



# Cottonwood Estates

ADDITION TO LA GRANDE IN UNION COUNTY,  
OREGON  
ALSO A REPLAT OF THE NORTH 1/2 OF  
BLOCK 73, AND A PORTION OF BLOCK  
72 OF RIVERSIDE ADDITION TO  
LA GRANDE, UNION COUNTY,  
OREGON  
SHEET 1 OF 2



### BASIS OF BEARING

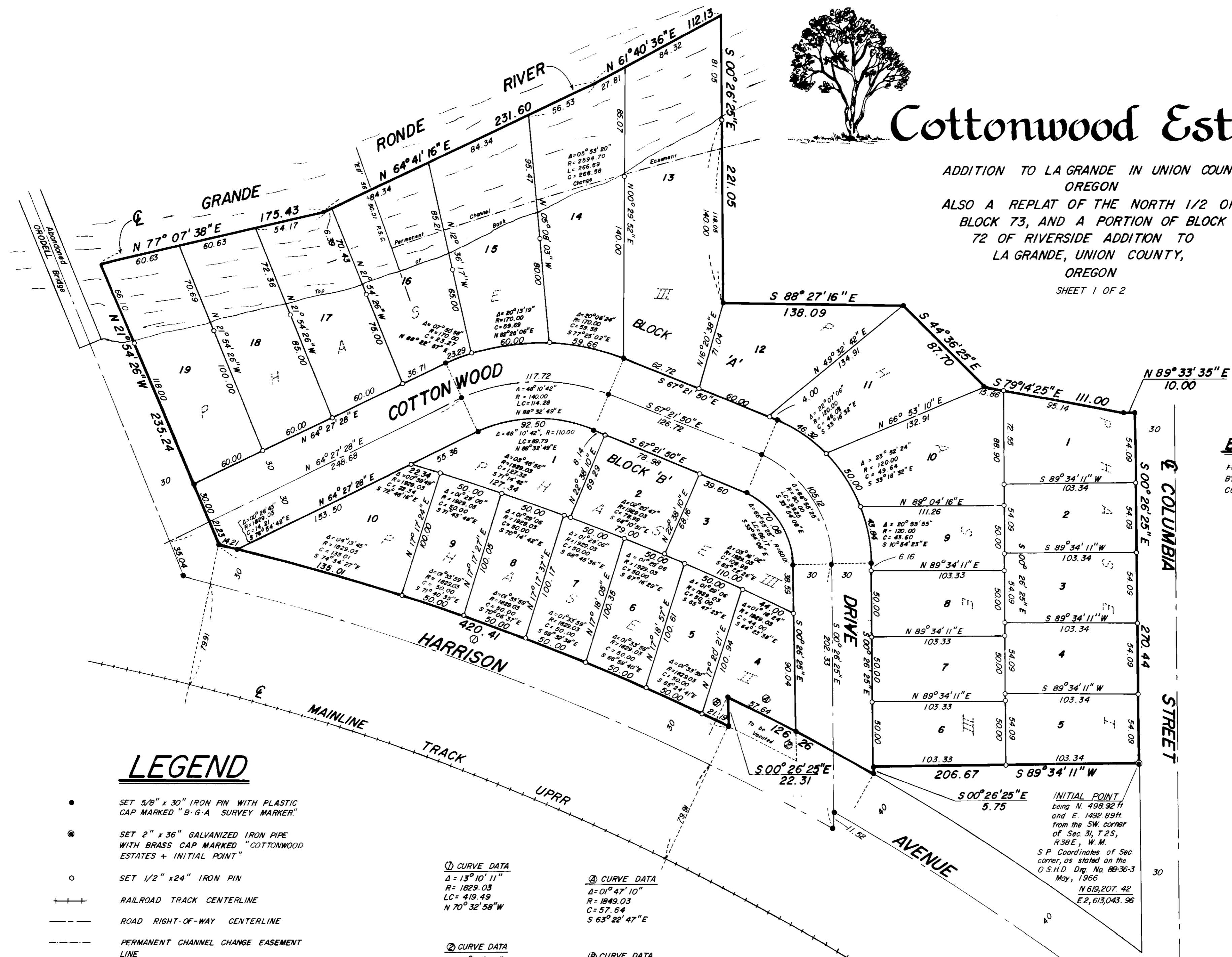
FORWARD BEARING AS PUBLISHED  
BY THE U.S.C. & G.S. FROM Δ  
COLLEGE TO Δ VALLEY.

SCALE: 1" = 50'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991



## LEGEND

- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED "B-G-A SURVEY MARKER"
- ⊙ SET 2" x 36" GALVANIZED IRON PIPE WITH BRASS CAP MARKED "COTTONWOOD ESTATES + INITIAL POINT"
- SET 1/2" x 24" IRON PIN
- +—+— RAILROAD TRACK CENTERLINE
- — — ROAD RIGHT-OF-WAY CENTERLINE
- - - - PERMANENT CHANNEL CHANGE EASEMENT LINE

① CURVE DATA Δ = 13° 10' 11" R = 1829.03 LC = 419.49 N 70° 32' 58" W	② CURVE DATA Δ = 03° 54' 45" R = 1849.03 LC = 126.24 N 62° 19' 00" W	③ CURVE DATA Δ = 01° 47' 10" R = 1849.03 C = 57.64 S 63° 22' 47" E	④ CURVE DATA Δ = 00° 39' 50" R = 1829.03 C = 21.19 S 64° 17' 47" E
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INITIAL POINT  
being N. 498.92 ft  
and E. 1492.89 ft  
from the SW corner  
of Sec 31, T 2 S,  
R 36 E, W. M.  
S.P. Coordinates of Sec  
corner, as stated on the  
O.S.H.D. Dwg. No. 88-36-3  
May, 1966  
N 619,207.42  
E 2,613,043.96

# COTTONWOOD ESTATES

## DEDICATION

STATE OF OREGON  
S.S.  
COUNTY OF UNION

We, Walter H. Sweet and Virginia Sweet, husband and wife, being duly sworn, depose and say that we are the owners of COTTONWOOD ESTATES, more particularly described in the annexed surveyor's certificate; that we did cause the same to be surveyed and platted as shown on the annexed map and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever all streets as shown, said plat being subject to building setback lines to conform with city ordinances, protective covenants recorded separately.

Walter H. Sweet  
Walter H. Sweet

Virginia Sweet  
Virginia Sweet

STATE OF OREGON  
S.S.  
COUNTY OF UNION

Be it remembered that on this 19<sup>th</sup> day of September, 1979, personally appeared before me Walter H. Sweet and Virginia Sweet, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

In witness where of, I hereunto set my hand and affixed my official notary seal this 19<sup>th</sup> day of September, 1979.

Mary Lou Dean  
Mary Lou Dean  
NOTARY PUBLIC - OREGON  
My Commission Expires 12/1/80

## SURVEYOR'S CERTIFICATE

I, GREGORY T. BLACKMAN, surveyor, being duly sworn, depose and say that I have surveyed, subdivided and platted COTTONWOOD ESTATES, more particularly described as follows:  
Beginning at the Southeast corner of lot 5, block "A" COTTONWOOD ESTATES, said point being a 2" x 36" pipe with brass cap marked "COTTONWOOD ESTATES + INITIAL POINT", said point also being North 498.92 feet and East 1492.89 feet of the Southwest corner of Section 31, Township 2 South, Range 38 East, Willamette Meridian;

- Thence S 89° 34' 11" W, 206.67 feet;
- Thence S 00° 26' 25" E, 5.75 feet, to the North R/W line of Harrison Avenue;
- Thence around a curve to the left, (of which the radius is 1849.03 feet, and long chord bears N 62° 09' 00" W 126.24 feet) a distance of 126.26 feet;
- Thence S 00° 26' 25" E, 22.31 feet;
- Thence around a curve to the left, (of which the radius is 1829.03 feet, and long chord bears N 70° 32' 58" W 419.49 feet) a distance of 420.41 feet;
- Thence N 21° 54' 26" W, 235.24 feet, to the center of the Grande Ronde River;
- Thence N 77° 07' 38" E, along said centerline, 175.43 feet;
- Thence N 64° 41' 16" E, 231.60 feet;
- Thence N 61° 40' 36" E, 112.13 feet, to the West line of block 71, of Riverside Addition to La Grande, Oregon;
- Thence S 00° 26' 25" E, along said West line of Riverside Addition, 221.05 feet;
- Thence S 88° 27' 16" E, 138.09 feet;
- Thence S 44° 36' 25" E, 87.70 feet;
- Thence S 79° 14' 25" E, 111.00 feet;
- Thence N 89° 33' 35" E, 10.00 feet, to the West line of Columbia Street - as vacated;
- Thence S 00° 26' 25" E, along said West line of Columbia Street, 270.44 feet to the point of beginning, said parcel containing 4.285 acres; and that I made such survey by order of and under the direction of the owners thereof, that all lot corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with ORS 92.050 & 92.060. BAGETT GRIFFITH AND ASSOCIATES

Gregory T. Blackman  
Partner O.P.L.S. 991

SUBSCRIBED AND SWORN TO ME THIS 20 DAY OF Sept, 1979.

My Commission expires 12/1/80

Mary Lou Dean  
Notary Public - Oregon  
NOTARY PUBLIC - OREGON  
My Commission Expires 12/1/80

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
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## APPROVALS

CITY OF LAGRANDE ENGINEER

Examined and recommended for approval by the Union County Court this 8<sup>TH</sup> day of JANUARY, 1980

Wm A. Hamilton

CITY OF LAGRANDE PLANNING COMMISSION

Approved this 22ND day of JANUARY, 1980

UNION COUNTY COURT

Approved this 24<sup>TH</sup> day of January, 1980

UNION COUNTY ASSESSOR

I hereby certify that pursuant to ORS. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed on the \_\_\_\_\_ tax roll which became a lien on this subdivision or will become a lien during this calendar year but not yet certified to tax collector for collection, have been paid to me.

Date OCT 1979 Assessor Roy L. Long

By Bobby J. Gaedelham, Deputy

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision and that now are due and payable have been paid.

Date 1 Oct 1979 TREASURER Barbara Dean

By \_\_\_\_\_

## FILING STATEMENT

90140

UNION COUNTY CLERK

Filed for record this 25 day of Jan 1980, at 1:10 o'clock P m, on page 92 in book 3 of plats of Union County.

Union County Clerk

By Maude Milla Deputy