"RIVERFRONT NORTHWEST"

A REPLAT OF LOTS 2 AND 3 OF "RIVERFRONT WEST" AS LOCATED IN BLOCK 46W, IN THE NW 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 20 1998
JUDSON L. COPPOCK
2850

RENEWAL DATE: DEC. 31, 2007

Plat detail labels

LOT 8 "RIVERFRONT NORTHWEST"
53482 SqFt

RIVERFRONT WEST LOT 3

EXISTING 20' WIDE UTILITY AND IRRIGATION EASEMENT ABANDONED AND SHIFTED TO NEW LOCATION SHOWN

BEARING BASE PLAT OF "RIVERFRONT WEST"

RIVERFRONT WEST LOT 4
45563 SqFt

EXISTING 20' WIDE UTILITY AND IRRIGATION EASEMENT

NEW 20' WIDE UTILITY AND IRRIGATION EASEMENT

LOT 9 "RIVERFRONT NORTHWEST"
52876 SqFt

RIVERFRONT WEST LOT 2

RIVERFRONT WEST LOT 1
49707 SqFt

RIVERFRONT WEST LOT 5
45564 SqFt

EXISTING 10' WIDE IRRIGATION EASEMENT

EXISTING 10' WIDE IRRIGATION EASEMENT

RIVERFRONT WEST LOT 6
45375 SqFt

RIVERFRONT WEST LOT 7
45742 SqFt

EXISTING 20' WIDE IRRIGATION EASEMENT

CORNER NOT RESET, POWER POLE WITH DROP OCCUPIES THIS SPACE.

WEST 8TH STREET
0.12 ACRES DEDICATED ADDITIONAL ROW FOR 8th ST WEST

BUCHANAN PLACE

USAGE LANE

CURVE DATA

N 44°34'29" E
LC-70.83
R-50.00
A-78.71
T-50.17
D-90°11'44"
A-78.71

S29°34'29"W
LC-50.15
R-50.00
A-52.53
T-28.98
D-60°11'44"

N30°25'31"W
LC-49.85
R-50.00
A-52.19
T-28.75
D-59°48'16"

ARC LENGTH 78.71

LONG CHORD N44°34'29"E 70.83

S45°25'31"E
LC-70.59
R-50.00
A-49.83
D-89°48'16"

SCALE 1"=60'

SURVEYOR'S CERTIFICATE:

I, JUDSON L. COPPOCK A REGISTERED LAND SURVEYOR FOR THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS PARTITIONED BY THIS PLAT. I ALSO CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH ALL OF THE PROVISIONS OF ORS CHAPTER 92 FOR SUBDIVISION PLATS.

I RETRACED LOTS 2 AND 3 OF "RIVERFRONT WEST" AS SHOWN THEN SET THE NEW MONUMENTS SHOWN TO RECONFIGURE THOSE LOTS INTO LOTS 8 AND 9. I DID NOT PLACE A MONUMENT AT THE SOUTHEAST CORNER OF LOT 9 BECAUSE A POWER POLE IS OCCUPYING THAT SPOT. I DID REPLACE THE MISSING RADIUS POINT FOR THE CUL-DE-SAC AT THE NORTH END OF BUCHANAN PLACE WHICH IS 50 FEET SOUTH AND ON A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9.

DESCRIPTION:

LOTS 2 AND 3 OF RIVERFRONT WEST AS LOCATED IN BLOCK 46W, IN THE NW QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

JUDSON L. COPPOCK, PLS

LEGEND

● SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED, COPPOCK, LS 2850.

○ FOUND A 5/8" STEEL REBAR WITH A PLASTIC CAP MARKED, " EDWARDS LS 951". THESE MONUMENTS HAVE HAD A 6" PLUS OR MINUS DIAMETER CONCRETE CYLINDER POURED AROUND THEM. THEY APPEAR TO BE UNDISTURBED.

000 MEASURED

(000) RECORD "SUBDIVISION PLAT OF "RIVERFRONT WEST".

OWNERS DECLARATION:

WE, THE OWNERS AND INTEREST HOLDERS OF THE DESCRIBED LAND, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.

WE HEREBY DEDICATE THE NEW 20 FOOT WIDE UTILITY AND IRRIGATION EASEMENT SHOWN BETWEEN LOTS 8 AND 9. THIS IRRIGATION EASEMENT REPLACES THE UTILITY AND IRRIGATION EASEMENT DEDICATED BETWEEN LOTS 2 AND 3 OF "RIVERFRONT WEST" AND THAT UNUSED EASEMENT IS NOW VACATED BY THE RECORDING OF THIS PLAT.

THE "DECLARATION OF CONDITIONS AND RESTRICTIONS", RECORDED AS DOCUMENT NUMBER "M-2001-587", MORROW COUNTY, OREGON, DEED RECORDS IS HEREBY MADE A PART OF THIS REPLAT AND THOSE RECORDED CONDITIONS AND RESTRICTIONS CONTINUE TO BE IN FULL EFFECT FOR "RIVERFRONT NORTHWEST".

LEE E. DOCKEN   PAMELA P. DOCKEN

ORVILLE BUCHANAN
TRUSTEE OF THE KIKUE BUCHANAN TESTAMENTARY TRUST.

DANIEL COMBES   LAURA COMBES

STATE OF Oregon
COUNTY OF Morrow }SS

On this 22nd day of December, 2005 Lee E. Docken and Pamela P. Docken "Husband and Wife", appeared before me and acknowledged that they caused this instrument to be prepared and it was their free and voluntary act.

Michelle D. Drago
Printed Name
Notary Public for Oregon
State Commission Number 392462
My commission expires 6/10/09

STATE OF OREGON
COUNTY OF Morrow }SS

On this 19th day of December, 2005 Orville Buchanan "Personal Representative of the Kikue Buchanan Estate", appeared before me and acknowledged that he is in agreement with this instrument and it is his free and voluntary act.

Linda L. Eidson
Printed Name
Notary Public for OREGON
State Commission Number 372585
My commission expires Oct. 3, 2007

STATE OF Oregon
COUNTY OF Morrow }SS

On this 22nd day of December, 2005 Daniel and Laura Combes "Husband and Wife", appeared before me and acknowledged that they are in agreement with this instrument and it is their free and voluntary act.

Michelle D. Drago
Printed Name
Notary Public for Oregon
State Commission Number 392462
My commission expires 6/10/09

APPROVALS:

"MORROW COUNTY SURVEYOR"

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE THIS 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.

APPROVED THIS 16 DAY OF December, 2005
MORROW COUNTY SURVEYOR BY THE UMATILLA COUNTY SURVEYOR

"WEST EXTENSION IRRIGATION DIST."

APPROVED THIS 19 DAY OF December, 2005
Beverly Bridgewater MANAGER

"MORROW COUNTY COURT"

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF MORROW COUNTY, OREGON, BY THE UNDERSIGNED AND BY ITS ORDER.

APPROVED THIS 4TH DAY OF JANUARY, 2006
MORROW COUNTY JUDGE
MORROW COUNTY COMMISSIONER
MORROW COUNTY COMMISSIONER

"MORROW COUNTY PLANNING DEPT."

APPROVED THIS 30th DAY OF DECEMBER, 2005
PLANNING DIRECTOR

"MORROW COUNTY ASSESSOR AND TAX COLLECTOR"

TAXES ARE PAID IN FULL AND THIS PLAT IS APPROVED THIS 4th DAY OF January, 2006
Sandi Pettin, deputy
ASSESSOR AND TAX COLLECTOR

STATE OF Oregon
COUNTY OF Morrow }SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 4th DAY OF January, 2005 A.D. AT 9:30 O'CLOCK A.M.
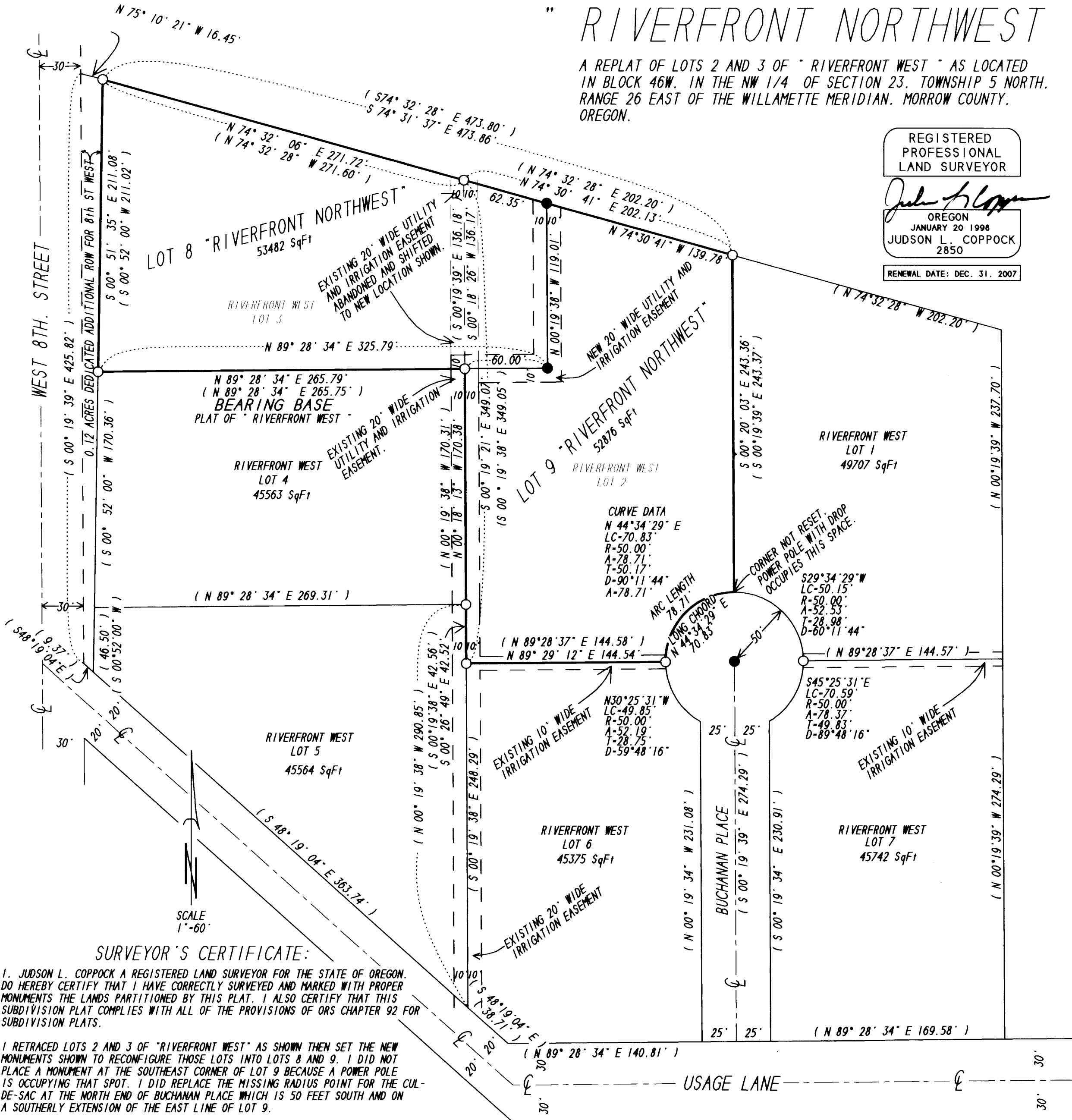AND RECORDED AS FILE NUMBER 06015674
Bobbi Childers by
MORROW COUNTY CLERK
DEPUTY Theresa Jessen

RECEIVED BY
Morrow County Surveyor
Date FEB 17, 2005
rec'd By SKB
No. 1457-C

THIS IS A TRUE COPY OF THE ORIGINAL.
JUDSON L. COPPOCK, PLS

SUBDIVISION PLAT PREPARED FOR:
LEE AND PAMELA DOCKEN

COPPOCK SURVEYING   8 DEC. 2005
P.O. BOX 495   541-676-8750
HEPPNER, OR 97836   FAX 676-8753
                         Job No. 1105358

(451)