

FISHER SUBDIVISION

Situated in the Northeast quarter of the
Southwest quarter of Section 19, Township 4 South,
Range 40 East of the Willamette Meridian
Union County, Oregon

Microfilm Number 980506
Plat Cabinet B-487

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 50'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Union Orchard Tracts
ODOT Drawing Number 10B-3-25
Old Book of Surveys, Page 148
Survey Number 23-89
Survey Number 015-1995
Survey Number 004-1997
Survey Number 005-1997

DEED RECORDS

Volume 72 Page 603
Volume 113 Page 145
Volume 151 Page 322

Microfilm Numbers

38680	122995
78752	128243
96656	139796
	151438

Surveyor's Report number 36385
prepared by Abstract and Title Company

LEGEND

- Found 1 1/2" iron pipe set by the plat of Union Orchard Tracts
- Found 2 1/2" aluminum monument set by survey number 23-89
- ⊙ Found 2 1/2" aluminum monument set by survey number 004-1997
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 005-1997
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- - - Centerline
- - - Easement line
- - - Irrigation ditch

NARRATIVE

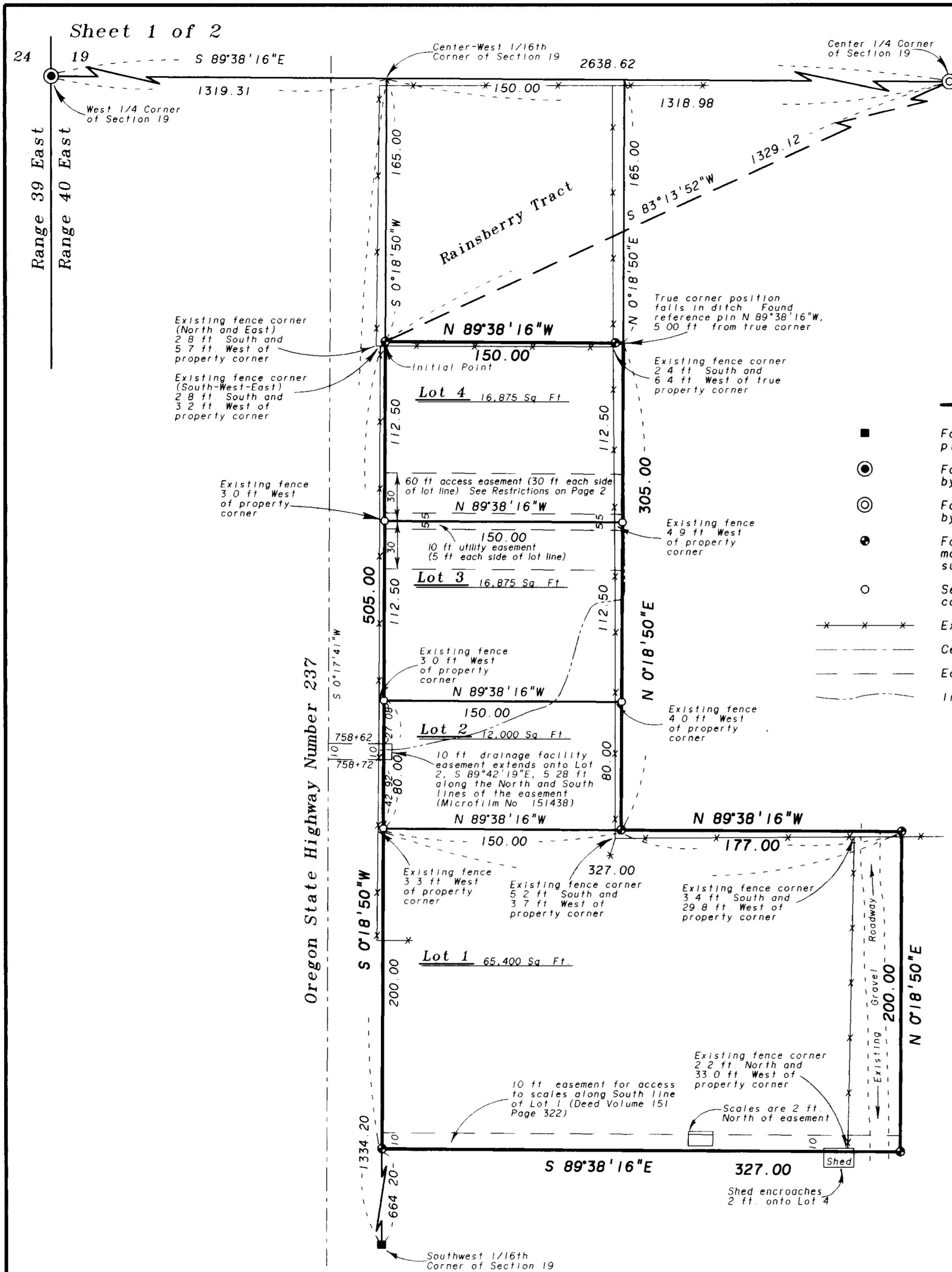
This subdivision was done at the request of Roger Goodman, on behalf of the owners of the land within the subdivision. The exterior of the subdivision was monumented by survey number 005-1997. The easement for the drainage facility on Lot 2 was also placed by that survey. See that survey for a detailed narrative concerning the location of the exterior of the subdivision and the encroaching fences and roadway, particularly on the East portion of Lot 1. I show the existing encroachments on this plat also. The Lots were placed at the direction of Mr. Goodman. The access easement through Lots 3 and 4 are further addressed on Page 2 under the "RESTRICTIONS" heading. These restrictions were created at the direction of Mr. Goodman, to comply with the wishes of the City of Union. I find no easement in the stated surveyor's report for the existing irrigation ditch. In talking with the adjoining owner, he stated that the ditch has been moved to its present location. The old ditch used to run along the East side of the highway. I found the reference pin at the Northeast corner of Lot 4, as the true location is in the center of the ditch. I find no other unusual conditions on this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1995
RICK G. ROBINSON
2219

Renewal Date: Dec 31, 1998



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Microfilm Number 980506
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Southwest quarter of Section 19, Township 4 South,
Range 40 East of the Willamette Meridian
Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted FISHER SUBDIVISION, situated in the Northeast quarter of the Southwest quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

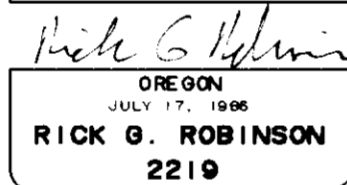
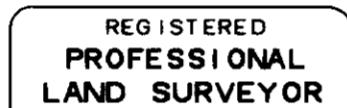
Beginning at a point on the West line of the Northeast quarter of the Southwest quarter of said Section 19, said point being South 0°18'50" West, a distance of 165.00 feet from the Center-West 1/16th corner of said Section 19, said point being the Southwest corner of the land conveyed to Alan W. Rainsberry by Microfilm Document Number 78752 of the deed records of Union County, said point also being South 83°13'52" West, a distance of 1329.12 feet from the Center 1/4 corner of said Section 19.

- Thence: South 0°18'50" West, along said West line a distance of 505.00 feet,
- Thence: South 89°38'16" East, parallel with the North line of the Northeast quarter of the Southwest quarter of said Section 19, a distance of 327.00 feet,
- Thence: North 0°18'50" East, parallel with the West line of the Northeast quarter of the Southwest quarter of said Section 19, a distance of 200.00 feet,
- Thence: North 89°38'16" West, parallel with the North line of the Northeast quarter of the Southwest quarter of said Section 19, a distance of 177.00 feet,
- Thence: North 0°18'50" East, parallel with the West line of the Northeast quarter of the Southwest quarter of said Section 19, a distance of 305.00 feet, to the Southeast corner of said Rainsberry tract,
- Thence: North 89°38'16" West, along the South line of said Rainsberry tract, said line being parallel with the North line of the Northeast quarter of the Southwest quarter of said Section 19, a distance of 150.00 feet, to the Point of Beginning of this description.

Said parcel containing 2.552 Acres. (111,150 sq. ft.)

I further depose and say 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
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



Renewal Date: Dec. 31, 1998

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 4th day of FEBRUARY, 1998, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. 13-487 Union County records. Microfilm Number 980506

R. Nellie Boque Debbert
Union County Clerk by H. Church

DEDICATION

Know all people by these presents that Ronald S. McMurphy and Barbara Joanne McMurphy, and Kelly V. Fisher and Tracie R. Fisher are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that we have caused the same to be surveyed and platted as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby create the 10 foot utility easement across Lots 2 and 3 of Fisher Subdivision, as shown on the annexed map, and we do hereby place the restrictions detailed below on the land within this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

Ronald S. McMurphy
Ronald S. McMurphy

Barbara Joanne McMurphy
Barbara Joanne McMurphy

Kelly V. Fisher
Kelly V. Fisher

Tracie R. Fisher
Tracie R. Fisher

ACKNOWLEDGEMENTS

State of Washington
County of Benton

Know all these people by these presents, on this 13th day of JANUARY, 1998, before me a Notary Public in and for said State and County, personally appeared Ronald S. McMurphy and Barbara Joanne McMurphy, 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.

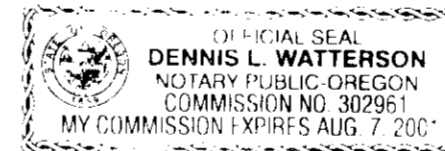
Dita M. Mann
Notary Public for
the State of Washington



State of Oregon
County of Union

Know all these people by these presents, on this 11th day of JANUARY, 1998, before me a Notary Public in and for said State and County, personally appeared Kelly V. Fisher, known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

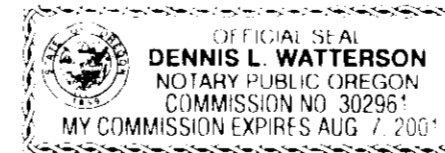
Dennis L. Waterson
Notary Public for
the State of Oregon



State of Oregon
County of Union

Know all these people by these presents, on this 11th day of JANUARY, 1998, before me a Notary Public in and for said State and County, personally appeared Tracie R. Fisher, 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. Waterson
Notary Public for
the State of Oregon



APPROVALS

Union County Surveyor

Approved this 16th day of JANUARY, 1998

by Baker County Surveyor Thomas J. Hanley
Thomas J. Hanley

Union County Assessor

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 the law to be placed on the 1997-1998 tax roll which became a lien on this subdivision or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid.

1/15/98
Date Patty Goadarham
Patty Goadarham, 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.

1-15-98
Date Peggy Sutton
Peggy Sutton, Union County Treasurer

City of Union City Council

Approved this 30 day of JANUARY, 1998

Susan M. Briggs, Mayor

Union County Commission

Approved this 4th day of FEBRUARY, 1998

John Howard
John Howard
Steve McClure
Steve McClure
Colleen MacLeod
Colleen MacLeod

RESTRICTIONS

The North 30 feet of Lot 3 and the South 30 feet of Lot 4 is not buildable subject to an access easement to be granted upon City approval for the development of the adjacent property to the East of this subdivision. If the City of Union requires that a street be situated at this location as a requirement of the development of the property East and adjacent to this subdivision, the owners of Lots 3 and 4 will sell that 30 feet of property to the owner of said adjacent land at fair market value to be determined by a fair market appraisal. The owner of said adjacent land will bear all costs related to the appraisal and development of the easement as a street. If at any time the City of Union approves the development of said adjacent land and it does not require a street in this 60 ft. area, then this easement will become null and void.

980987

STATE OF OREGON)
) SS AFFIDAVIT OF CORRECTION (Subdivision)
COUNTY OF UNION)

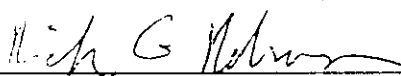
I, Rick G. Robinson, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted, filed and recorded as the plat of FISHER SUBDIVISION, filed in Union County, Oregon Plat Records; and

The following correction to said plat is necessary and is as follows:

1. (page 2) DEDICATION presently reads (in part) "hereby create the 10 ft. utility easement across Lots 2 and 3 of Fisher Subdivision, as shown on the annexed map". That portion of the dedication needs to be changed to read "hereby create the 10 ft. utility easement across Lots 4 and 3 of Fisher Subdivision, as shown on the annexed map".

The present fee owner of the property materially affected by said Affidavit are as follows:

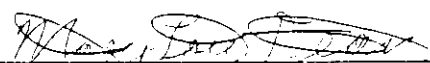
- | | |
|-----------------------|----------------------------|
| 1. Ronald S. McMurphy | 2. Barbara Joanne McMurphy |
| 3. Kelly V. Fisher | 4. Tracie R. Fisher |



Rick G. Robinson
Registered Professional Land Surveyor No. 2219
2006 Adams Avenue
LaGrande, Oregon 97850

NOTARY CERTIFICATE

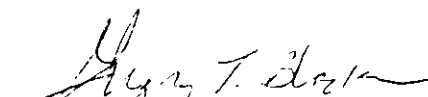
Subscribed and sworn before me this 9th day of February, 1998.



Notary Public for the State of Oregon



I, Gregory T. Blackman, Union County Surveyor, do hereby certify that said affidavit of correction for the plat of Fisher Subdivision has been examined by me and that it complies with the provisions of O.R.S. Chapter 92. I further certify that I have made the changes designated in the affidavit of correction on said plat.



Gregory T. Blackman
Union County Surveyor

STATE OF OREGON

County of Union

} SS

I certify that this instrument was received and recorded in the book of records of said county.

R. NELLIE BOGUE HIBBERT,
Union County Clerk

by: R. Church Deputy.

DOC#: 980987
RCPT: 17160

15.00

3/04/98 2:00 PM