

1177003

# UNION COUNTY CO-OP SUBDIVISION

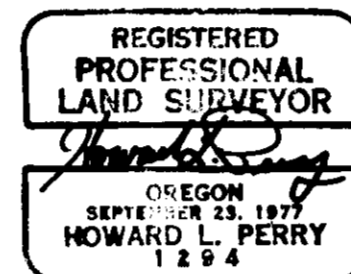
SITUATED IN THE SW 1/4, SE 1/4, SEC. 34

T2S, R38E, W.M.

UNION COUNTY, OREGON

APRIL, 1980

1" = 100'



### BASIS OF BEARING

BEARINGS ARE TRUE, BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM. SEE SURVEY # 25-80

### LEGEND

- FOUND MONUMENT OF RECORD (SEE SURVEY #25-80).
- INITIAL POINT. 2"x30" GALV. PIPE BURIED 6" WITH BRASS CAP MARKED: "A-P-A INITIAL POINT 1980 UNION CO. CO-OP SUBDIVISION"
- 5/8" IRON ROD SET FOR SURVEY #25-80
- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED AP&A.

### REFERENCE MATERIAL

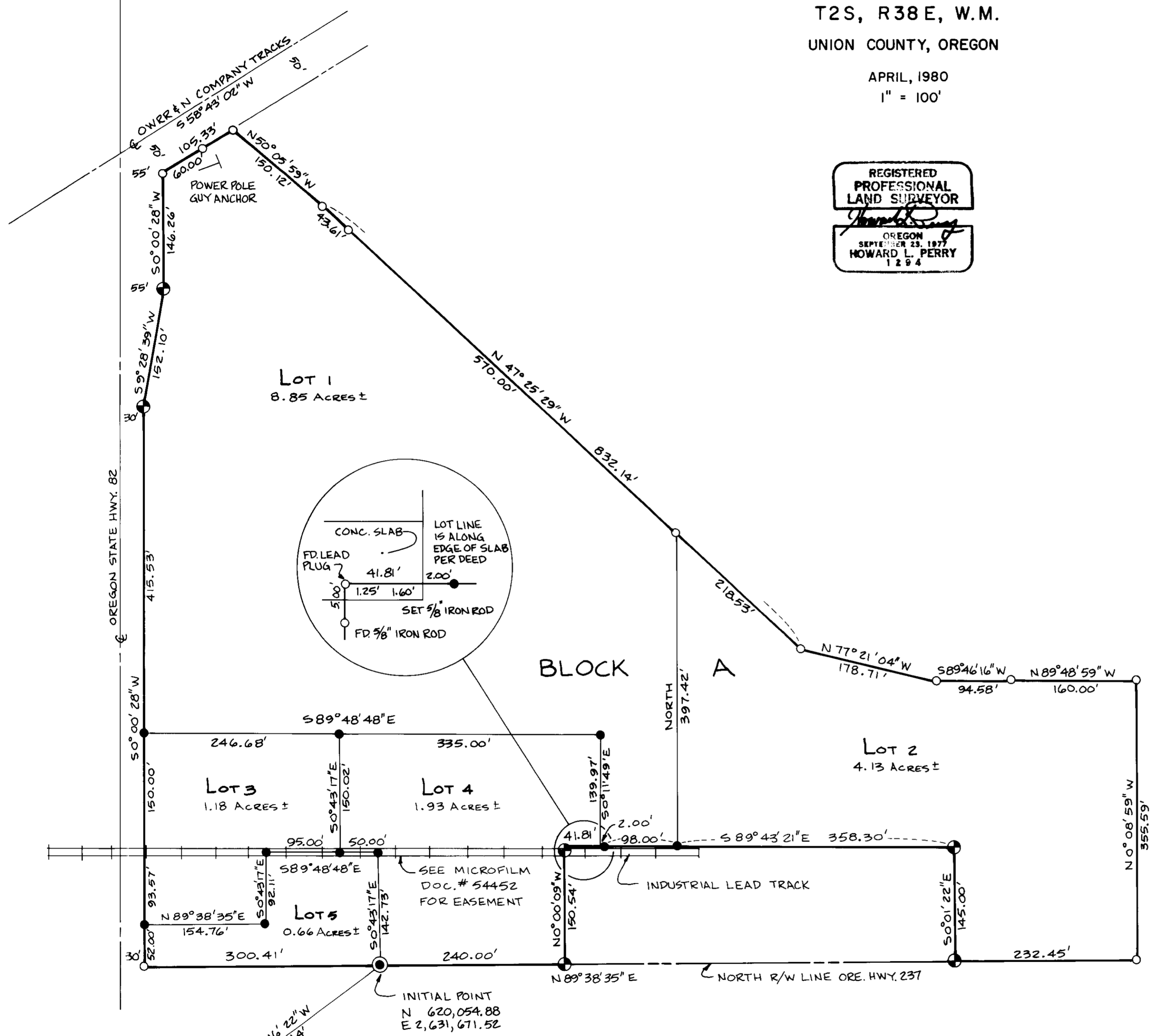
RECORD SURVEY # 25-80  
UNION CO. MICROFILM DOCUMENT 54452

### FILING STATEMENT

#### COUNTY RECORDING OFFICER

Filed for record this 14 day of May, 1981  
at 10 o'clock on Page    , Book    , Plat Records of  
Union County, Oregon.

*[Signature]*  
County Recording Officer



INITIAL POINT  
N 620,054.88  
E 2,631,671.52

OREGON STATE PLANE COORDINATES, NORTH ZONE, WERE ESTABLISHED AT THE INITIAL POINT BY TRAVERSE METHODS USING A ONE SECOND THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE FROM COLLEGE 1946 USC & GS. 1973 USC & GS REVISED COORDINATES FOR COLLEGE ARE X=2,620,259.45, Y=612,431.42. A COMBINED DISTANCE REDUCTION FACTOR OF 0.9997696 WAS USED AS DETERMINED FROM FEDERAL PRINTING OFFICE PUBLICATION NO. 270 - "PLANE COORDINATE PROJECTION TABLES OREGON."

FD 3/4" CAPPED IRON PIPE MARKED: "+"

DEDICATION

STATE OF OREGON SS
COUNTY OF UNION

We, the SPOKANE... COOP... through corporate of... G. A. NELSEN, Vice President... and... JOHNSON, JR., Assistant Secretary... DOREEN M. MILLS... JOHN ATWOOD, M. JOAN ATWOOD, RAYMOND A. SETTERS, and SANDRA LEE SETTERS, and... land shown on the... PLAT... surveyed and platted as... that we did cause to... as our own free act... deed.

Signatures and dates: G. A. Nelsen - 3-11-81, Raymond A. Setters - 3-20-81, John Atwood - 3/11/81, Joan Atwood - 3/11/81, Stanley Weishaar - 3/17/81, Doreen M. Mills - 3/22/81, Sandra Lee Setters - 3/20/81, John P. Mills - 3/23/81.

STATE OF OREGON SS
COUNTY OF UNION

Be it remembered that on the date indicated by their signature, personally appeared before me G.A. NELSEN, HARVE H. PHIPPS, JR., JOHN S. MILLS, DOREEN M. MILLS, JOHN ATWOOD, M. JOAN ATWOOD, RAYMOND A. SETTERS SANDRA LEE SETTERS, and STANLEY WEISHAAR, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

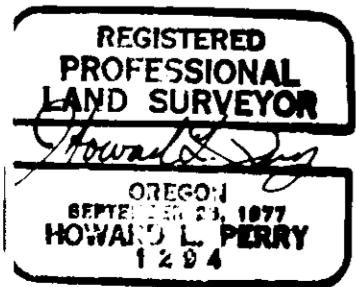
IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal this 23rd day of March, 1981. Notary Public for Oregon, My commission expires 12/24/84.

SURVEYOR'S CERTIFICATE

I, Howard L. Perry, a Registered Land Surveyor in the State of Oregon, being duly sworn, depose and say that I have surveyed and properly monumented in accordance with O.R.S. Chapter 92 the lands shown on the annexed plat of UNION COUNTY CO-OP SUBDIVISION, of which the following is a true and correct description:

Beginning at the Initial Point set along the northerly right-of-way line of Oregon State Highway No. 237, from which the 1/4 corner common to Section 34, T.2S., R.38E. and Section 3, T.3S., R.38E., W.M., bears S53°16'22" W 413.44 feet: Thence along the northerly right-of-way line of said Highway 237, N89°38'35" E 240.00 feet; Thence leaving said northerly right-of-way line N0°00'09" W 150.54 feet; Thence S89°43'21" E 500.11 feet; Thence S0°01'22" E 145.00 feet to the northerly right-of-way line of Oregon State Highway No. 237. Thence along said northerly right-of-way line of said Highway 237 N89°38'35" E 232.45 feet to a point which bears S89°38'35" W 40.00 feet from the intersection of northerly right-of-way line and the east line of the SW 1/4 of the SE 1/4 of Section 34, T.2S., R.38E., W.M., Thence leaving said northerly right-of-way line of Highway 237 and running parallel to the said East line of the SW 1/4 of the SE 1/4 of Section 34, N0°08'59" W 355.59 feet to the boundary of that property described in Book 102, Page 106, Deed Records of Union County, Oregon; Thence along the boundary of that property described in said Book 102, Page 106, N89°48'59" W 160.00 feet to the southeast corner of that property described in Book 125, Page 158, Deed Records of Union County, Oregon; Thence along the boundary of that property described in said Book 125, Page 158 the following courses and distances: S89°46'16" W 94.58 feet, N77°21'04" W 178.71 feet, N47°25'29" W 832.14 feet, N50°05'59" W 150.12 feet to the southerly line of the O.W.R.R. and Company right-of-way; Thence along said southerly right-of-way line of O.W.R.R. and Company S58°43'02" W 105.33 feet to the easterly right-of-way line of Oregon State Highway 82; Thence along the easterly right-of-way line of said Highway 82 the following courses and distances: S0°00'28" W 146.26 feet, S9°28'39" W 152.10 feet, S0°00'28" W 711.10 feet to the northerly right-of-way line of Oregon State Highway 237; Thence along said northerly right-of-way line of Highway 237, N89°38'35" E 300.41 feet to the Point of Beginning.

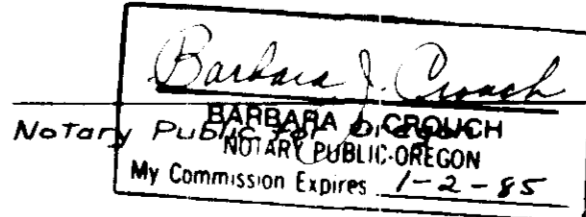
The above described parcel contains 16.75 acres of land, more or less, situated entirely within the SW 1/4 of the SE 1/4 of Section 34, T.2S., R.38E., W.M., Union County, Oregon.



Howard L. Perry P.L.S. 1294

TRACING STATEMENTS

UNION COUNTY CLERK: I do hereby certify that this is a true and exact copy of UNION COUNTY CO-op subdivision as surveyed, subdivided and platted. Date May 18, 1980. UNION COUNTY CLERK. UNION COUNTY SURVEYOR: I do hereby certify that this is a true and exact copy of UNION COUNTY CO-op subdivision as surveyed, subdivided and platted. Date 12/19/80. UNION COUNTY SURVEYOR OPLS 991.



My commission expires 1-2-85

BAKER COUNTY, SURVEYOR

Examined and recommended for approval by the Union County Court this 27 day of March, 1981. James D. Hanley

UNION COUNTY PLANNING COMMISSION

Approved this 23 day of March, 1981. Harold Beck

COUNTY ASSESSOR

I hereby certify that pursuant to ORS 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed on the 1981 tax roll which became a lien on this subdivision or will become a lien during this calendar year but not yet certified to the tax collector for collection, have been paid to me. Date 5/12/81. Betty Goodenham

COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision and that now are due and payable have been paid. Date 5-12-81. Barbara Lewis

UNION COUNTY COURT

Approved this 13 day of May, 1981. [Signatures]

CITY OF ISLAND CITY

Approved this 13 day of May, 1981. [Signature]

COUNTY CLERK

Filed for record this 18 day of May, 1981, at 2:52 PM o'clock on page 2 in book of plats of Union County. Date May 18, 1980. [Signature]

Surveyor's Certificate subscribed and sworn to before me this 18th day of May, 1981.