

SHADY RIVER ACRES

A Subdivision located in the Northwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Microfilm Number 20041206T
Plat Cabinet Number C722-723

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"=100'

LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin set by survey number 21-77
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 7-89
- ⊕ Found 5/8" iron pin with plastic cap marked "AP&A" set by survey number 015-1998
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊙ Utility Pole
- P — Existing overhead or underground utility line
- Centerline of right of way
- - - Centerline of May Park Irrigation Ditch
- x - x - Existing fence line
- - - Easement line
- [] Record information of survey number 21-77
- { } Record information of survey number 7-89
- () Record information of survey number 25-84

NARRATIVE

This subdivision was done at the request of Brian Bell. I locate the North line of this subdivision along the section line, using the found monument at the Northwest corner of Section 4, and the position of the previously located monument set for the North quarter corner of said Section 4, but now destroyed. I place the West line of this subdivision parallel with and 20 feet East of the West line of the section, as located by the existing monuments. The East line of this subdivision was located along the East line of the Northwest quarter of the Northwest quarter of the section, as monumented by survey number 21-77 and 7-89. The portion of the South line of this subdivision lying East of the right of way of Watson Street was located using the monuments of survey number 21-77 and 7-89 also. The South line lying West of the East right of way line of Watson Street was placed so as to conform with Minor Partition Plat numbers 1993-09 and 1998-17. This places an approximate 2 ft. jog at the intersection of the East right of way line of Watson Street and the South line of this subdivision. This is also documented by the minor partition plats. I then locate the lots within this subdivision at the direction of Mr. Bell. There is an existing home on Lot 7 of this subdivision, and the alignment of Watson Street along the East line of this lot was offset so as to meet the building setbacks on the existing structures. This plat creates two easements. The first easement is a utility easement for the existing overhead utility lines across Lot 7. The other easement created by this plat is a ditch easement for the May Park Irrigation Ditch. This easement is variable in width. I use the existing fence line along the South side of the existing ditch to place the South line of the easement, with the exception of the most Easterly and Westerly course. Those lines are placed 10 feet and 25 feet South (respectively) from the North line of this subdivision. There are also four utility easements recently filed. All are for utility easements granted to OTEC. All descriptions are described by metes and bounds, followed by the verbiage "All...as constructed on the ground". I locate the easement line described in microfilm number 20040340 centered along the physical location of underground transmission line. The easements in microfilm numbers 20040339, 20040341 and 20040342 are for transformers and are described as 15 feet wide with a 15 ft. length. I locate these by centering the physical location of the transformer box within an area 15 ft. square. Some of this area falls within the dedicated right of way, creating an odd dimension where that occurs. I find the existing fences away from the true corners as shown. I find no other unusual conditions on this subdivision.

REFERENCE MATERIAL

Union County Monumentation Records
 Survey Number 165
 Survey Number 21-77
 Survey Number 25-84
 Survey Number 7-89
 Survey Number 015-1998
 Minor Partition Plat Number 1993-09
 Minor Partition Plat Number 1998-17

DEED REFERENCES

Volume 125 Page 35
 Volume 142 Page 587
 Volume 144 Page 292
 Volume 146 Page 784
 Volume 153 Page 39
 Microfilm Number 48414
 Microfilm Number 120196
 Microfilm Number 136345
 Microfilm Number 138426
 Microfilm Number 20030032
 Microfilm Number 20040340
 Microfilm Number 20040342
 Microfilm Number 75499
 Microfilm Number 121157
 Microfilm Number 138176
 Microfilm Number 983268
 Microfilm Number 20040339
 Microfilm Number 20040341
 Microfilm Number 20040342
 Preliminary Title Report Number 03-15022 prepared by Eastern Oregon Title, Inc.

SURVEYOR'S EXACT COPY STATEMENT

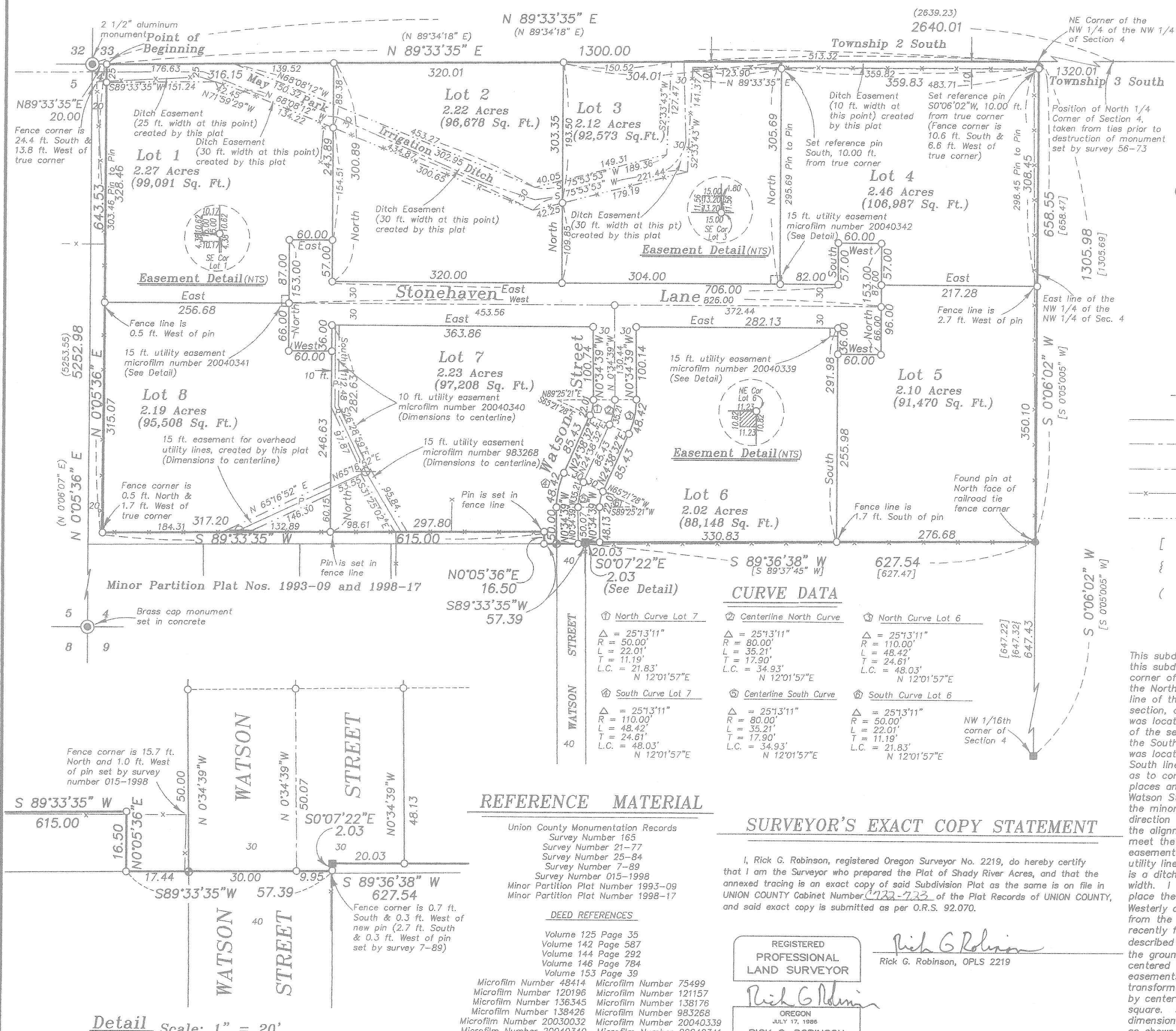
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of Shady River Acres, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C722-723 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 Rick G. Robinson, OPLS 2219

OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2004



Detail Scale: 1" = 20'

SHADY RIVER ACRES

Microfilm Number 20041206T
Plat Cabinet Number C722-723

A Subdivision located in the Northwest quarter of the Northwest quarter of Section 4,
Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed SHADY RIVER ACRES, in accordance with the provisions of O.R.S. Chapter 92, said Subdivision being situated in the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at a point on the North line of said Section 4, said point being North 89°33'35" East, a distance of 20.00 feet from the Northwest corner of said Section 4,

Thence; North 89°33'35" East, along the North line of said Section 4, a distance of 1300.00 feet, to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 4,

Thence; South 0°06'02" West, along the East line of the Northwest quarter of the Northwest quarter of said Section 4, a distance of 658.55 feet, to the Northeast corner of that tract conveyed to Willard Hafer and Bernice Hafer by deed microfilm number 138426 of the records of the Union County Clerk,

Thence; South 89°36'38" West, along the North line of said Hafer tract, a distance of 627.54 feet, to the Northwest corner thereof,

Thence; South 0°07'22" East, along the West line of said Hafer tract, a distance of 2.03 feet, to a point 660.00 feet South (when measured at right angles) of the North line of said Section 4,

Thence; South 89°33'35" West, parallel with the North line of said Section 4, a distance of 57.39 feet, to a point 635.00 feet East (when measured at right angles) from the West line of said Section 4,

Thence; North 0°05'36" East, parallel with the West line of said Section 4, a distance of 16.50 feet,

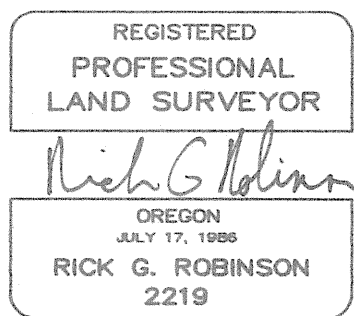
Thence; South 89°33'35" West, parallel with the North line of said Section 4, a distance of 615.00 feet, to a point 20.00 feet East (when measured at right angles) from the West line of said Section 4,

Thence; North 0°05'36" East, parallel with the West line of said Section 4, a distance of 643.53 feet, to the Point of Beginning of this description.

Said subdivision containing 19.439 acres. (846,767 Sq. Ft.)

I further certify that I made this 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 plat in accordance with O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2004

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 Shady River Acres, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C722-723 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that BRIAN A. BELL and MICHELLE R. BELL are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be surveyed and subdivided into lots as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever Stonehaven Lane and Watson Street as shown on the annexed map, and we do hereby create the utility line easement and ditch easement as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Brian A. Bell
BRIAN A. BELL

Michelle R. Bell
MICHELLE R. BELL

Know all people by these presents that COMMUNITY BANK, an Oregon Corporation, is a Deed of Trust holder on the land within this subdivision, and does hereby consent to said subdivision, and also to the street dedication and easements created by this subdivision, in accordance with O.R.S. Chapter 92.

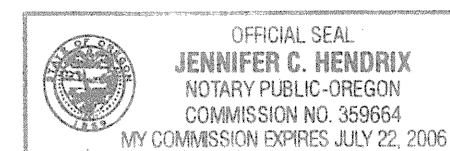
Bart Kling
Authorized representative of
Community Bank

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all people by these presents, on this 1st day of March, 2004, before me a Notary Public in and for said County and State, personally appeared BRIAN A. BELL and MICHELLE R. BELL, who being duly sworn did say that they are the identical persons named in the foregoing instrument and that said instrument was executed freely and voluntarily.

Jennifer C. Hendrix
Notary Public for
the State of Oregon

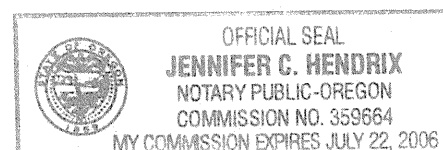


Notarial seal

State of Oregon
SS
County of Union

Know all people by these presents, on this 1st day of March, 2004, before me a Notary Public in and for said County and State, personally appeared Bart Kling who is known to me to be an authorized representative of COMMUNITY BANK, an Oregon Corporation, and who being duly sworn did say that they executed the same freely and voluntarily.

Jennifer C. Hendrix
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

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 2003-2004 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Goodenham Date: 2/2/04
Patty Goodenham, Union County Assessor

UNION COUNTY SURVEYOR

Examined and recommended for approval as per O.R.S.
92.100 this 1ST day of MAR., 2004.

Jack W. Burris
By Jack W. Burris, Wallowa County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 2nd day of March, 2004,

Hanley Jenkins
Hanley Jenkins
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 3rd day of March, 2004.

Steve McClure John E. Lamoreau
Steve McClure John E. Lamoreau

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 3rd day of March, 2004, at 9:15 o'clock A.M., and filed in Plat Cabinet No. C722-723, Union County records.
Microfilm No. 20041206T.

R. Nellie Bogue Hibbert
Union County Clerk, by R. Church, deputy