

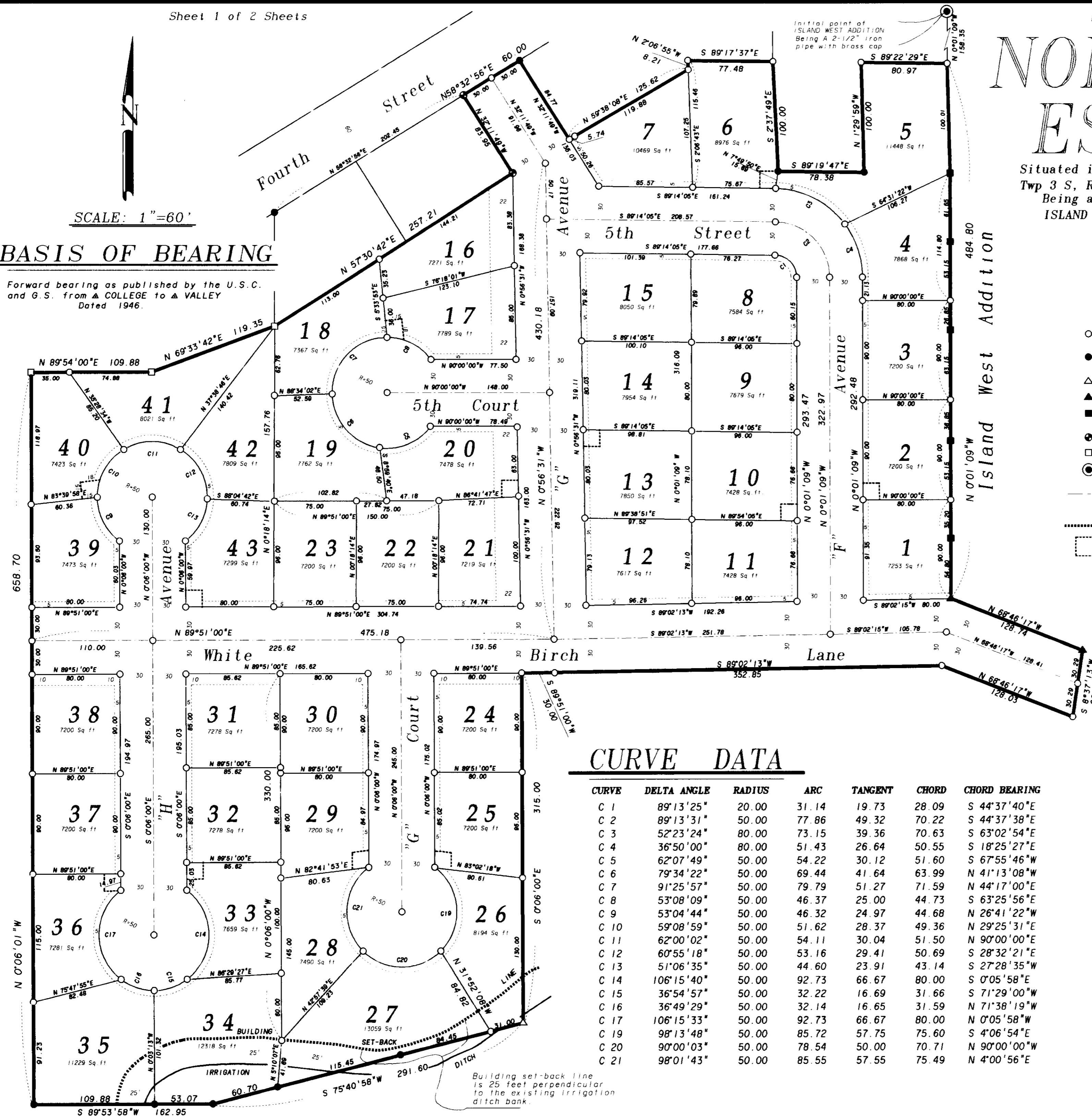
# NORTHWOOD ESTATES

Situated in the NW one quarter of Section 3, Twp 3 S, Rng 38 E, Willamette Meridian; also Being a portion of lots 1 through 9 of ISLAND WEST ADDITION II to ISLAND CITY

SCALE: 1"=60'

## BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from COLLEGE to VALLEY Dated 1946.



## LEGEND

- Set 5/8" x 30" iron pin with plastic cap marked "BGA SURVEY MARKER".
- Found 5/8" iron pin as per Island West Addition II.
- △ Found 5/8" iron pin as per survey 21-76.
- ▲ Found 5/8" iron pin as per survey 045-1993.
- Found 5/8" iron pin as per Island West Addition or as noted.
- ⊙ Found 5/8" iron pin as per survey 022-1994.
- Found 5/8" iron pin as per survey 033-1992.
- ⊙ Found Initial Point Island West Addition as noted.
- Street Centerline
- ..... Utility easement (see declaration).
- Building set back line for ditch.
- 15' x 15' transformer easement unless otherwise noted.

## WATER RIGHTS STATEMENT

No water rights.

## REFERENCE MATERIAL

Island West Addition II

Map of Survey	Deed descriptions
109-1972	Vol. 159 pg. 452
001-1973	Vol. 159 pg. 453
021-1976	Vol. 159 pg. 455
033-1992	Microfilm 35183
045-1993	Microfilm 35196
058-1994	Microfilm 91288
	Microfilm 99577
	Microfilm 144055

## CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	89°13'25"	20.00	31.14	19.73	28.09	S 44°37'40"E
C 2	89°13'31"	50.00	77.86	49.32	70.22	S 44°37'38"E
C 3	52°23'24"	80.00	73.15	39.36	70.63	S 63°02'54"E
C 4	36°50'00"	80.00	51.43	26.64	50.55	S 18°25'27"E
C 5	62°07'49"	50.00	54.22	30.12	51.60	S 67°55'46"W
C 6	79°34'22"	50.00	69.44	41.64	63.99	N 41°13'08"W
C 7	91°25'57"	50.00	79.79	51.27	71.59	N 44°17'00"E
C 8	53°08'09"	50.00	46.37	25.00	44.73	S 63°25'56"E
C 9	53°04'44"	50.00	46.32	24.97	44.68	N 26°41'22"W
C 10	59°08'59"	50.00	51.62	28.37	49.36	N 29°25'31"E
C 11	62°00'02"	50.00	54.11	30.04	51.50	N 90°00'00"E
C 12	60°55'18"	50.00	53.16	29.41	50.69	S 28°32'21"E
C 13	51°06'35"	50.00	44.60	23.91	43.14	S 27°28'35"W
C 14	106°15'40"	50.00	92.73	66.67	80.00	S 0°05'58"E
C 15	36°54'57"	50.00	32.22	16.69	31.66	S 71°29'00"W
C 16	36°49'29"	50.00	32.14	16.65	31.59	N 71°38'19"W
C 17	106°15'33"	50.00	92.73	66.67	80.00	N 0°05'58"W
C 19	98°13'48"	50.00	85.72	57.75	75.60	S 4°06'54"E
C 20	90°00'03"	50.00	78.54	50.00	70.71	N 90°00'00"W
C 21	98°01'43"	50.00	85.55	57.55	75.49	N 4°00'56"E

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Duane I. Griffith*  
OREGON  
JULY 10, 1964  
DUANE I. GRIFFITH  
644  
Renewal Date: June 30, 1995

Building set-back line is 25 feet perpendicular to the existing irrigation ditch bank.

# NORTHWOOD ESTATES

Situated in the Northwest one quarter of Section 3, Township 3 South, Range 38 East, Willamette Meridian

Also being a portion of lots 1 through 9 of ISLAND WEST ADDITION II TO ISLAND CITY

## NARRATIVE

This survey was made at the request of Ronald Nash to locate and subdivide the parcel hereon shown. I based the exterior lines of this subdivision on the basis of the surveys noted in the legend. I placed the south line of White Birch Street as extended through the subdivision, as directed. The south side of this street is generally over the existing City of LaGrande water line easement. I found no unusual conditions.

## SURVEYOR'S CERTIFICATE

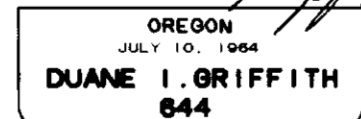
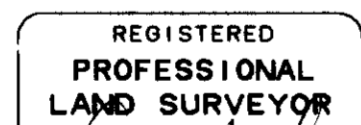
I, Duane I. Griffith, Registered Professional Land Surveyor, in the State of Oregon, depose and say that I have surveyed, and plotted NORTHWOOD ESTATES, situated in the SW 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the west line of Island West Addition said point being S 0°01'09"E, 158.35 feet from the Initial Point of said Addition:

- Thence: S 0°01'09"E, 484.80 feet;
  - Thence: S 68°46'17"E, 128.74 feet;
  - Thence: S 8°37'13"W, 60.58 feet;
  - Thence: N 68°46'17"W, 128.03 feet;
  - Thence: S 89°02'13"W, 352.85 feet;
  - Thence: S 89°51'00"W, 30.00 feet;
  - Thence: S 0°06'00"E, 315.00 feet;
  - Thence: S 75°40'58"W, 291.60 feet;
  - Thence: S 89°53'58"W, 162.95 feet;
  - Thence: N 0°06'01"W, 658.70 feet;
  - Thence: N 89°54'00"E, 109.88 feet;
  - Thence: N 69°33'42"E, 119.35 feet;
  - Thence: N 57°30'42"E, 257.21 feet;
  - Thence: N 32°11'49"W, 83.95 feet the south line of Fourth Street;
  - Thence: N 58°32'56"E, along said Fourth Street 60.00 feet;
  - Thence: S 32°11'49"E, 84.77 feet;
  - Thence: N 59°38'08"E, 125.62 feet;
  - Thence: N 2°06'55"W, 8.21 feet;
  - Thence: S 89°17'37"E, 77.48 feet;
  - Thence: S 2°37'49"E, 100.00 feet;
  - Thence: S 89°19'47"E, 78.38 feet;
  - Thence: N 1°29'59"W, 100.00 feet;
  - Thence: S 89°22'29"E, 80.97 feet to the point of beginning
- Said parcel contains 12.10 acres.

I further depose and say that I made this survey and plat by order of and under the direction of the owner thereof and that I marked all lot and block corners with the monuments as indicated on the annexed plat in accordance with O.R.S. Chapter 92.050 and 92.060.

*Duane I. Griffith*  
Duane I. Griffith, OPLS 644  
Bageff, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: June 30, 1995

## DEDICATION

Know all people by these presents that RONALD L. NASH; MICHAEL A. BECKER; KENNETH E. LILLY and ROSE M. LILLY, husband and wife; and SHERRY NASH, (aka SHERRY FEHRENBACHER), are the owners of NORTHWOOD ESTATES, more particularly described in the accompanying Surveyor's Certificate and have caused same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets as shown hereon, and do also for ourselves, our heirs and assigns hereby grant to the public utility companies, namely, OTEC, GTE, CP National and ICI the utility easements shown hereon with the rights to construct, reconstruct, operate, maintain, repair, replace, and remove any or all equipment and appurtenances over, under, and upon said utility easements, together with the right to fell or trim any tree or brush thereon, or upon adjacent lands, for obtaining and maintaining proper clearance for said equipment and appurtenances or that might otherwise interfere with Grantee's exercise of its rights hereunder. All in accordance with O.R.S. Chapter 92.

*Michael A. Becker*  
Michael A. Becker

*Ronald L. Nash*  
Ronald L. Nash

*Kenneth E. Lilly*  
Kenneth E. Lilly

*Rose M. Lilly*  
Rose M. Lilly

*Sherry Nash*  
Sherry Nash  
(aka Sherry Fehrenbacher)

OREGON DEPARTMENT OF VETERANS AFFAIRS is the Mortgage lender in that mortgage of record dated October 13, 1978, recorded as recorder's fee no. 80444, mortgage records of Union County, Oregon, and re-recorded to correct an error in the original legal description on Oct. 14, 1978 as recorder's fee no. 81710. Said easement described as follows:  
A parcel of land intended to be dedicated for a street, in the SE 1/4 of the NW 1/4 of section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:  
Beginning at a point which is 1252.37 feet north and 1022.0 feet west of the center 1/4 corner of said section 3:  
Thence: South, 60.00 feet to the south line of White Birch Lane;  
Thence: West, 9 feet more or less to the SE corner of White Birch Lane as shown on the NORTHWOOD ESTATES plat:  
Thence: N 68°46'17"W, 128.03 feet;  
Thence: S 89°02'13"W, 352.85 feet;  
Thence: S 89°51'00"W, 30.00 feet to the west line of the Fehrenbacher parcel;  
Thence: North, 27 feet more or less to the NW corner of said Fehrenbacher parcel;  
Thence: East, 509.75 feet more or less to the point of beginning.

## ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF UNION } SS

Know all these people by these presents, on this 7th day of MARCH 1995, before me a Notary Public in and for said State and County, personally appeared RONALD L. NASH; MICHAEL A. BECKER; KENNETH E. LILLY; ROSE M. LILLY; and SHERRY FEHRENBACHER, 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.

*Nick G. Johnson*  
Notary Public for the State of Oregon

STATE OF OREGON }  
COUNTY OF MARION } SS

Know all people by these presents, on this 2nd day of MARCH 1995, before me, a Notary Public in and for said County and State, personally appeared the above named R.O. JOHNSON and, being duly sworn, did say that he is authorized to sign the foregoing instrument on behalf of the Director of Veteran's Affairs, and that his signature was his voluntary act and deed.

*Tina Withereall*  
Notary Public for the State of Oregon



## APPROVALS

### 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 1994-95 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.

3/7/95  
Date *Patty Goodingham*  
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.

3-7-95  
Date *Geneva Burford, Chief Deputy*  
Union County Treasurer

### City of Island City Planning Commission

Approved this 3 day of MARCH, 1995.

*Dale DuLang*  
Union County Surveyor

Approved this 3RD day of MARCH, 1995.

*Jack W. Burris*  
Jack Burris, PLS Walla Walla County Surveyor

### Union County Commission

Approved this 9th day of March, 1995.

*John Howard*  
John Howard

*Loren D. Savage*  
Loren D. Savage

*Steve McClure*  
Steve McClure

## FILING STATEMENT

### Union County Clerk

State of Oregon }  
County of Union } SS

I do hereby certify that the attached subdivision plat was received for record on the 9th day of March, 1995, at 11:20am o'clock A.M., and recorded in Plat Cabinet No. A-384 Union County records. Microfilm Number 158165

Union County Clerk by *R. Nellie Bogue Hibbert*  
*K. Church, Deputy*