seal this 1st day of June, 1996.

Billy Jo Boothman Havel
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 5-2-2000



Dedication

STATE OF OREGON)
) ss.
 COUNTY OF UNION)

This is to certify that Bronson Lumber Company Incorporated, is a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, and is the owner of the land described in the annexed Surveyor's Certificate, said lands to be hereafter known as Cadwell Acres Addition; and said Bronson Lumber Company Incorporated, did cause the same to be surveyed and platted as shown on the annexed map and does for itself, its transferees, successors, and assigns hereby dedicate, donate, and convey to the public use forever, all streets and easements as shown on the annexed plat in accordance with ORS Chapter 92. I further acknowledge that the owner to the south of Lot 3 shall be given the "First Right of Refusal" for the purchase of said lot 3 prior to its development.

IN WITNESS WHEREOF, Bronson Lumber Company Incorporated, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers, and its corporate seal affixed hereto.

Mace A. Cadwell
 President

Richard C. Southard
 Secretary

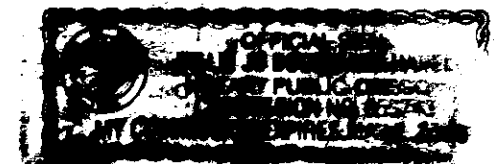
11-20-97
 Rick Robinson
 DEPUTY CO. SURVEYOR
 (ME 975409)

STATE OF OREGON)
) ss.
 COUNTY OF UNION)

Do it remembered that on this 29th day of May, 1996, personally appeared before me Mace A. Cadwell & Richard C. Southard, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notary seal this 29th day of May, 1996.

Billy Jo Boothman Havel
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 5-2-2000



Surveyor's Certificate

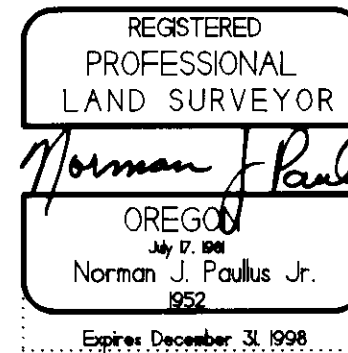
I, Norman J. Paulus Jr., OPLS #1952, being duly sworn, depose and say that I have surveyed, subdivided and platted Cadwell Acres Addition situated in the southwest 1/4 of the southeast 1/4 of Section 18, Township 4 South, Range 40 East in the Willamette Meridian in the City of Union, Union County, Oregon more particularly as described below:

Beginning at a brass cap being located N81° 07' 34"E a distance of 3333.43 feet from the southwest corner of said Section 18, said brass cap being the True Point of Beginning,

Thence S89° 44' 02" E to a 5/8" rebar a dist. of 243.30 feet;
 Thence N00° 15' 58" E to a 5/8" rebar a dist. of 60.00 feet;
 Thence S89° 44' 02" E to a 5/8" rebar a dist. of 1513.00 feet;
 Thence S00° 15' 58" W to a 5/8" rebar a dist. of 180.00 feet;
 Thence N89° 44' 02" W to a 5/8" rebar a dist. of 493.30 feet;
 Thence N00° 15' 58" E to a 5/8" rebar a dist. of 120.00 feet;
 Thence S89° 44' 02" E to a 5/8" rebar a dist. of 98.70 feet to
 True Point of Beginning. Said parcel containing 157 acres.

I have made such survey and plat by order of and under the direction of the owners thereof; that the size of all lots and the widths of all streets and easements are as shown on the annexed plat; and that all lot corners and boundary corners are marked with iron pins as indicated on the annexed plat.

Norman J. Paulus Jr.
 Norman J. Paulus Jr.
 May 28, 1996
 Date



Union County Assessor

I hereby certify that pursuant to ORS 92.095, all ad valorem taxes and all special assessments, fees and other charges required by the law to be placed on the 1995-96 tax roll which became a lien on this subdivision or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid to me.

Date 3/14/97
Sally Josephson
 Union County Assessor

Union County Treasurer

I hereby certify that all ad valorem taxes and all special assessments fees and other charges required by law to be placed on the tax roll which became a lien on this subdivision and that now are due and payable have been paid to me.

Date 3/14/97
Peggy Sutton
 Union County Treasurer

Union County Surveyor

Approved this 30th day of MAY, 1996.

Rich G. Rubin (DEPUTY)
 Union County Surveyor

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 2nd day of April, 1996 at 9:25 o'clock A.M. and recorded in Plat Cabinet No. B-455 Union county records. Microfilm Number 971387
R. YELLIE BOGUE HIBBERT
 Union County Clerk by B. Nelson, Deputy

Union County Commission

Approved this 2nd day of April, 1996.

John Howard
Colleen McLeod
 Lorence B. Savage colleen macleod
Steve McClure
 Steve McClure

City of Union City Council

Approved this 10th day of June, 1996.

Susan M. Briggs
 City of Union