

BUFFALO PEAK SUBDIVISION

Situated in the Southwest quarter of the
 Northeast quarter of Section 19, Township 4 South,
 Range 40 East of the Willamette Meridian,
 Union County, Oregon

Microfilm Number 995541
 Plat Cabinet Number B-548

BASIS OF BEARING

Solar observation taken at the Northwest
 corner of Section 19, Township 4 South,
 Range 40 East of the Willamette Meridian.

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 014-1995, or as noted.
- Found 5/8" iron pin with aluminum cap marked "Anderson-Perry, OR 2537, WA 35140" set by survey number 013-1999
- ▲ Found 5/8" iron pin with aluminum cap marked "Anderson-Perry, OR 2537, WA 35140" set by survey number 005-1999
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing chain link fence line
- Centerline of Street
- Existing utility and slope easement, MF. No. 994069 also easement created by this plat
- Easements created for ingress and egress and for PRESCOTT DITCH.

SCALE: 1"=100'

EASEMENT STATEMENT

The easements cited in documents numbered MF. 159355, MF. 160770, MF. 994069, and MF. 994486 are all easements that fell within the newly dedicated right of way for Fulton Street. Now that the road is dedicated, the easements are a nullity, with the exception of the 20 foot utility and slope easement cited in MF. Number 994069, which remains in force. The easement cited in MF. Number 160770, still has a short portion lying West of the most westerly line of the portion of Fulton being dedicated.

CURVE DATA

C-1	C-2	C-3	C-4
Δ = 30°03'44"	Δ = 30°03'44"	Δ = 30°03'44"	Δ = 31°06'56"
R = 270.00	R = 300.00	R = 330.00	R = 270.00
L = 141.66	L = 173.15	L = 146.63	L = 146.63
Lc = 140.05	Lc = 155.61	Lc = 171.17	Lc = 144.83
S 74°58'08" E	S 74°58'08" E	N 74°58'08" W	S 44°22'48" E
C-5	C-6	C-7	C-8
Δ = 50°09'07"	Δ = 31°25'35"	Δ = 19°02'11" E	Δ = 18°43'34"
R = 300.00	R = 330.00	R = 270.00	R = 330.00
L = 262.59	L = 181.00	L = 89.71	L = 107.85
Lc = 254.29	Lc = 178.74	Lc = 89.29	Lc = 107.38
S 34°51'42" E	N 44°13'29" W	S 19°18'14" E	S 19°08'56" E
C-9	C-10		
Δ = 80°32'06"	Δ = 80°32'06"		
R = 100.00	R = 70.00		
L = 140.56	L = 98.39		
Lc = 129.27	Lc = 90.49		
S 50°03'12" E	N 50°03'12" W		

NARRATIVE

This subdivision was ordered by Don Robinson. The North line of this subdivision was established by Minor Partition Number 1995-13. The East line of the subdivision is set at the direction of Mr. Robinson, as he owns the property to the east of this line. The South line of Lot 8 as well as the East line of Lot 6 was established by Survey Number 013-1999 as part of a Lot line adjustment with Mr. Robinson and the City of Union. The road as well as the 20 foot utility and slope easements were created by document 994069. This plat dedicates the roadway to the public, which eliminates the need for the 60 foot wide easement for ingress and egress to the golf course. The dedication of Fulton Street eliminates the need for the easement cited as Microfilm Number 159355. Survey Number 13-1999 establishes the line between the City of Union and Robinson at the end of the easement the Robinson granted to the City of Union for ingress and egress cited by deed document number 994069. I establish the South line of the cemetery maintenance district parcel (conveyed by deed document in Book 139-330) parallel to and 520 feet South of the South line of Fulton Street extended. I extend the South line of said parcel easterly to the intersection of the PRESCOTT DITCH as it exists on the ground. I establish the Southwest corner of the subdivision at a point 0.30 East of the existing chain link fence along the cemetery property as conveyed by deed document Number 995073. I then located the West line of the Subdivision 0.30 East of the existing chain link fence, and extend North along the fence 520.00 feet to the South line of Fulton Street extended. The West end of the dedicated portion of Fulton Street was located by Minor partition Number 1995-13, and monumented by Survey Number 13-1999. I find that the existing fence line along Fulton Street falls approximately 7.0 feet more or less into the road right of way. I find no width given for the right of way for PRESCOTT DITCH in Deed Book M, Page 346. I therefore show the ditch centerline as it exists. I find no other problems with this survey.

REFERENCE MATERIAL

DEEDS

Book "B" Page 523 Book 69 Page 336
 Book 139 Page 330 Book 157 Page 310
 MF No. 34268 MF No. 52454
 MF No. 52456 MF No. 66701
 MF No. 160770 MF No. 994069
 MF No. 994486 MF No. 995073
 MF No. 159355
 Title Report by Abstract & Title Co. # 38727

SURVEYS

Survey Number 19-73 Survey Number 19-79
 Survey Number 99-78 Survey Number 52-80
 Survey Number 014-1995 Survey Number 005-1999
 Survey Number 013-1999
 Minor Partition Number 1995-013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 1999

Fnd. 5/8" pin with plastic cap marked BGA Survey Marker set by Survey 52-80

SW cor Parcel No. 1 of Minor Partition No. 1995-13.

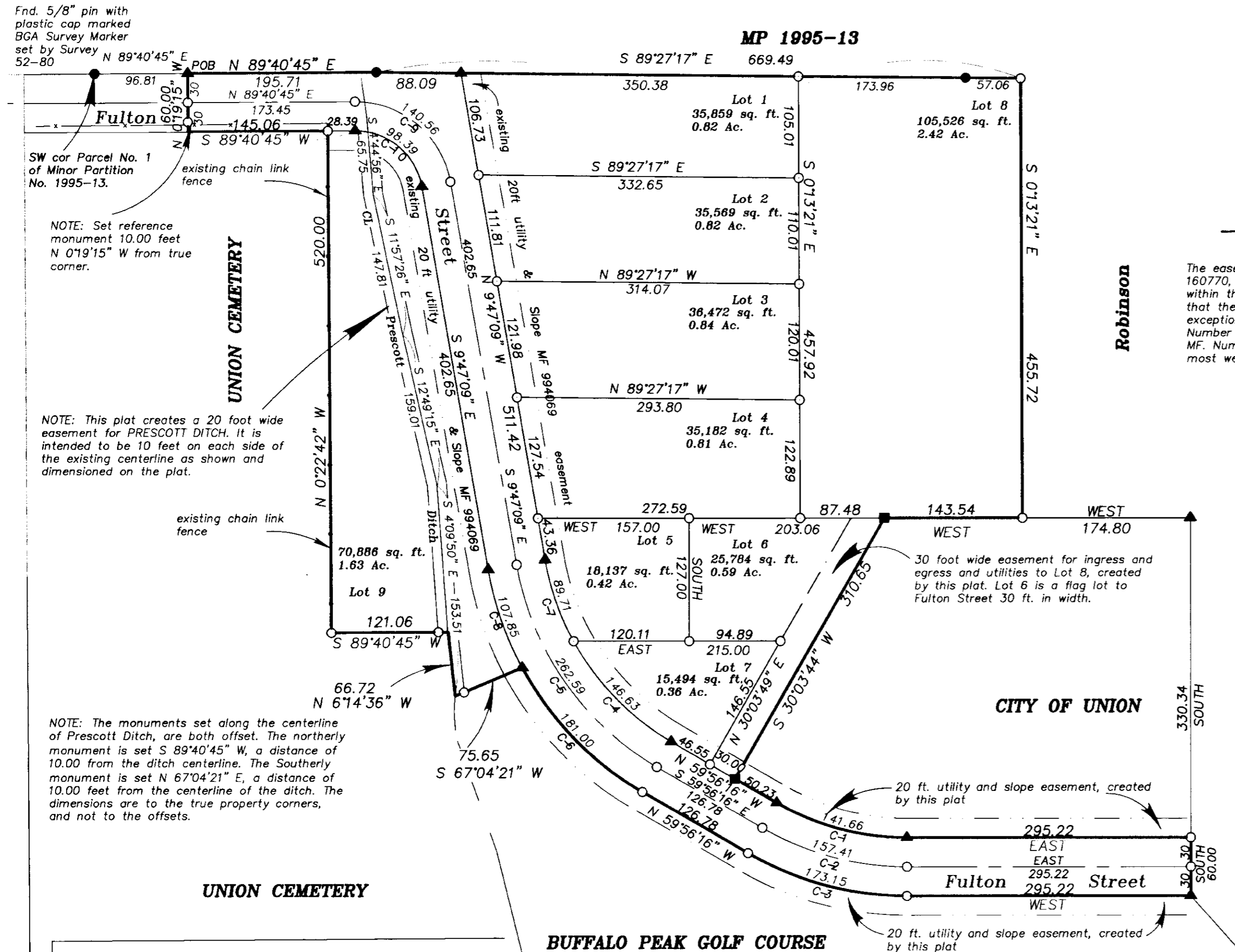
NOTE: Set reference monument 10.00 feet N 0°19'15" W from true corner.

NOTE: This plat creates a 20 foot wide easement for PRESCOTT DITCH. It is intended to be 10 feet on each side of the existing centerline as shown and dimensioned on the plat.

NOTE: The monuments set along the centerline of Prescott Ditch, are both offset. The northerly monument is set S 89°40'45" W, a distance of 10.00 from the ditch centerline. The southerly monument is set N 67°04'21" E, a distance of 10.00 feet from the centerline of the ditch. The dimensions are to the true property corners, and not to the offsets.

Restriction:

The developer shall build a gravel turn around for fire trucks and emergency vehicles on the 30 foot easement for ingress and egress to Lot 8. The turn around shall be at the direction of the City of Union Fire Chief. This restriction applies only to Lots 6, 8.



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Plat Cabinet B-548

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Northeast quarter of Section 19, Township 4 South,
Range 40 East of the Willamette Meridian
Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted BUFFALO PEAK SUBDIVISION, situated in the Southwest quarter of the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Parcel Number 1 of Minor Partition Number 1995-13, as filed in the Plat records of the Union County Clerk, Thence, N 89°40'45" E, a distance of 96.81 feet, to the TRUE POINT OF BEGINNING of this description.

Thence N 89°40'45" E, along the South line of said Minor Partition, a distance of 195.71 feet;

Thence; S 89°27'17" E, along said South line of said Minor Partition, a distance of 669.49 feet;

Thence; S 0°13'21" E, a distance of 455.72 feet, to the North line of the land Conveyed to the City of Union by deed in Book 69, Page 356;

Thence; West, along said North line, a distance of 143.54 feet;

Thence; S 30°03'44" W, a distance of 310.65 feet;

Thence; S 59°56'16" E, a distance of 50.23 feet, to the P.C. of a curve left, with a radius of 270.00 feet;

Thence; around said curve, (long chord bears S 74°58'08" E, a distance of 140.05 feet) a distance of 141.66 feet, to the P.T. of said curve;

Thence; East, a distance of 295.22 feet;

Thence; South, a distance of 60.00 feet;

Thence; West, a distance of 295.22 feet, to the P.C. of a curve right, with a radius of 330.00 feet;

Thence; around said curve, (long chord bears N 74°58'08" W, a distance of 171.17 feet) a distance of 173.15 feet;

Thence N 59°56'16" W, a distance of 126.78 feet, to the P.C. of a curve right, with a radius of 330.00 feet;

Thence; around said curve (long chord bears N 44°13'29" W, a distance of 178.74 feet) a distance of 181.00 feet;

Thence; S 67°04'21" W, a distance of 75.65 feet to the centerline of the PRESCOTT DITCH;

Thence; N 6°14'36" W, along the centerline of said PRESCOTT DITCH, a distance of 66.72 feet to a point that is N 89°40'45" E, (record bearing being East) from the Southeast Corner of the land conveyed to the Union Cemetery Maintenance District in Book 139, Page 330;

Thence; S 89°40'45" W, a distance of 121.06 feet, to the East line of the Union Cemetery Maintenance District as conveyed by Don E. and Joan J. Robinson by deed document number 995073, as filed in the Union County Deed Records;

Thence; N 0°22'42" W, along said East line of said Cemetery Maintenance District, and parallel to the existing chain link fence, a distance of 520.00 feet;

Thence; S 89°40'45" W, along the North line of said Cemetery Maintenance District, a distance of 145.06 feet;

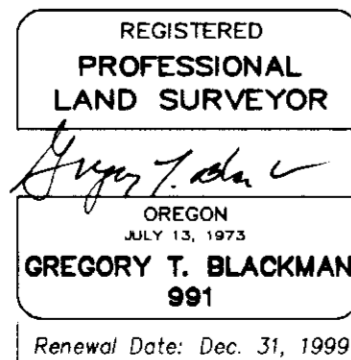
Thence; N 0°19'15" W, a distance of 60.00 feet to the point of beginning of this description.

Said parcel containing 10.86 acres.

I further depose and say that I made the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Gregory T. Blackman

Gregory T. Blackman, OPLS 991
Daggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon



DECLARATION

Know all people by these presents that we, Don E. Robinson, Joan J. Robinson and the City of Union, Oregon, a municipal corporation, are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, and have caused the same to be subdivided and surveyed into parcels 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 all streets as shown. We also create a 30.00 foot easement for ingress and egress and utilities to Lot 8, across Lot 6 as shown on the annexed plat, we also create a 20.00 foot easement for the existing PRESCOTT DITCH, all in accordance with the provisions of O.R.S. Chapter 92.

Don E. Robinson
Don E. Robinson

Joan J. Robinson
Joan J. Robinson

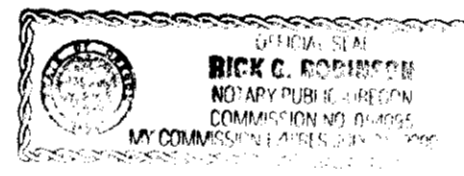
David A. Thomas
David A. Thomas, Mayor
City of Union

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27th day of September, 1999, before me a Notary Public in and for said State and County, personally appeared Don E. Robinson, and Joan J. Robinson, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

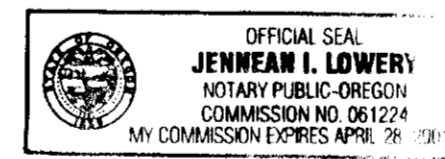
Rick C. Robinson
Notary Public for
the State of Oregon



State of Oregon SS
County of Union

Know people by these presents, on this 11th day of October, 1999 before me a notary public in and for said State and County, personally appeared David A. Thomas, known to me to be the identical person named in the foregoing instrument, and who duly sworn did say that he is the Mayor of the City of Union, Oregon, a municipal corporation, and that said instrument was signed on behalf of said City by authority of its council members, and he acknowledged the foregoing instrument to be his voluntary act and deed.

Jenanean I. Lowery
Notary Public for
the State of Oregon



APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 27th day of SEPTEMBER, 1999.

by *Jack W. Burris*
Jack W. Burris
Wallowa County Surveyor

City of Union City Council

Approved this 11 day of OCTOBER, 1999.

David A. Thomas
Mayor City of Union

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 1999-2000 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 *Patty Gooderham* Date: 9/29/99
Patty Gooderham, Union County Assessor

Union County Commission

Approved this 20th day of October, 1999.

John Howard *Steve McClure*
John Howard Steve McClure
Colleen MacLead
Colleen MacLead

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 20th day of Oct, 1999, at 9:10 o'clock A. M., and recorded in Plat Cabinet No. B-548 Union County records. Microfilm Number 995541

R. Nellie Bogue Hibbert
Union County Clerk, by *R. Nellie Bogue Hibbert*