

THE RIDGE

A Subdivision of Parcel Number 3 of Minor Partition Number 20070016T and a portion of Parcel Number 1 of Minor Partition Number 1995-016 as filed in the Plat Records of the Union County Clerk, situate in the Southwest Quarter of the Southwest Quarter of Section 8, and in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 30084882
Plat Cabinet Number D031-D032

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" = 60'

LEGEND

- Monument position by survey Number 12-1985, corner not excavated this survey
- Found $\frac{5}{8}$ " x 30" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Number 20070016T
- ⊕ Found unrecorded 3/4" pipe
- ◆ Found $\frac{5}{8}$ " x 30" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 12-85
- Set 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER" reference monument
- x-x- Existing fence line
- - - Centerline of Street
- ⊖ Existing Power Pole along the Centerline of Bonneville Power Line Easement
- - - Easement lines for ingress and egress and Utilities
- Set brass screw with brass washer marked OPLS 991 in lead plug in curb for RP to centerline monument that falls on a manhole.

REFERENCE MATERIAL

Plat of DANIEL CHAPLIN'S ADDITION to La Grande Survey Number 12-1985
Survey Number 18-89, City of La Grande 1922 Survey
Minor Partition Number 1995-016
Minor Partition Number 2007-016T
Book 103 Page 426
MF No. 961596
MF No. 20070927 MF No. 20082447
MF No. 20083876
Report by Eastern Oregon Title Co. No. 08-19669

NARRATIVE

This subdivision was ordered by Greg Sackos and Richard Hunsacker of SHR LAND COMPANY, LLC for the purpose of subdividing Parcel Number 3 of Minor Partition Number 20070016T, and a portion of Parcel Number 1 of Minor Partition Number 1995-016. The most southerly portion of this subdivision is situated in the Northwest Quarter of the Northwest Quarter of Section 17, and is a portion of said Parcel Number 1 of Minor Partition Number 1995-016. The exterior of Parcel Number 3 was surveyed and monumented by said Minor Partition 20070016T, and I accept the exterior monuments. Minor Partition 1995-016 was also surveyed and monumented, and I accept the corner positions. The South line of the Subdivision is the North line of the Bonneville Power Easement, being 50.00 feet North of the centerline of the existing pole structures. I extend the East and West Lines of Parcel Number 3 of Minor partition Number 3 South to the intersection of the most northerly line of said power easement. I find no encroachments, and no unusual conditions on this survey.

CURVE DATA

CURVE 1 DATA	CURVE 4 DATA	CURVE 7 DATA	CURVE 10 DATA	CURVE 13 DATA	CURVE 16 DATA
$\Delta = 45^{\circ}25'22''$	$\Delta = 76^{\circ}51'57''$	$\Delta = 32^{\circ}44'02''$	$\Delta = 88^{\circ}08'33''$	$\Delta = 5^{\circ}11'47''$	$\Delta = 9^{\circ}51'24''$
$R = 103.07'$	$R = 113.42'$	$R = 204.30'$	$R = 30.14'$	$R = 143.42'$	$R = 234.30'$
$L = 76.31'$	$L = 152.16'$	$L = 116.72'$	$L = 46.37'$	$L = 13.01'$	$L = 40.31'$
$C = 74.58'$	$C = 141.00'$	$C = 115.14'$	$C = 41.93'$	$C = 13.00'$	$C = 40.26'$
$S 22^{\circ}39'46'' E$	$S 5^{\circ}26'28'' E$	$S 16^{\circ}37'29'' W$	$S 45^{\circ}31'22'' E$	$S 41^{\circ}16'34'' E$	$S 28^{\circ}03'48'' W$
CURVE 2 DATA	CURVE 5 DATA	CURVE 8 DATA	CURVE 11 DATA	CURVE 14 DATA	CURVE 17 DATA
$\Delta = 45^{\circ}25'22''$	$\Delta = 76^{\circ}51'57''$	$\Delta = 32^{\circ}44'02''$	$\Delta = 91^{\circ}51'26''$	$\Delta = 34^{\circ}47'29''$	$\Delta = 22^{\circ}52'37''$
$R = 133.07'$	$R = 83.42'$	$R = 234.30'$	$R = 31.03'$	$R = 143.42'$	$R = 234.30'$
$L = 98.52'$	$L = 111.91'$	$L = 133.86'$	$L = 48.16'$	$L = 87.09'$	$L = 93.55'$
$C = 96.29'$	$C = 103.70'$	$C = 132.04'$	$C = 43.17'$	$C = 85.76'$	$C = 92.93'$
$S 22^{\circ}39'46'' E$	$S 5^{\circ}26'28'' E$	$S 16^{\circ}37'29'' W$	$S 44^{\circ}28'38'' W$	$S 21^{\circ}16'56'' E$	$S 11^{\circ}41'48'' W$
CURVE 3 DATA	CURVE 6 DATA	CURVE 9 DATA	CURVE 12 DATA	CURVE 15 DATA	CURVE 18 DATA
$\Delta = 45^{\circ}25'22''$	$\Delta = 76^{\circ}51'57''$	$\Delta = 32^{\circ}44'02''$	$\Delta = 14^{\circ}10'03''$	$\Delta = 36^{\circ}52'37''$	$\Delta = 15^{\circ}08'09''$
$R = 73.07'$	$R = 143.42'$	$R = 174.30'$	$R = 133.07'$	$R = 143.42'$	$R = 174.30'$
$L = 54.10'$	$L = 192.40'$	$L = 99.58'$	$L = 32.90'$	$L = 92.31'$	$L = 46.04'$
$C = 52.87'$	$C = 178.30'$	$C = 98.23'$	$C = 32.82'$	$C = 90.72'$	$C = 45.91'$
$S 22^{\circ}39'46'' E$	$S 5^{\circ}26'28'' E$	$S 16^{\circ}37'29'' W$	$S 36^{\circ}47'26'' E$	$S 14^{\circ}33'06'' W$	$S 25^{\circ}25'26'' W$
CURVE 19 DATA	CURVE 20 DATA				
$\Delta = 17^{\circ}35'53''$	$\Delta = 28^{\circ}15'16''$				
$R = 174.30'$	$R = 133.07'$				
$L = 53.53'$	$L = 65.62'$				
$C = 53.32'$	$C = 64.96'$				
$S 9^{\circ}03'25'' W$	$N 15^{\circ}34'44'' W$				

DEED RESTRICTION DRAINAGE EASEMENT

The 20.00' drainage easement along the East side of this Subdivision, and appurtenant to Lots 1, 4, 5, 6, 7, and 9 is to remain open. No filling or restrictions of any kind that would impede the flow of water shall be placed within this easement. Property owners shall maintain the water way from weeds and debris so that water can freely pass when water is present.

SURVEYOR'S EXACT COPY STATEMENT

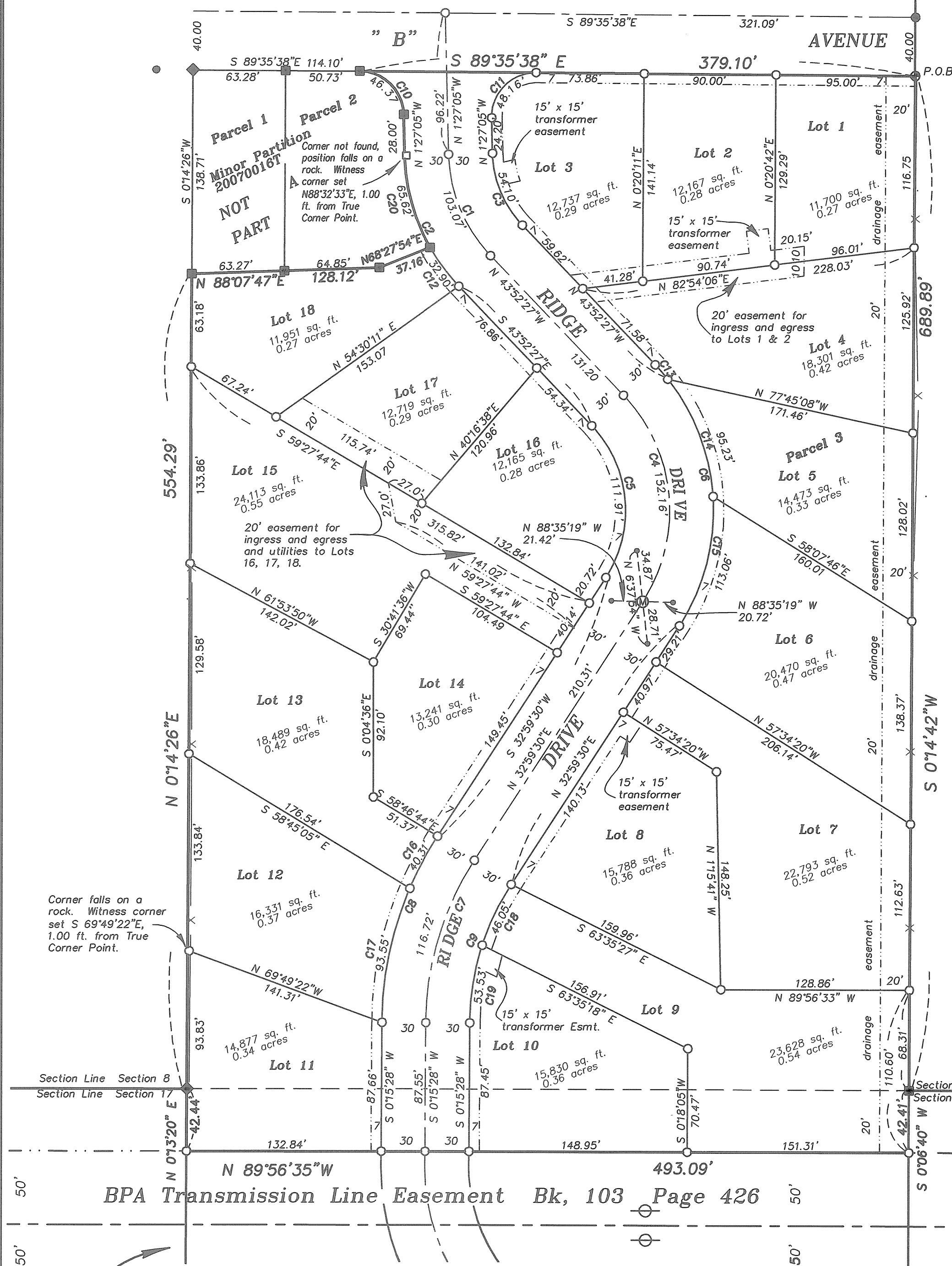
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the subdivision plat of THE RIDGE, and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D031-D032 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2009

Gregory T. Blackman
Gregory T. Blackman, OPLS 991



BPA Transmission Line Easement Bk, 103 Page 426

THE RIDGE

Microfilm Number 20084882
Plat Cabinet Number D031-D032

A Subdivision of Parcel Number 3 of Minor Partition Number 20070016T and a portion of Parcel Number 1 of Minor Partition Number 1995-016 as filed in the Plat Records of the Union County Clerk, situate in the Southwest Quarter of the Southwest Quarter of Section 8, and in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Subdivision, being Parcel Number 3 of Minor Partition Number 20070016T, and a portion of Parcel Number 1 of Minor Partition Number 1995-016 as filed in the Plat Records of the Union County Clerk, situate in the Southwest Quarter of the Southwest Quarter of Section 8, and in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Parcel Number 3 of said Minor Partition Number 20070016T;

Thence; S 0°14'42" W, along the East line of Said Parcel Number 3, a distance of 689.89 feet, to the North line of Section 17, and being the South line of said Parcel Number 3;

Thence; S 0°06'40" W, along the East line of the of the Northwest Quarter of the Northwest Quarter of said Section 17, a distance of 42.41 feet, to the North line of the Bonneville Power line easement, described in Book 103, Page 426 Union County Deed Records;

Thence; N 89°56'35" W, along said North Line of said Bonneville Power Line Easement, a distance of 493.09 feet, to the West line of Parcel Number 1 of Minor Partition Number 95-016 as filed in the Union County Plat Records;

Thence; N 0°13'20" E, along said West line of said Parcel, a distance of 42.44 feet to the Southwest corner of said Parcel Number 3 of Minor Partition Number 20070016T;

Thence; N 0°14'26" E, along the West line of said Parcel Number 3, a distance of 554.29 feet, to the Southwest corner of Parcel Number 1 of said Minor Partition Number 20070016T;

Thence; N 88°07'47" E, along the South line of Parcels 1 and 2 of Minor Partition Number 20070016T, a distance of 128.12 feet;

Thence; N 68°27'54" E, along the South line of said Parcel 2, a distance of 37.16 feet to the intersection of a 133.07 foot radius curve;

Thence; Northwesterly around said curve, (Long chord bears N 15°34'44" W, 64.96 feet) a distance of 65.62 feet;

Thence; N 1°27'05" W, a distance of 28.00 feet, to the PC of a curve with a radius of 30.14 feet;

Thence; Northwesterly around said curve, (long chord bears N 45°31'22" W, 41.93 feet) a distance of 46.37 feet to the South line of "B" Avenue, and the North line of Parcel Number 3 of said partition;

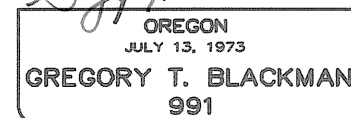
Thence; S 89°35'38" E, along the South line of said "B" Avenue, a distance of 379.10 feet, to the Point of Beginning of this description.

Said parcel containing 341,974 sq. ft. 7.85 acres.

Said parcel subject to all easements as they exist or are of record.

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.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2009

DECLARATION

Know all people by these presents that SHR LAND COMPANY, LLC, an Oregon limited liability company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Company Act (ORS Chapter 63), is the owner of the land within this subdivision, 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, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever RIDGE DRIVE, and create all easements as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, SHR LAND COMPANY, LLC, pursuant to the authority granted under the Operating Agreement of the LIMITED LIABILITY COMPANY, have authorized Gregory A. Sackos to sign this plat.

Gregory A. Sackos
Gregory A. Sackos
SHR LAND COMPANY, LLC

Know all people by these presents that Community Bank is a Deed of Trust holder on the land within this Subdivision, and does hereby consent to said subdivision

Randy King
Authorized Representative of
Community Bank

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 7 day of October, 2008, before me a Notary Public in and for said County and State, personally appeared Gregory A. Sackos, Member of SHR LAND COMPANY, LLC, and known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Deborah Beeson
Notary Public for
the State of Oregon

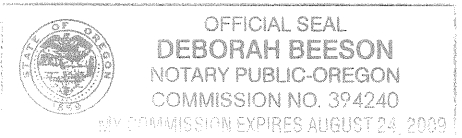


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 7 day of October, 2008, before me a Notary Public in and for said County and State, personally appeared Randy King, an authorized representative of Community Bank, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he/she executed the same freely and voluntarily.

Deborah Beeson
Notary Public for
the State of Oregon



Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the subdivision plat of THE RIDGE, and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D031-D032 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 22nd day of October, 2008.

by Norman J. Paulfus, Jr.
Norman J. Paulfus, Jr.
City Surveyor

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 2008-2009 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 Date: 10/13/08

Linda L. Hill, Union County Assessor/Tax Collector

City of LaGrande Planner

Approved this 15th day of October, 2008.

Michael J. Boquist
Michael J. Boquist
City Planner

La Grande City Council

Approved this 15th day of October, 2008.

Reused Mayor
Steve Clements Mayor Pro-Tem
Jim P... Councilor
Kelly... Councilor
LaP... Councilor
Bob P... Councilor

Mary Ann Mesian
Councilor

Union County Commission

Approved this 22nd day of October, 2008.

Steve McClure Steve McClure
Colleen MacLeod Colleen MacLeod
R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

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 31st day of October, 2008, at 1:30 o'clock P.M., and recorded in Plat Cabinet No. D031-D032 Union County records. Microfilm Number 20084882

Robin A. Church
Union County Clerk, by Shillette Knwo... Deputy
Sheet 2 of 2