

R.I. - LA GRANDE SUBDIVISION

Situated in the Northeast Quarter of Section 4,
Township 3 South, Range 38 East of the
Willamette Meridian, Island City, Oregon

Microfilm Number 2011112
Plat Cabinet Number D141-D142

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"=50'

LEGEND

REFERENCE MATERIAL

- Union County Monumentation records
Minor Partition Plat Number 1992-008
Major Partition Plat Number 1992-014
Survey Number 001-2009
Survey Number 003-2006
Survey Number 005-1993
Survey Number 009-1992
Survey Number 037-1992
Survey Number 6-67
- E.O.T. Title Report No. 11-21537
SECTION BREAK BASED ON
SURVEY NO. 025-1984
- Easements
Book 155 Pg.108 & 110
Microfilm No. 110114
Microfilm No. 139729
Microfilm No. 149949
Microfilm No. 20073049
Microfilm No. 20075606

- Found Brass cylinder in concrete as per Union County Monumentation records.
- ⊙ Found 2 1/2" aluminum monument as per Union County Monumentation records.
- ▲ Found 5/8" iron pin with yellow plastic cap marked HANLEY ENGINEERING, set by Survey Number 037-1992.
- ◆ Found 3/8" Brass rod in concrete set by Survey Number 6-67.
- ⊕ Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by Survey Number 005-1993.
- Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey Number 003-2006.
- ⬢ Found 5/8" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER", set by Survey Number 001-2009.
- Set 5/8"x 30" iron rebar with yellow plastic cap marked "BGB SURVEY MARKER".
- ⊕ Set Lead plug with Brass Screw and washer marked "OPLS 2219".
- () Record information from Survey Number 037-1992.
- [] Record information from Survey Number 003-2006.
- Road Centerline
- x-x- Existing Fenceline
- - - Easement Line
- ST Storm Sewer Line
- ⊕ Manhole

COVENANTS AND RESTRICTIONS

Covenants and restrictions filed as document 2011112 with RI-LAGRANDE SUBDIVISION, are hereby adopted and apply to this subdivision. Enforcement of the covenants and restrictions filed as document 2011112 are intended to be in full force upon filing this plat with the Union County Clerk.

NARRATIVE

This Subdivision was done at the request of Scott Huffman, on the behalf of RI-LA GRANDE LLC. The exterior of this subdivision was located and monumented by Survey number 003-2006. I use the exterior location and a place the interior lot lines at the direction of Mr. Huffman. I find no unusual conditions with this survey.

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 RI-La Grande Subdivision and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D141-D142 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

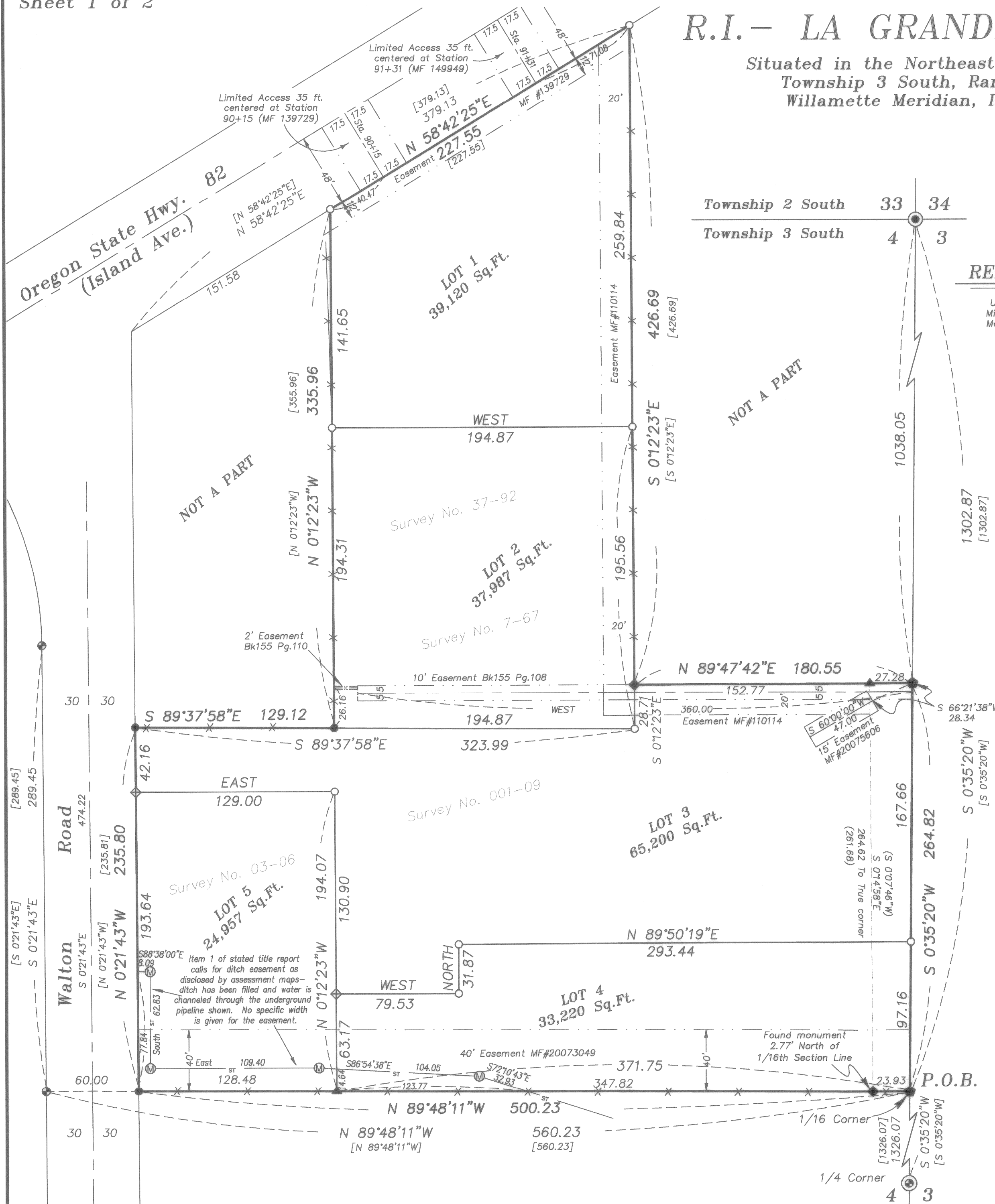
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2012

Rick G. Robinson
Rick G. Robinson, OPLS 2219



R.I. - LA GRANDE SUBDIVISION

Microfilm Number 2011111T
Plat Cabinet Number D141-D142

Situated in the Northeast Quarter of Section 4,
Township 3 South, Range 38 East of the
Willamette Meridian, Island City, Oregon

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have platted R.I. LA GRANDE SUBDIVISION, a subdivision situated in the Northeast Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at the East quarter corner of said Section 4, thence North 0°35'20" East along the East line of Section, a distance of 1326.07 feet to the Northeast 1/16 corner, point being the TRUE POINT OF BEGINNING;

Thence: North 89°48'11" West, a distance of 500.23 feet, to the East right of way line of Walton Road,

Thence: North 0°21'43" West, along said East right of way line, a distance of 235.80 feet,

Thence: South 89°37'58" East, a distance of 129.12 feet,

Thence: North 0°12'23" West, a distance of 335.96 feet to the South Right of Way line of Oregon State Highway 82 (Island Ave.),

Thence: North 58°42'25" East along said South right of way line, a distance of 227.55 feet,

Thence: South 0°12'23" East, a distance of 426.69 feet,

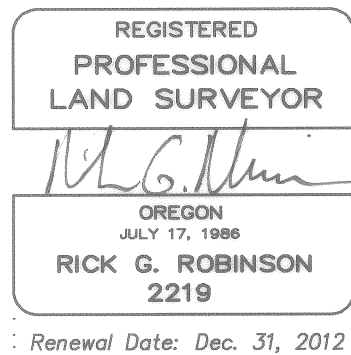
Thence: North 89°47'42" East, a distance of 180.05 feet to the East section line of said section,

Thence: South 0°35'20" West along said East line a distance of 264.82 feet to the Point of Beginning of this description.

Said tract containing 200,484 sq. ft. (4.60 acres)

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, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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 R.I.-La Grande Subdivision and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D141-D142 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that R.I.-LA GRANDE, LLC, a Delaware Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Delaware, are the owners of the land represented within this Subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in witness where of R.I.-LA GRANDE, LLC, pursuant to it's operating agreement, duly and legally adopted, has caused these presents to be signed by PETER READ, member.

PETER READ (Member)

ACKNOWLEDGMENT

State of California SS
County of _____

Know all these people by these presents, on this _____ day of _____, 2011, before me a Notary Public in and for said County and State, personally appeared PETER READ, member of R.I.-LA GRANDE, LLC, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for
the State of California

Notarial seal

NOTE:

For Notary acknowledgment of Declarant, see "California All Purpose Acknowledgment" filed separately.

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 14th day of March, 2011.

Judy A. Rygg, Planning Officer, City of Island City

UNION COUNTY SURVEYOR

Approved this 14th day of March, 2011.

By Union County Surveyor
Gregory T. Blackman

APPROVALS

ISLAND CITY COUNCIL

Approved this 14th day of March, 2011.

Mayor, Dale DeLong

Councilman

Councilman

Councilman

UNION COUNTY COMMISSION

Approved this 6th day of APRIL, 2011.

Mark D. Davidson

Steve McClure

Bill Roshalt

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 2010-2011 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
Linda L. Hill, Union County Assessor/Tax Collector Date: 3/23/11

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 6th day of April, 2011, at 9:25 o'clock A.M., and filed in Plat Cabinet No. D141-D142, Union County records. Microfilm No. 2011111T.

Union County Clerk by
Robin A. Church