

SUNNYSIDE PARK SUBDIVISION

LOCATED IN THE SE 1/4 OF OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M.
MORROW COUNTY, OREGON.

LEGAL DESCRIPTION (OF RECORD)

BEGINNING AT A POINT 843 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON; SAID POINT BEING THE TRUE POINT OF BEGINNING. OF THIS DESCRIPTION;

THENCE NORTH 610 FEET TO THE SOUTH BOUNDARY LINE OF THE OLD HIGHWAY NO. 730; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID HIGHWAY 730 545 FEET; THENCE SOUTHERLY 635 FEET TO THE SOUTH BOUNDARY OF SECTION 23; THENCE EASTERLY ALONG THE SECTION LINE 545 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION, SURVEYED PROPERTY

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S 89°41'51"W ALONG THE SOUTH LINE THEREOF, 843.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°41'51"W, 534.47 FEET TO THE EAST ONE-SIXTEENTH CORNER; THENCE N00°22'47"W, 647.07 FEET TO THE SOUTH RIGHT OF WAY OF OLD U.S. HIGHWAY NO. 730; THENCE S87°50'11"E, 535.14 FEET ALONG SAID RIGHT OF WAY; THENCE S 00°22'00"E, 624.04 FEET TO THE SOUTH LINE OF SAID SECTION 23 AND THE TRUE POINT OF BEGINNING.

LINE	LENGTH	BEARING
L1	30.03	N87°50'11"W
L2	30.03	N87°50'11"W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE 30 FOOT RIGHT OF WAY FOR IDAHO STREET, THE 60 FOOT RIGHT OF WAY FOR SUNNYSIDE ROAD AND THE NEW UTILITY EASEMENTS DESIGNATED ON THIS PLAT AND THAT THE UNDERSIGNED PARTIES DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNNYSIDE PARK SUBDIVISION.

THE TEMPORARY 50' RADIUS CUL-DE-SAC TURNAROUND SHALL BE DEDICATED UNTIL SUCH TIME AS IDAHO STREET IS CONSTRUCTED.

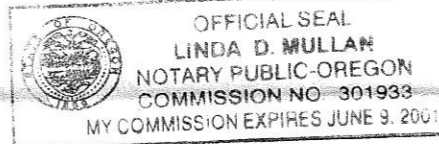
CHARLES L. FASCIONA
CONTRACT PURCHASER
MARY E. FASCIONA
CONTRACT PURCHASER

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF MORROW } SS
ON THIS 21 DAY OF April, 1999, CHARLES L. FASCIONA AND MARY E. FASCIONA, APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF MORROW } SS
ON THIS 12th DAY OF November, 1998, MICHAEL V. SMITH APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY.



APPROVALS:

COUNTY SURVEYOR:

I, G. DENNIS EDWARDS, MORROW COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COURT OF MORROW COUNTY, OREGON.

G. DENNIS EDWARDS

DATED THIS 21 DAY OF April, 1999

MORROW COUNTY PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED

Maria P. Kelly
CHAIRMAN

WEST EXTENSION IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS 30th DAY OF MAY, 1998:99

Douglas W. Strelin

MORROW COUNTY COURT:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF MORROW COUNTY, OREGON BY THE UNDERSIGNED AND BY ITS ORDER DATED THIS 15th DAY OF March, 1998:99 2000

Forrest L. Johnson
COUNTY JUDGE

Donna Brown
COMMISSIONER

ATTESTED BY:

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND THE TAX COLLECTOR OF MORROW COUNTY OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED BY THE ACCOMPANYING PLAT AND ALL MOINES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT ON THIS 15th DAY OF March, 1998:99 2000

Logan Paul Smith
ASSESSOR

Merilyn Childers
TAX COLLECTOR

MORROW COUNTY CLERK:

STATE OF OREGON } SS
COUNTY OF MORROW

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THIS 16th DAY OF March, 1999 AT 8:30 AM. AS FILE NO. M-2000-610

Barbara Bloodworth
COUNTY CLERK

Shirley McNeil
BY DEPUTY

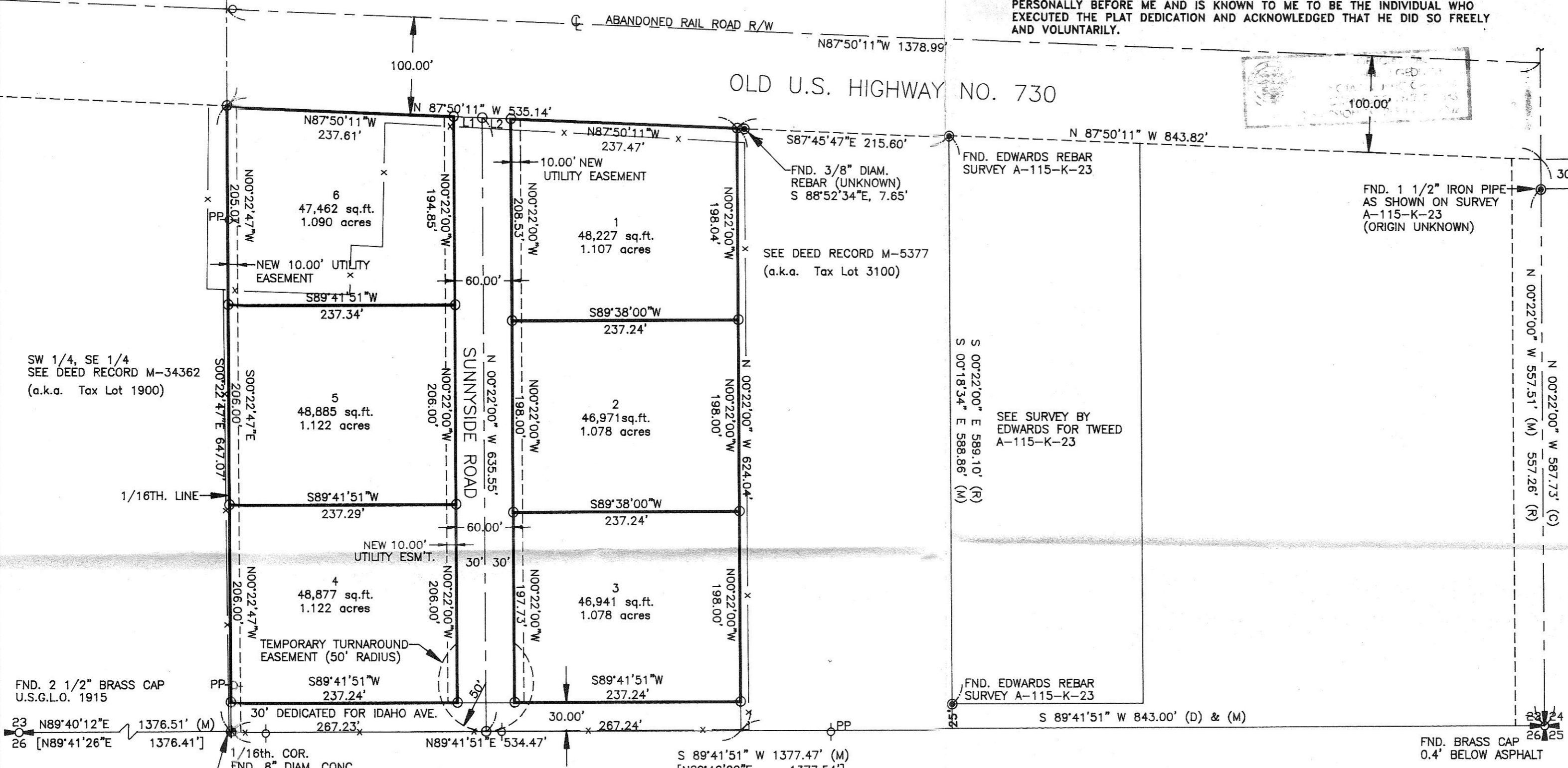
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO SIX LOTS.
THE BEARING BASE FOR THIS PLAT IS THE EAST LINE OF SECTION 23 ACCORDING TO THE EDWARDS SURVEY FOR TWEED, RECORDED AS SURVEY A-115-K-23. WE FOUND AND TIED THE SOUTHEAST SECTION CORNER, THE SOUTH ONE-QUARTER CORNER AND THE EAST ONE SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 23. THE N-S CENTERLINE OF THE SOUTHEAST QUARTER WAS ESTABLISHED HOLDING KRUMBEIN'S BREAKDOWN OF THE S.E. QUARTER OF SAID SECTION AS SHOWN ON KRUMBEIN SURVEY FOR LOFTIN, SURVEY 301-K. OLD HIGHWAY 730 RIGHT OF WAY WAS COMPUTED FROM THE RECORD DIMENSIONS (PRORATED PER KRUMBEIN'S BREAKDOWN) OF TAMBLYN'S PLAT OF SECTION 23. THE RIGHT OF WAY LINE FITS EXISTING EDWARDS AND TOMPKINS PINS FOUND ALONG SAID RIGHT OF WAY.
THE DEED DESCRIPTIONS OF THIS PROPERTY AND THE ADJOINING PROPERTY TO THE WEST OVERLAP BY APPROXIMATELY 10 FEET. THE RECORD LEGAL OF THIS PROPERTY AS DESCRIBED HEREON IS A MEETS AND BOUNDS DESCRIPTION WHEREAS THE ADJOINING PROPERTY TO THE WEST IS DESCRIBED AS THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. EXISTING OCCUPATION LINES (FENCE) FALLS IN BETWEEN THE SIXTEENTH LINE AND THE DEED LINE OF THIS PROPERTY. IN RESEARCHING OF THE CHAIN OF TITLE OF THIS PROPERTY, IT WAS DETERMINED THAT THE ORIGINAL OWNER, ARCHIE NUTT, ACQUIRED THE SE 1/4, OF THE SE 1/4 LYING SOUTH OF THE HIGHWAY AND CONSEQUENTLY NEVER HAD THAT PORTION LYING WEST OF THE 1/16th. LINE TO SELL. THEREFORE, THE WEST BOUNDARY OF THIS PARCEL IS THE 1/16th. LINE AND IS MONUMENTED ACCORDINGLY.

REV: 9/22/98

CLIENT	CHARLES & MARY FASCIONA	JOB NO.	OR07198
PROJECT	SUNNYSIDE PARK SUBDIVISION PORTION SE1/4, SE1/4, SEC. 23, T5N., R26E.		
DRAWN BY:	RPJ	SCALE: 1"= 100'	F. B. NO.: NONE VERSION- ACAD12
APPROVED:	GBW	DATE: 8-28-98	FILE: OR07198.DWG
			SHEET 1 OF 1

1"=100'



NOTES & LEGEND

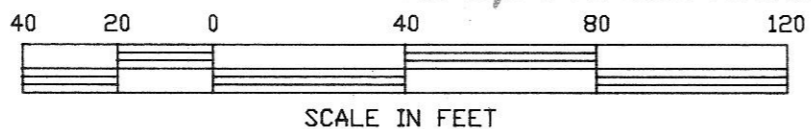
1. BASIS OF BEARING IS THE EAST LINE OF THE SE QUARTER OF SECTION 23 AS SHOWN ON SURVEY A-115-K-23, MORROW COUNTY RECORDS.
2. (M) = MEASURED (D)=DEED CALL (R)=RECORD PER EDWARDS SURVEY A-115-K-23 (C) = COMPUTED []=DENOTES RECORD PER KRUMBEIN SURVEY 301-K
3. ○ =DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
4. ⊙ =DENOTES FOUND 5/8"x24" REBAR SET BY EDWARDS ON SURVEY NO. A-115-K-23
5. THIS SURVEY WAS PERFORMED WITH A SOKKIA SET 3B TOTAL STATION HAVING A STANDARD ERROR OF 3" ANGULAR AND ±5mm +3PPM TIMES THE DISTANCE. THE SECTION CONTROL WAS TIED USING CLOSED TRAVERSE AND RADIAL SURVEY PROCEDURES.
6. ⦿ = DENOTES EXISTING POWER POLE (PP)

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THE PLAT OF SUNNYSIDE PARK SUBDIVISION AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT.

10/14/98
DATE

Gary B. Wagner
THIS COPY IS AN EXACT DUPLICATE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

GARY B. WAGNER
02817LS

RENEWS 6/30/00

RSA ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-6757