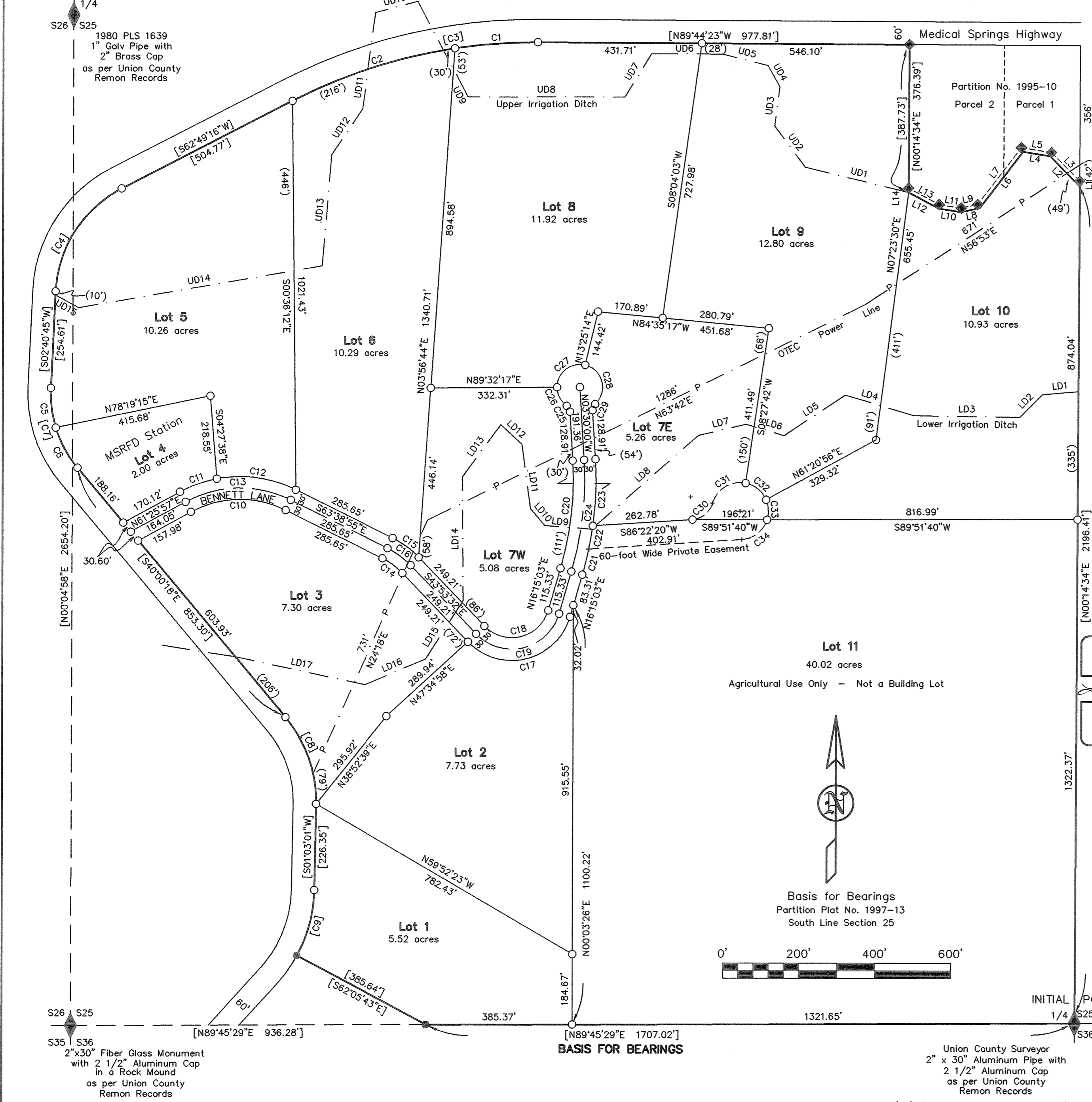


PONDOSA ACRES SUBDIVISION Page 1 of 2

MF# 200365971

Plat Cab. C-708-709

A Replat of Parcels 1 & 2 of Partition No. 1997-13 in the SW1/4 of Section 25 and the SE1/4 of Section 26, T6S, R41E, WM, Union County, Oregon



NARRATIVE

The purpose of this replat is to vacate Parcels 1 and 2 of Partition Plat No. 1997-13 and create a subdivision known as Pondosa Acres principally in the SW1/4 of Section 25, T6S, R41E, WM, with a small sliver of land in Section 26 between the section line and the East right-of-way line of Oregon State Highway 203, at the request of Bob and Jean Bennett.

The plats of Partition Nos. 1995-10 and 1997-13 contain all the background material relevant to the land in this subdivision and is not repeated on this plat. This subdivision complies with the provisions of Union County Ordinance No. 2003-08 which amended the Medical Springs-Pondosa Rural Cluster Zone. The two ditches and OTEC power line will continue to be recognized 20-foot wide easements and are shown on the plat as found to exist on the ground. Lot identified as 7E and 7W is one lot and cannot be sold separately even though divided by Bennett Lane.

The title report is Partition Plat Report #42358 by Abstract & Title Company in La Grande. The well and pipeline easement which is mentioned in the report and is recorded as Microfilm Document No. 57771 was never completed within the terms of the agreement. It is therefore cancelled and not shown on this plat. There is no water right of record for this subdivision.

The North line of Lot 10 is the center of a ditch. A 10-foot offset line was monumented by Partition No. 1995-10. The even numbered lines in the following table are the actual property line dimensions and the odd numbers are the bearings and distances between offset line monuments, except for L1 and L14 which are the actual dimensions from the lot corners to the ends of the offset line.

LINE	BEARING	DISTANCE
L1	N00°14'34"E	14.15'
L2	N44°42'48"W	112.17'
L3	N44°42'49"W	105.44'
L4	N81°04'15"W	71.31'
L5	N81°04'15"W	80.52'
L6	S37°35'22"W	185.85'
L7	S37°35'22"W	188.15'
L8	S77°28'17"W	49.79'
L9	S77°28'17"W	44.26'
L10	N81°00'39"W	62.42'
L11	N81°00'39"W	58.81'
L12	N61°38'27"W	87.59'
L13	N61°38'27"W	91.23'
L14	N00°14'34"E	11.34'

LEGEND

- Set No. 5 x 30" Rebar with Yellow Plastic Cap marked PLS 699 ○
- Found 1/4 & Section Corners as Described ◆
- Per Partition Plat No. 1997-13 and accepted bearings & distances [.....]
- Distance from Easement Center Lines to nearest Monuments (.....)
- Reference Points not Monumented +
- Found No. 5 x 30" Rebar with Yellow Plastic Cap marked PLS 699 set by Partition No. 1997-13 ●
- Found No. 5 x 30" Rebar with Yellow Plastic Cap marked PLS 699 set by Partition No. 1995-10 ◆
- 20-foot wide Easement Centerlines —

LINE	BEARING	DISTANCE
UD1	N76°27'W	280'
UD2	N36°48'W	134'
UD3	N07°28'E	104'
UD4	N29°13'W	65'
UD5	N75°58'W	122'
UD6	N89°53'W	189'
UD7	S31°40'W	133'
UD8	S89°50'W	413'
UD9	N27°53'W	283'
UD10	S75°07'W	115'
UD11	S07°44'W	254'
UD12	S34°01'W	146'
UD13	S04°47'W	293'
UD14	S80°11'W	650'
UD15	N61°47'W	70'
LD1	S85°15'W	94'
LD2	S45°07'W	84'
LD3	N89°12'W	278'
LD4	N73°24'W	188'
LD5	S56°25'W	193'
LD6	N73°16'W	105'
LD7	S76°34'W	128'
LD8	S48°43'W	357'
LD9	N85°47'W	125'
LD10	N40°21'W	57'
LD11	N07°39'W	170'
LD12	N47°17'W	77'
LD13	S36°12'W	170'
LD14	S00°31'E	323'
LD15	S32°39'W	184'
LD16	S66°55'W	172'
LD17	N77°58'W	350'

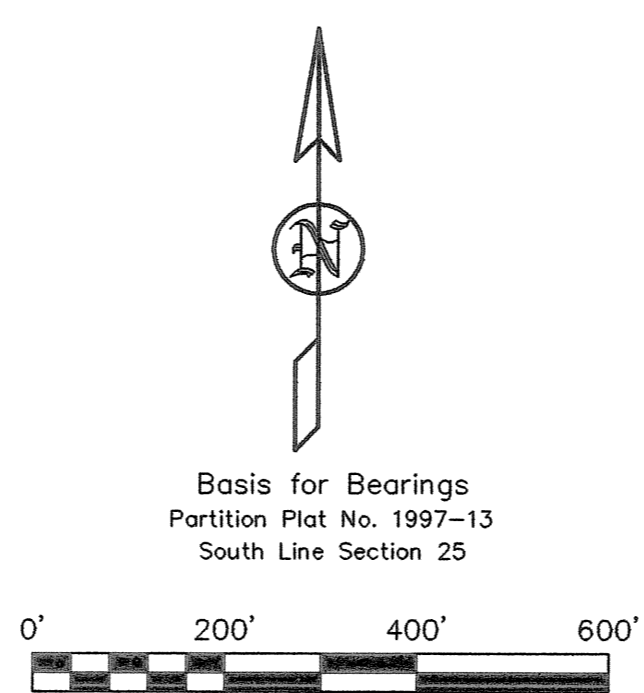
REGISTERED PROFESSIONAL LAND SURVEYOR

Leland Lee Myers
587 E. Auburn Street
PO Box 99
Sumpter, OR 97877

OREGON
JULY 9, 1965
LELAND LEE MYERS
699
Renewal Date 1/1/05

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1402.39'	0188°58'18"	219.37'	219.37'	S85°46'28"W
C2	1402.39'	1198°28'04"	452.02'	450.07'	S72°03'17"W
C3=C1+C2	1402.39'	2207°26'21"	671.61'	665.22'	S76°32'26"W
C4	320.44'	6240°08'31"	336.35'	321.12'	S32°45'00"W
C5	303.82'	1199°54'14"	105.54'	105.01'	S07°16'22"E
C6	303.82'	2202°46'48"	120.79'	120.00'	S28°36'53"E
C7=C5+C6	303.82'	4222°41'02"	226.34'	221.14'	S18°39'46"E
C8	346.39'	40°52'01"	247.07'	241.87'	S19°34'17"E
C9	375.00'	27°28'39"	179.84'	178.12'	S14°47'21"W
C10	270.00'	54°55'09"	258.80'	249.01'	N88°53'31"E
C11	330.00'	17°48'56"	102.61'	102.20'	N70°20'25"E
C12	330.00'	37°06'12"	213.70'	209.99'	S82°12'01"E
C13	300.00'	54°55'09"	287.56'	276.67'	N88°53'31"E
C14	190.00'	19°45'23"	65.51'	65.19'	S53°46'13"E
C15	250.00'	19°45'23"	86.20'	85.78'	S53°46'13"E
C16	220.00'	19°45'23"	75.86'	75.48'	S53°46'13"E
C17	160.00'	119°51'25"	334.70'	276.93'	S76°10'46"W
C18	100.00'	119°51'25"	209.19'	173.08'	S76°10'46"W
C19	130.00'	119°51'25"	271.95'	225.00'	N76°10'46"E
C20	830.00'	19°45'03"	286.11'	284.70'	S06°22'32"W
C21	890.00'	04°30'15"	69.97'	69.95'	S13°59'55"W
C22	890.00'	03°58'17"	61.69'	61.68'	S09°45'39"W
C23	890.00'	11°16'31"	175.14'	174.86'	S02°08'16"W
C24	860.00'	19°45'03"	296.46'	294.99'	N06°22'32"E
C25	20.00'	51°19'04"	17.91'	17.32'	S29°09'32"E
C26	60.00'	54°21'21"	56.92'	54.81'	N27°38'24"W
C27	60.00'	103°52'57"	108.79'	94.49'	N51°28'46"E
C28	60.00'	124°23'50"	130.27'	106.15'	S14°22'51"E
C29	20.00'	51°19'04"	17.91'	17.32'	N22°09'32"E
C30	60.00'	69°09'54"	72.43'	68.11'	S50°25'06"W
C31	75.00'	85°21'13"	111.73'	101.68'	N58°30'46"E
C32	75.00'	55°27'43"	72.60'	69.80'	S51°04'46"E
C33	75.00'	40°46'18"	53.37'	52.25'	S02°57'46"E
C34	75.00'	68°56'57"	90.25'	84.91'	S51°53'52"W



I, Leland Lee Myers, hereby certify that this is an exact copy of the subdivision plat as filed by the Union County Clerk in Plat Cabinet No. C-708-709, Microfilm No. 200365971

PONDOSA ACRES SUBDIVISION Page 2 of 2

MF# 200365977

Plat Cab. C708-709

A Replat of Parcels 1 & 2 of Partition No. 1997-13 in the SW1/4 of Section 25 and the SE1/4 of Section 26, T6S, R41E, WM, Union County, Oregon

DECLARATION

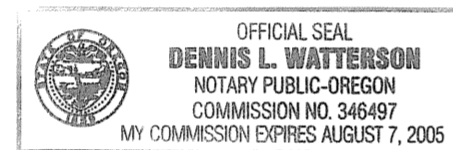
We, Robert L. Bennett and Betty Jean Bennett, Trustees of the Robert L. Bennett and Betty Jean Bennett Revocable Living Trust dated the 24th day of May, 2001, do hereby declare that we have caused this replat and vacation of Partition Plat No. 1997-13 to be prepared and the property subdivided in accordance with Oregon Revised Statutes Chapter 92 and hereby dedicate Bennett Lane to the public forever. We further agree to provide a private easement for Lots 9 and 10. We continue to further agree to provide for irrigation ditch easements 20-foot wide, 10 feet on each side of the center line of the ditches for the purpose of operating and maintaining the ditches for irrigation use; and a power line easement 20-foot wide, 10 feet on each side of the pole line.

Robert L. Bennett Betty Jean Bennett
Robert L. Bennett, Trustee Betty Jean Bennett, Trustee

STATE OF OREGON }
COUNTY OF UNION } ss

Signed and sworn to before me on Sept. 9, 2003, 2003 by Robert L. Bennett and Betty Jean Bennett.

Dennis L. Watterson
My Commission Expires 8-7-05



DECLARATION OF CONSENT

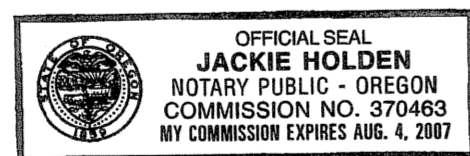
We, Community Bank, an Oregon Corporation, (the Beneficiary of a Deed of Trust recorded February 12, 2003 with Microfilm Document No. 20030882) do hereby declare that we consent to the replat and vacation of Partition Plat No. 1997-13 and the property subdivided as Pondosa Acres in accordance with Union County Ordinance No. 2003-08 and Oregon Revised Statutes Chapter 92 and consent to the dedication of Bennett Lane as platted.

Steven C. Williams
Steven C. Williams, Vice-President

STATE OF OREGON }
COUNTY OF BAKER } ss

This instrument was acknowledged before me on Sept. 9, 2003 by Steven C. Williams as Vice-President of Community Bank, an Oregon corporation.

Jackie Holden
My commission expires: Aug. 4, 2007



CERTIFICATION

I, Leland Lee Myers, a Professional Land Surveyor registered in the State of Oregon, 587 E Auburn Street, PO Box 99, Sumpter, Oregon 97877, completed the survey of this subdivision on August 30, 2003, by setting proper monuments and do hereby certify that the information shown on this plat is correct to the best of my knowledge.

The legal description for the parcel on which the subdivision is situated is Parcels 1 and 2 of Partition No. 1997-13 which is a parcel of land containing 131.97 acres.

The Initial Point for this subdivision is the South 1/4 corner of Section 25, T6S, R41E, WM, which is a 2" aluminum pipe 30" long with a 2 1/2" Union County Surveyor aluminum cap.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland Lee Myers

OREGON
JULY 9, 1965
LELAND LEE MYERS
699

Renewal Date 1/1/05

APPROVALS

I have reviewed this plat under authority of ORS 92.100 and find it complies with ORS Chapter 92 and ORS 209.250.

Angus J. Olsen 9/25/03
Union County Surveyor Date

I have reviewed this plat and find it complies with the regulations of Union County, Oregon

Stanley Jenkins 9-25-03
Union County Planning Director Date

All ad valorem taxes and other special assessments due pursuant to law have been assessed and collected, for 2003-04 tax roll.

Patty Goodenham 9/25/03
Union County Assessor/Tax Collector Date

We accept the plat of Pondosa Acres on behalf of Union County.

John Samacou 10-1-03
Union County Commissioner Date

Steve McChine 10-1-03
Union County Commissioner Date

Alan Hanlon 10/1/03
Union County Commissioner Date

STATE OF OREGON }
COUNTY OF UNION } ss

I do hereby certify that the attached plat of Pondosa Acres was received for recording on the 1st day of October, 2003, at 9:04 o'clock AM and recorded as Microfilm No. 200365977, filed in Plat Cabinet No. C708-709 Union County Records.

B. Nellie Bogue-Hibbert
Union County Clerk

by: R. Church, deputy