

COUGAR RIDGE SUBDIVISION

LOCATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON

MICROFILM NUMBER 20065757T
 PLAT CABINET NUMBER C839, 840, 841

LEGEND

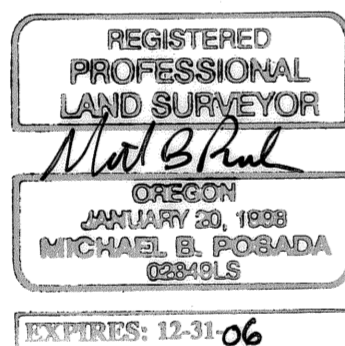
- - FOUND MONUMENT AS NOTED
 - - 5/8" x 30" IR W/ 1-1/2" AL. CAP
INSCRIBED "APA OR 2849 WA 41295"
SET AUGUST 2006
 - △ - CALCULATED CORNER
 - W/ - WITH
 - YPC - YELLOW PLASTIC CAP
 - IR - IRON ROD
 - IP - IRON PIPE
 - FND - FOUND
 - DOC. NO. - DOCUMENT NUMBER
 - (XXX.XX') - RECORD DISTANCE AND/OR BEARING
 - (#) - REFERENCE NUMBER
 - AL. - ALUMINUM
 - S.F. - SQUARE FEET
 - CS - COUNTY SURVEY
 - GD - GRID DIST. COMB. S.F. = 0.99975100
 - GB - GRID BEARING THETA ANGLE = 1°54'32" AT E 1/4 COR SEC. 21
-
- - BOUNDARY LINE
 - - - SECTION LINE
 - - - ADJOINER LINE
 - - - CENTERLINE
 - - - RIGHT OF WAY LINE

METHOD OF SURVEY

STATIC GPS TIES, TOGETHER WITH A CONVENTIONAL OPEN ENDED TRAVERSE TO COMMON CONTROL POINTS.

EQUIPMENT USED

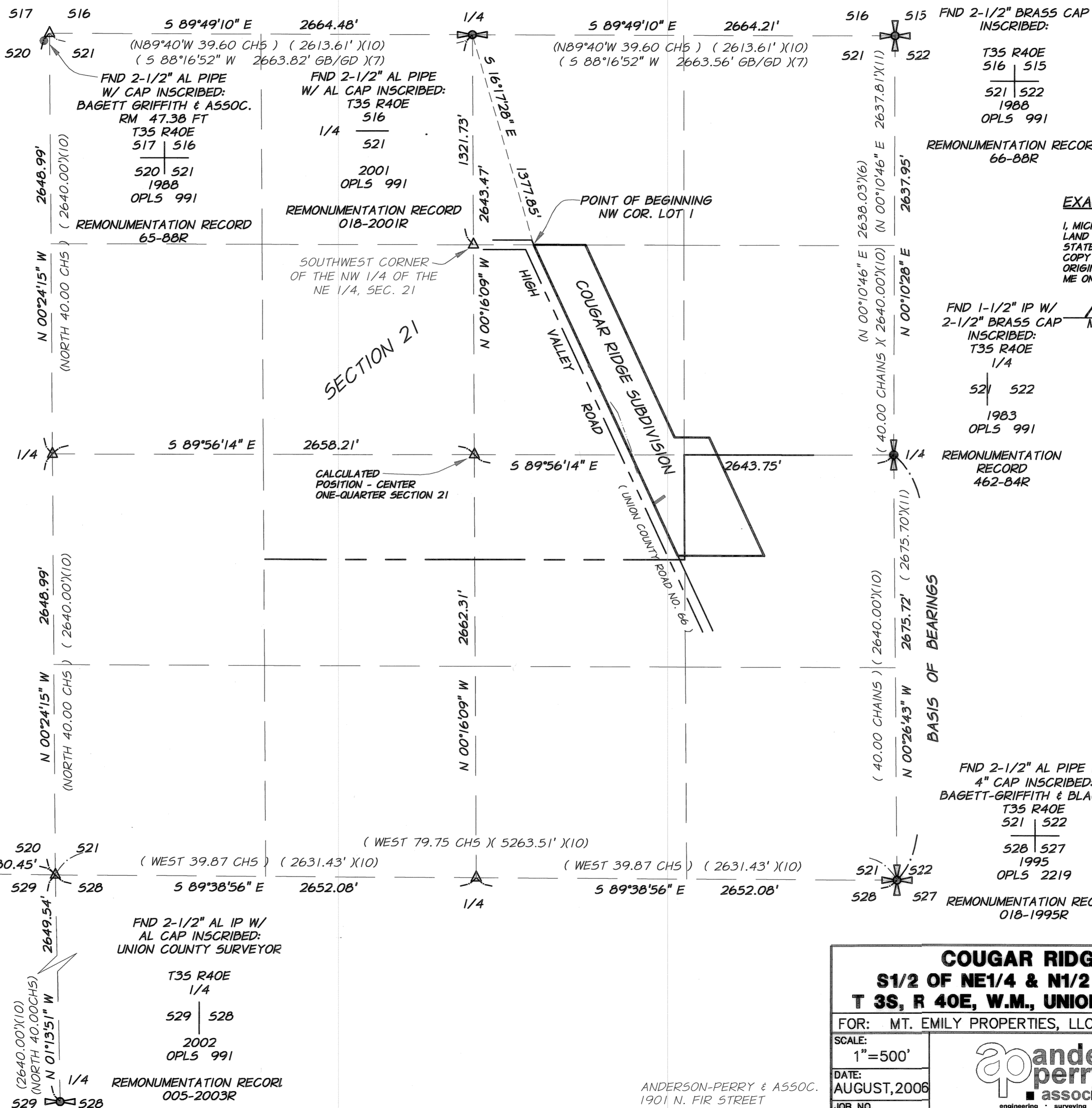
TOPCON GT5-B02A AUTO TRACKING TOTAL STATION WITH A STANDARD DEVIATION OF 3 SECONDS ANGULAR AND +/- 3MM+2PPM DISTANCE, AND A TOPCON GPS SYSTEM CONSISTING OF LEGACY-H AND HYPER DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION ON ICM + 1.0 PPM



DATED: 08-11-06

FND 2-1/2" AL PIPE
W/ AL CAP INSCRIBED:
UNION COUNTY SURVEYOR
T35 R40E

1/4 520
529 (S 89°37'W 40.30 CHS)
(2659.80') X (10)
2002
OPLS 991
REMONUMENTATION RECORD
002-2003R



EXACT COPY STATEMENT

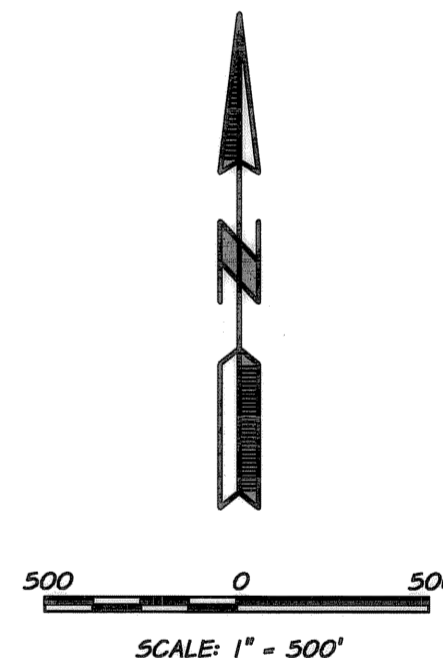
I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 11TH DAY OF AUGUST 2006

FND 1-1/2" IP W/
2-1/2" BRASS CAP
INSCRIBED:
T35 R40E
1/4
521 522
1983
OPLS 991

Mt. Emily Properties, LLC
MICHAEL B. POSADA, PLS 2849

REMONUMENTATION RECORD
462-84R

FND 2-1/2" AL PIPE W/
4" CAP INSCRIBED:
BAGETT-GRIFFITH & BLACKMAN
T35 R40E
521 522
528 527
1995
OPLS 2219
REMONUMENTATION RECORD
018-1995R



COUGAR RIDGE SUBDIVISION	
S1/2 OF NE1/4 & N1/2 OF SE1/4 SEC. 21	
T 3S, R 40E, W.M., UNION COUNTY, OREGON	
FOR: MT. EMILY PROPERTIES, LLC	
SCALE: 1"=500'	
DATE: AUGUST, 2006	
JOB NO. 1199-220	
P.O. BOX 216 LEE, MA 01238 SHEET	
2/3	

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850

APPROVALS

CITY OF COVE, OREGON

APPROVED THIS 1st DAY OF September, 2006

James C. Lundy
for RICHARD THEW, MAYOR OF COVE

UNION COUNTY PLANNING DEPARTMENT

APPROVED THIS 31st DAY OF October, 2006

Hanley Jenkins
HANLEY JENKINS, III, UNION COUNTY PLANNING DIRECTOR

UNION COUNTY ASSESSOR/ TAX COLLECTOR

I HEREBY CERTIFY THAT PURSUANT TO OREGON REVISED STATUTES CHAP. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 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 Hill* DATE: 10/27/06
LINDA HILL, ASSESSOR/ TAX COLLECTOR

UNION COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 1st DAY OF Nov, 2006

Colleen MacLeod *Steve McClure* *John Lamoreau*
COLLEEN MACLEOD STEVE MCCLURE JOHN LAMOREAU
CHAIRPERSON

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL
THIS 15th DAY OF August, 2006.

Gregory T. Blackman
GREGORY T. BLACKMAN, PLS UNION COUNTY SURVEYOR

FILING STATEMENT

UNION COUNTY CLERK

STATE OF OREGON

55

COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THE 1st DAY OF Nov, 2006, AT 9:09 O'CLOCK A.M. AND FILED IN PLAT CABINET NO. _____, MICROFILM DOCUMENT NO. 20065759T, UNION COUNTY RECORDS.

Nellie Bogue Hibbert
BY NELLIE BOGUE HIBBERT
UNION COUNTY CLERK

COUGAR RIDGE SUBDIVISION

LOCATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2849, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND AT THE DIRECTION OF THE OWNER, THE LANDS REPRESENTED ON THE ANNEXED PLAT OF THE COUGAR RIDGE SUBDIVISION AND THAT THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF SAID SUBDIVISION:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 40 EAST, W.M., UNION COUNTY, OREGON MARKED BY A 2 1/2" ALUMINUM PIPE MONUMENT AS DESCRIBED IN UNION COUNTY REMONUMENTATION RECORD 018-2001R: THENCE 500°16'09"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1321.73', TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE 589°52'41"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 380.30 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF HIGH VALLEY ROAD (UNION COUNTY ROAD NUMBER 66) THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING 589°52'41"E, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 325.87 FEET; THENCE LEAVING SAID SOUTH LINE, ON A BEARING OF 524°53'35"E, PARALLEL WITH THE CENTERLINE OF HIGH VALLEY ROAD (COUNTY ROAD NO. 66), A DISTANCE OF 1336.50 FEET; THENCE, 589°52'41"E, PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 218.63 FEET; THENCE, 524°53'35"E, PARALLEL WITH THE CENTERLINE OF HIGH VALLEY ROAD (COUNTY ROAD NO. 66), A DISTANCE OF 820.88 FEET; THENCE, N89°52'41"W PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 544.50 FEET, TO SAID EASTERLY RIGHT-OF-WAY LINE OF HIGH VALLEY ROAD (COUNTY ROAD NO. 66); THENCE N24°53'35"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2157.38 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 799,714 S.F. OR 18.359 ACRE

Michael B. Posada
MICHAEL B. POSADA, PLS NO. 2849
ANDERSON-PERRY & ASSOC., INC.
1901 N. FIR ST.
LA GRANDE, OR 97850



DATED: 08-11-06

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850

MICROFILM NUMBER 20065759T
PLAT CABINET NUMBER C839,840,841

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 11th DAY OF AUGUST 2006

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID A. DUQUETTE AND DARREN M. LEE, BEING THE OWNERS OF THE LANDS DEPICTED AND DESCRIBED ON THE ANNEXED PLAT AND SURVEYOR'S CERTIFICATE, BEING DULY SWORN, DEPOSE, AND SAY THAT, WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS THE COUGAR RIDGE SUBDIVISION, THAT WE DID CAUSE THE SAME AS OUR OWN FREE ACT.

David A. Duquette 8/11/2006
DAVID A. DUQUETTE DATE

Darren M. Lee 8/11/2006
DARREN M. LEE DATE
David A. Duquette PLS

ACKNOWLEDGMENT

ACKNOWLEDGMENT

STATE OF OREGON.

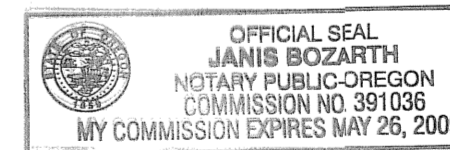
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COUNTY OF UNION

KNOW ALL MEN BY THESE PRESENTS, ON THIS 11 DAY OF August, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID A. DUQUETTE AND DARREN M. LEE, KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

NOTARY PUBLIC FOR THE
STATE OF Oregon

Janis Bozarth



NOTARIAL SEAL

COUGAR RIDGE SUBDIVISION		
S1/2 OF NE1/4 & N1/2 OF SE1/4 SEC.21		
T 3S, R 40E, W.M., UNION COUNTY, OREGON		
FOR: MT. EMILY PROPERTIES, LLC		
SCALE:	N/A	P.O. BOX 216 LEE, MA 01238
DATE:	AUGUST, 2006	SHEET
JOB NO.	1199-220	3/3
engineering • surveying • materials testing		
LA GRANDE, OR. WALLA WALLA, WA.		