

# CHOKE CHERRY ROAD DEDICATION

A road dedication across a portion of Lots 19, 20, 21 and 22 of Dunham Wright Acres,  
Situating in the Northwest quarter of Section 23, Township 3 South,  
Range 40 East of the Willamette Meridian, Union County, Oregon.

Microfilm Number 20094029T  
Plat Cabinet Number D080-D081

## BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 50'

## REFERENCE MATERIAL

Original Plat of DUNHAM WRIGHT ACRES  
Minor Partition Plat Number 1993-16  
Survey Number 27-89

### Deeds

Microfilm No. 126788  
Microfilm No. 14764  
Microfilm No. 151874  
Microfilm Nos. 30955-30956  
Microfilm No. 20075141  
Book C Pg.54  
Book 45 Pg.159  
Book 55 Pg.195  
Book 75 Pg.463  
Book 115 Pg.355  
Book 132 Pg.172  
Book 146 Pg.412

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2010

## LEGEND

- Found brass cap monument as per Union County monumentation records.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 27-89
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1993-16
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ▨ Area to be dedicated roadway
- x- Existing Fence Line
- w- Existing Irrigation Line
- - - Proposed centerline of dedicated roadway, existing lot line of Dunham Wright Acres.
- ⊙ Existing Irrigation Riser
- - - Easement line

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared this Dedication Plat and that the annexed tracing is an exact copy of said Dedication Plat as the same is on file in UNION COUNTY Cabinet Number D080-D081 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

## EASEMENT STATEMENT

The following easements are listed in the title report which covers all of Lots 19 through 22, but do not fall within the area to be dedicated.

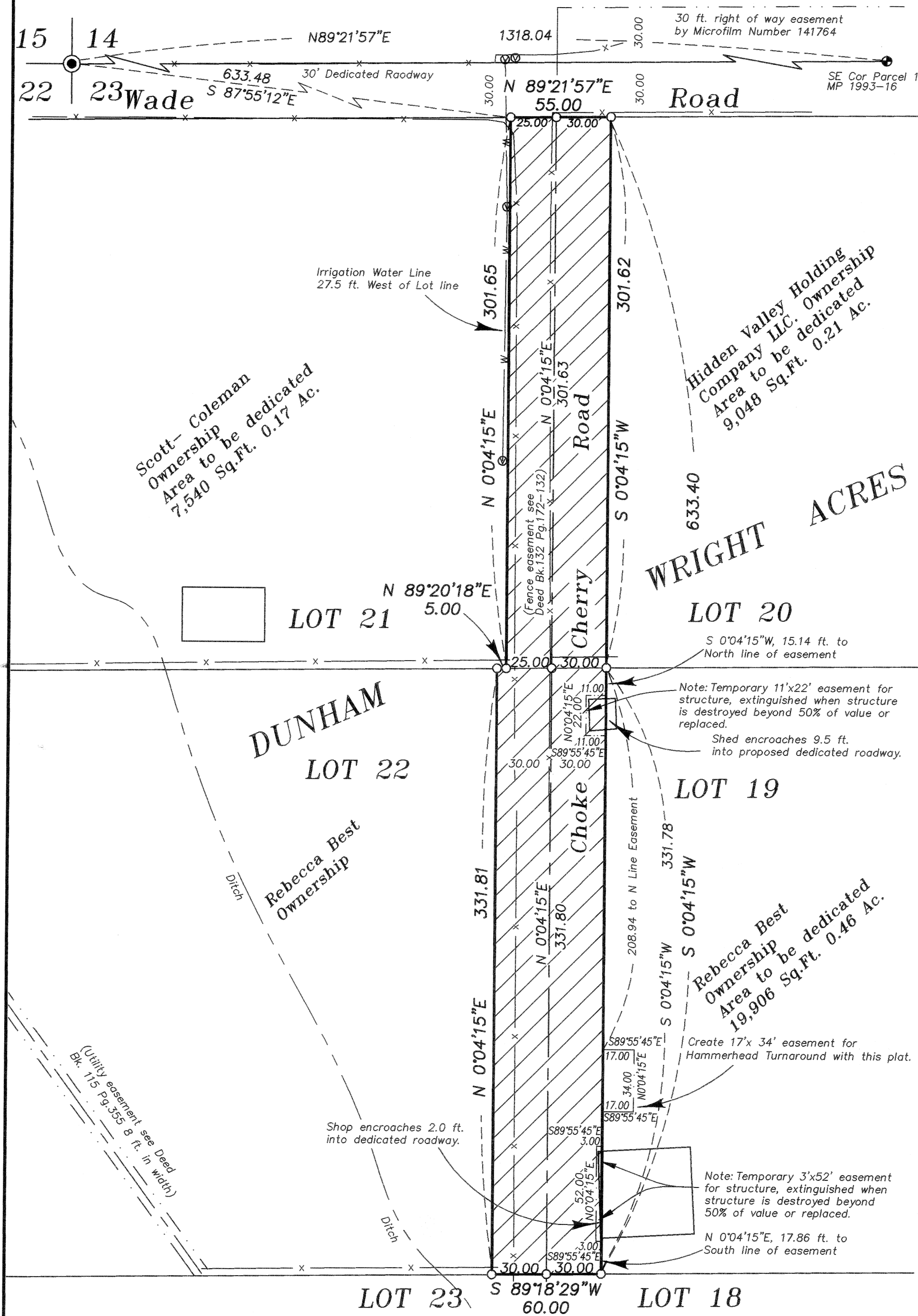
- Pipeline easement recorded in Volume 146, Page 412 falls outside of dedicated area.
- Ditch Easement recorded in microfilm numbers 30955 and 30956 falls outside of dedicated area.
- Pipeline Easement recorded in microfilm number 126788 falls outside of dedicated area.
- Pipeline Easement recorded in microfilm number 151874 falls outside of dedicated area.

15	14	N89°21'57"E 1288.04 Pin to Pin	1318.04	(pin to Sec cor)	N89°21'57"E	645.66 (647.5)	LOT 13	331.41 (330)	331.07 (330)
22	23	N89°21'57"E 658.17 (660)	LOT 21	301.65 (300)	N89°21'57"E 645.70 (647.5)	LOT 20	25' DEDICATED ROAD	301.63 (300)	331.32 (330)
		N89°20'18"E 658.42 (660)	LOT 22	332.15 (330)	N89°20'18"E 645.95 (647.5)	LOT 19	25' DEDICATED ROAD	331.80 (330)	331.45 (330)
		N89°18'29"E 658.71 (660)	LOT 23	332.15 (330)	N89°18'29"E 646.23 (647.5)	LOT 18	25' DEDICATED ROAD	331.80 (330)	331.45 (330)
		N89°16'40"E 658.99 (660)	LOT 24	332.15 (330)	N89°16'40"E 646.51 (647.5)	LOT 17	25' DEDICATED ROAD	331.80 (330)	331.45 (330)
		N89°14'51"E 1977.68 (1980)			N89°14'51"E 1977.68 (1980)				

DUNHAM WRIGHT ACRES DETAIL SCALE: 1" = 300'

## NARRATIVE

This dedication was done at the request of Rebecca Best, owner of Lots 19 and 22 of Dunham Wright Acres. Mrs. Best wanted to place a home on Lot 19, but in order to do so, needed access to a public roadway. The dedication also encompasses a portion of the ownerships in Lots 20 and 21 of the subdivision. The owners have agreed to participate in the dedication. I place the lots within Dunham Wright Acres as per Survey Number 27-89 and Minor Partition Plat Number 1993-16. See those maps for a complete breakdown of the subdivision. A variance was granted by the Planning Commission for the portion of the dedicated area across Lot 21 for a width of 25 feet rather than the full 30 feet. There are two buildings encroaching onto the dedication in Lot 19. An easement has been created for those structures, with the condition that if they are destroyed beyond 50% of their value, they will be replaced out of the right of way created by this plat. I find no other unusual conditions on this dedication plat.



# CHOKE CHERRY ROAD DEDICATION

A road dedication across a portion of Lots 19, 20, 21 and 22 of Dunham Wright Acres, Situated in the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

Microfilm Number 20094029T  
Plat Cabinet Number D080-D081  
Union County Planning Department  
Approved this 3rd day of November, 2009.

Stanley Jenkins  
Hanley Jenkins  
Union County Planning Director

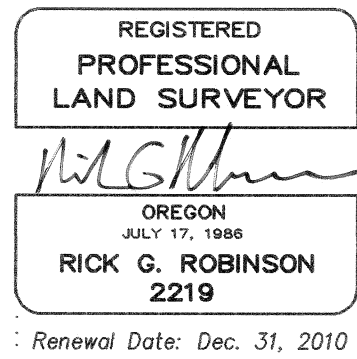
## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Road Dedication Plat, situated in a portion of Lots 19, 20, 21 and 22 of the Plat of DUNHAM WRIGHT ACRES, all located in the Northwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the North line of said Lot 21, said point bears South 87°55'12" East, a distance of 633.48 feet from the Northwest corner of said Section 23;  
Thence; North 89°21'57" East along the North line of Lots 21 and 20 of said DUNHAM WRIGHT ACRES, a distance of 55.00 feet,  
Thence; South 0°04'15" West, a distance of 633.40 feet to the South line of said Lot 19,  
Thence; South 89°18'29" West along South line of said lots 19 and 22, a distance of 60.00 feet,  
Thence; North 0°04'15" East, a distance of 331.81 feet to the North line of said Lot 22,  
Thence; North 89°20'18" East, along said line, a distance of 5.00 feet,  
Thence; North 0°04'15" East, distance of 301.65 feet, to the Point of Beginning of this description.  
Said tract containing 0.84 Acres (36,494 Sq. Ft.)

I further certify that I made the survey and plat by order of and under the direction of the owners thereof, and that all corners are marked with monuments as indicated on the annexed map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



## DECLARATION

Know all people by these presents that HIDDEN VALLEY HOLDING COMPANY, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (O.R.S. chapter 70), REBECCA J. BEST, CHERYL A. COLEMAN, J. EUGENE SCOTT and ROELLA M. SCOTT as individuals, and J. EUGENE SCOTT, ROELLA M. SCOTT as trustees of the J. EUGENE SCOTT and ROELLA M. SCOTT JOINT REVOCABLE LIVING TRUST executed the 19th day of October, 1999, are the owners of the land represented on the annexed map, 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 map, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that land within CHOKE CHERRY ROAD, as shown on the annexed map, and do create the temporary easements for the encroaching buildings within Lot 19 as shown, all in accordance with the provisions of O.R.S. Chapter 92. In witness where of HIDDEN VALLEY HOLDING COMPANY LLC., pursuant to it's operating agreement, duly and legally adopted, has caused these presents to be signed by JOHN M. MILLER and ROBERTA E. MILLER, members.

John M. Miller  
JOHN M. MILLER, member  
HIDDEN VALLEY HOLDING COMPANY LLC.

Robert E. Miller  
ROBERTA E. MILLER, member  
HIDDEN VALLEY HOLDING COMPANY LLC.

J. Eugene Scott  
J. EUGENE SCOTT, individual owner

Roella M. Scott  
ROELLA M. SCOTT, individual owner

J. Eugene Scott  
J. EUGENE SCOTT, Trustee  
J. EUGENE SCOTT and ROELLA M. SCOTT  
JOINT REVOCABLE LIVING TRUST

Roella M. Scott  
ROELLA M. SCOTT, Trustee  
J. EUGENE SCOTT and ROELLA M. SCOTT  
JOINT REVOCABLE LIVING TRUST

Cheryl A. Coleman  
CHERYL A. COLEMAN, Individual

Rebecca J. Best  
REBECCA J. BEST, Individual

Know all People by these presents that NORTHWEST FARM CREDIT SERVICES, FLCA by virtue of that deed of trust filed as microfilm number 20075141 in the deed records of Union County, is a mortgage holder on the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to the temporary encroachment easement and the creation of Choke Cherry Road as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

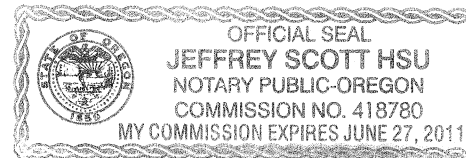
Mark R. Coomer  
Authorized Representative of  
NORTHWEST FARM CREDIT SERVICES, FLCA

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 16 day of SEPTEMBER, 2009, before me a Notary Public in and for said State and County, personally appeared JOHN M. MILLER and ROBERTA E. MILLER members of HIDDEN VALLEY HOLDING COMPANY LLC., 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 the same freely and voluntarily.

Jeffrey Scott HSU  
Notary Public for  
the State of Oregon

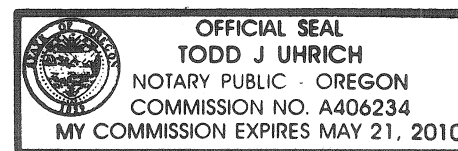


Notarial Seal

State of Oregon SS  
County of Multnomah

Know all people by these presents, on this 2 day of September, 2009, before me a Notary Public in and for said State and County, personally appeared J. EUGENE SCOTT and ROELLA M. SCOTT, 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 the same freely and voluntarily.

Todd J. Uhrich  
Notary Public for  
the State of Oregon

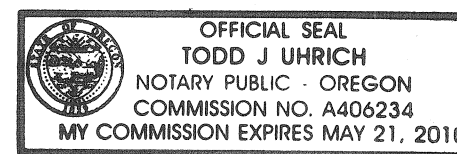


Notarial Seal

State of Oregon SS  
County of Multnomah

Know all people by these presents, on this 2 day of September, 2009, before me a Notary Public in and for said State and County, personally appeared J. EUGENE SCOTT and ROELLA M. SCOTT, as trustees of the J. EUGENE SCOTT AND ROELLA M. SCOTT JOINT REVOCABLE LIVING TRUST, 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 the same freely and voluntarily.

Todd J. Uhrich  
Notary Public for  
the State of Oregon

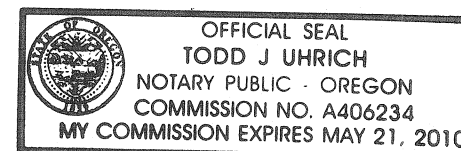


Notarial Seal

State of Oregon SS  
County of Multnomah

Know all people by these presents, on this 2 day of September, 2009, before me a Notary Public in and for said State and County, personally appeared CHERYL A. COLEMAN, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Todd J. Uhrich  
Notary Public for  
the State of Oregon

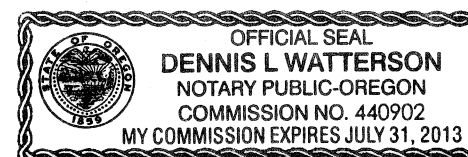


Notarial Seal

State of Oregon SS  
County of Union

Know all people by these presents, on this 21st day of AUGUST, 2009, before me a Notary Public in and for said State and County, personally appeared REBECCA J. BEST, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Dennis L. Watterson  
Notary Public for  
the State of Oregon

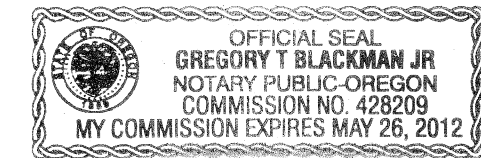


Notarial Seal

State of Oregon SS  
County of Baker

Know all people by these presents, on this 17th day of September, 2009, before me a Notary Public in and for said State and County, personally appeared Mark Coomer who is known to me to be an authorized representative of NORTHWEST FARM CREDIT SERVICES, FLCA, and who being duly sworn did say that they executed the same freely and voluntarily.

Mark Coomer  
Notary Public for  
the State of Oregon



## APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 27th day of August, 2009  
by Union County Surveyor Gregory T. Blackman  
Gregory T. Blackman

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 2009-2010 tax roll which become a lien on the land within this dedication, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda Hill Date: 10/6/09  
Linda Hill, Union County Assessor/Tax Collector

## UNION COUNTY COMMISSION

Approved this 4th day of November, 2009.

Steve McClure  
Steve McClure  
Mark D. Davidson  
Mark D. Davidson  
R. Nellie Bogue Hibbert  
R. Nellie Bogue Hibbert

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared this Dedication Plat and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Plat Cabinet Number D080-D081 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

## FILING STATEMENT

Union County Clerk

State of Oregon SS  
County of Union  
I do hereby certify that the attached dedication plat was received for record on the 4th day of November, 2009, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D080-D081 Union County records. Microfilm Number 20094029T

Robin A. Church  
Union County Clerk, by Shulette Kenworthy, Deputy  
Sheet 2 of 2