

Country Woods Subdivision

Situated in the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian. Island City, Oregon

Microfilm Number 201022421
 Plat Cabinet Number D113 & D114

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" = 40'

REFERENCE MATERIAL

Plat of Sixth Addition to Island City Cemetery Survey Number 017-2009

DEED REFERENCES

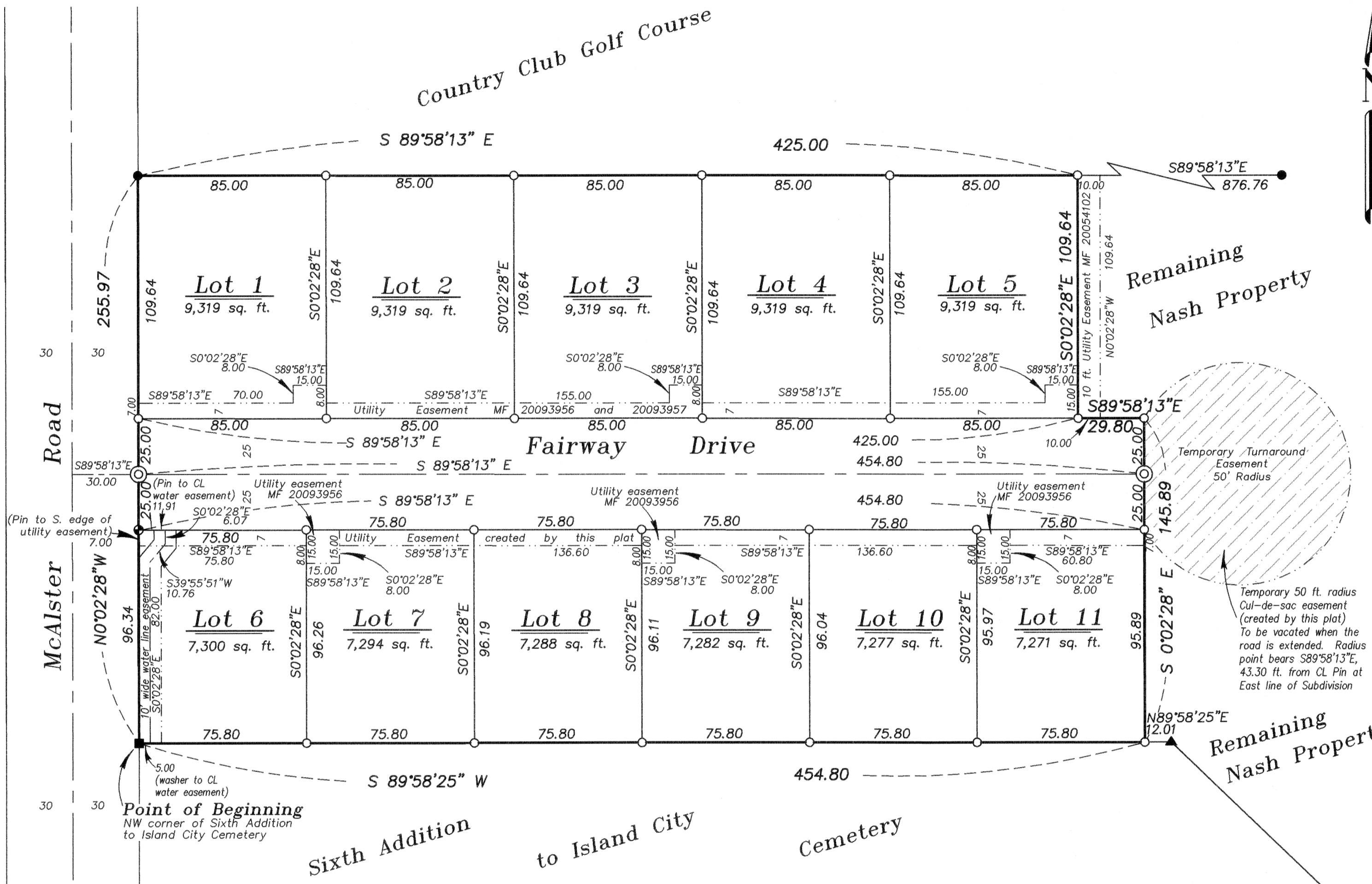
Microfilm Document Number 34430
 Microfilm Document Number 20054102
 Microfilm Document Number 20093956
 Microfilm Document Number 20093957

Survey Report No. 47259, dated October 1, 2009 prepared by Abstract and Title Company

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 017-2009
- Found lead plug with brass screw and washer marked OPLS 2219, set by Survey Number 017-2009
- ▲ Found 3/4" Iron pipe set by Sixth Addition to Island City Cemetery
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER in water valve box
- Set lead plug with brass screw and washer marked OPLS 2219

- Easement Line
- Centerline
- ▨ Temporary Turnaround Easement



EASEMENT NOTE

Microfilm Document No. 20054012 reserves a Non-Exclusive Easement at least 20 feet wide for ingress and egress to the 20 acres lying Easterly and adjoining the total Nash property. This easement falls East of the area shown on this plat.

NARRATIVE

This subdivision was done at the request of Ron Nash, owner of the land within. The exteriors of the Nash ownership were determined by Survey 017-2009. I configured the lots at the direction of Mr. Nash. The utility easement to Oregon Trail Electric Consumers Cooperative was created by MF 20093956 and 20093957. An additional easement for utilities is to be created by this plat over this existing OTECC easement, as well as a 7 foot strip along the South edge of Fairway Drive. The 10 foot water line easement from Fairway Drive to the cemetery is also created by this plat. The temporary cul-de-sac easement at the East end of Fairway Drive is to be vacated upon extension of Fairway Drive. I find no unusual conditions with this subdivision.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2010

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 COUNTRY WOODS SUBDIVISION and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D113 & D114 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

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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted this Subdivision, situated in the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Northwest corner of SIXTH ADDITION TO ISLAND CITY CEMETERY:

Thence: North 0°02'28" West, along the East line of McAlister Road, a distance of 255.97 feet,

Thence: South 89°58'13" East, a distance of 425.00 feet,

Thence: South 0°02'28" East, a distance of 109.64 feet,

Thence: South 89°58'13" East, a distance of 29.80 feet,

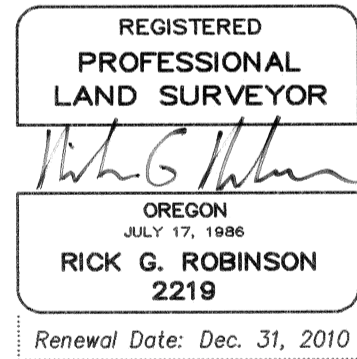
Thence: South 0°02'28" East, a distance of 145.89 feet, to the North line of Sixth Addition to Island City Cemetery,

Thence: North 89°58'25" West, along said North line, a distance of 454.80 feet, to the Point of Beginning of this description.

Containing 113,048 sq. ft. (2.60 acres)

I further certify that I made the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all people by these presents that RONALD L. NASH and SHERRY A. NASH 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 FAIRWAY DRIVE, as shown on the annexed map, and do also hereby create the 10 ft. water line easement, the 7 ft. utility easements along the North and South lines of Fairway Drive, and the 50 ft. TEMPORARY turnaround easement, said easement to be automatically vacated at the time Fairway Drive is developed East from the portion dedicated by this plat, all easements as shown on the annexed map, and in accordance with the provisions of O.R.S. Chapter 92.

RONALD L. NASH
SHERRY A. NASH

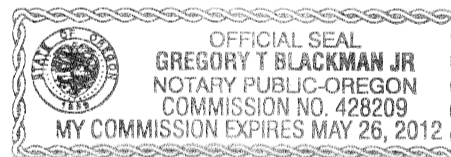
COVENANTS AND RESTRICTIONS

Covenants and restrictions for the land within this plat are being filed by separate document in conjunction with this subdivision plat.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 4th day of December, 2009, before me a Notary Public in and for said State and County, personally appeared RONALD L. NASH and SHERRY A. NASH, husband and wife, 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.

Notary Public for
the State of Oregon

Notarial Seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 1st day of December, 2009

by Union County Surveyor
Gregory T. Blackman

City of Island City

Approved this 11th day of January, 2009

Judy A. Rygg, Planning Officer
City of Island City

UNION COUNTY COMMISSION

Approved this 20th day of JANUARY, 2009.

Steve McClure
R. Nellie Bogue Hibbert
Mark D. Davidson

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 became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Date: 1/5/10

Linda L. Hill, Union County Assessor/Tax Collector

APPROVALS

Island City Council

Approved this 11th day of JANUARY, 2009.

Mayor
Councilman
Councilman
Councilman
Councilman

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 29th day of June, 2009, at 3:00 o'clock P.M., and recorded in Plat Cabinet No. 2010 D113 & D114 Union County records. Microfilm Number 201022421

Robin A. Church
Union County Clerk, by

SURVEYOR'S EXACT COPY STATEMENT

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Rick G. Robinson, OPLS 2219