# 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

SEE SHEET 2 FOR SECTION BREAKDOWN

CHISLED "X" IN BEDROCK

AT CORNER POSITION

NW 1/4 OF THE NE 1/4

SEC. 21

SW 1/4 OF THE NE 1/4

SEC. 21

PHININIFY

DOC. NO. 20045890

POINT OF BEGINNING

5 89°52'41" E

325.87'(1)

( 19-3/4 RODS )(1)

( EAST )(1)

LOT 1

88,591 S.F.

2.034 ACRE

5 89°52'41" E

325.87

NW 1/4 OF THE SE 1/4

SEC. 21

FND IR W/ YPC INSCRIBED -

SET IN CS 005-2001 AS A

REFERENCE MONUMENT TO THE

WESTERLY RIGHT-OF-WAY LINE

OF HIGH VALLEY ROAD. RM IS

N34°06'24"W, 366.27' FROM

THE SW COR OF LOT 5

RIGHT-OF-WAY LINE AND BEARS

WITH THE INTERSECTION OF HIGH VALLEY ROAD.

COVE CITY LIMITS -

"BGB SURVEY MARKER"

1.36' EAST OF SAID

LOT 2

88,591 S.F.

2.034 ACRE

5 89°52'41" E

325.87

LOT 3

88,591 S.F.

2.034 ACRE

5 89°52<del>'</del>41

325.8 X

LOT 4

88,591 S.F.

2.034 ACRE

EXISTING DITCH

5 89°52'41" E

325.87'

*30°* 

UNION COUNTY

FND IR W/ YPC INSCRIBED

SET IN CS 005-2001 AS A REFERENCE

ONE-HALF OF THE NORTH ONE-HALF OF

MONUMENT TO THE NORTH LINE OF THE SOUTH

SECTION 21, RM IS 4.47' SOUTH OF SAID LINE

AND BEARS 589°30'09"W, 413.04' FROM THE

5 89°52'41" E

( 22-1/2 RODS )

( 371.25' )(1)

( EAST )(1)

SOUTHWEST CORNER

OF THE NW 1/4 OF THE

SCALE: I" = 200'

LEGEND

W/ - WITH

FND - FOUND

IR - IRON ROD

IP - IRON PIPE

AL. - ALUMINUM

S.F. - SQUARE FEET

CS - COUNTY SURVEY

DOC. NO. - DOCUMENT NUMBER

FOUND MONUMENT AS NOTED

△ - CALCULATED CORNER

YPC - YELLOW PLASTIC CAP

(#) - REFERENCE NUMBER

O - 5/8" x 30" IR W/ I-1/2" AL. CAP

(XXX.XX') - RECORD DISTANCE AND/OR BEARING

- BOUNDARY LINE

--- - SECTION LINE

- - ADJOINER LINE

----- - EXISTING DITCH

----- - CENTERLINE

- RIGHT OF WAY LINE

-D---- - EXISTING FENCE LINES

INSCRIBED "APA OR 2849 WA 41295"

SET UNLESS OTHERWISE NOTED

NE 1/4, SEC. 21

SW 1/4 OF THE NE 1/4

SEC. 21

"BGB SURVEY MARKER"

MICROFILM NUMBER \_\_ 20065757T PLAT CABINET NUMBER <u>C839,840,84</u>1

## SURVEY NARRATIVE

NE 1/4 OF THE NE 1/4

SEC. 21

SE 1/4 OF THE NE 1/4

SEC. 21

COVE CITY LIMITS -

544.50

( 33 RODS ±)(1)

( WEST )(1)

UNION COUNTY

NE 1/4 OF THE SE 1/4

SEC. 21

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID DUQUETTE, FOR THE PURPOSE OF SUBDIVIDING THIS PROPERTY AS SHOWN HEREON.

THE LEGAL DESCRIPTION FOR THIS PROPERTY FROM BOOK 98, PAGE 31 CALLS OUT THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 AND THE EASTERLY RIGHT OF WAY LINE OF HIGH VALLEY ROAD AS CONTROLLING CALLS. SECTION 21 HAD BEEN ORIGINALLY SURVEYED IN 1864 BY THE GLO. THE NORTH AND EAST LINES OF THIS SECTION HAVE BEEN REMONUMENTED SINCE THE ORIGINAL GLO SURVEY AS SHOWN HEREON. BUT NO ORIGINAL EVIDENCE ALONG THE SOUTH AND WEST LINES FROM THE GLO SURVEY COULD BE FOUND. AS A LAST RESORT, STANDARD GOVERNMENT PROCEDURE FOR THE RESTABLISHMENT OF LOST CORNERS WAS USED TO REESTABLISH THE SOUTHWEST CORNER OF SECTION 21 USING DOUBLE PROPORTIONATE MEASUREMENT FROM THE NEAREST CONTROLLING CORNERS IN SECTIONS 20, 21, 28 AND 29 AS SHOWN. ONCE THE POSITION FOR THE SOUTHWEST CORNER OF THE SECTION WAS REESTABLISHED, SINGLE PROPORTIONATE MEASUREMENT WAS USED TO ESTABLISH THE SOUTH AND WEST ONE-QUARTER CORNER POSITIONS. THE CENTER ONE-QUARTER POSITION WAS THEN ESTABLISHED USING STANDARD GOVERNMENT PROCEDURE AND A BREAKDOWN OF THE SECTION WAS COMPLETED AS SHOWN. THE POSITION FOR SAID SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER WAS COMPUTED AND USED FOR THIS SUBDIVISION.

HIGH VALLEY ROAD APPEARS TO HAVE BEEN ORDERED OPEN SEPT 6, 1888 WITH A SURVEY COMPLETED MAY 31ST, 1888 BY PETITION NUMBER 302. NO ORIGINAL MONUMENTATION FROM THIS ROAD OPENING COULD BE FOUND. THERE IS AN EXISTING REFERENCE MONUMENT FROM COUNTY SURVEY 005-2001 ALONG THE WESTERLY RIGHT OF WAY LINE AS SHOWN. THERE IS ALSO A VAGUE REFERENCE TO THE LOCATION OF THE RIGHT OF WAY IN COUNTY SURVEY 42-70. WITH THESE RECORDS, THE PHYSICAL LOCATION OF THE ROAD WAS USED TO CONTROL THE RIGHT OF WAY LOCATION FOR THIS SUBDIVISION, IT APPEARS TO FIT WELL WITH LINES OF POSSESSION AND EXISTING FENCES AS SHOWN.

RECORD DEED CALLS WERE USED TO LAYOUT THE REMAINDER OF THE EXTERIOR BOUNDARY USING THE COMPUTED BEARING OF SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AS THE DIRECTION FOR THE EAST AND WEST DIRECTIONAL CALLS IN THE DEED. THE INTERPRETATION WAS MADE THAT THESE CALLS WERE INTENDED TO BE PARALLEL TO SAID SOUTH LINE. THE ADJOINING DEED CALLS TO THE EAST CALL OUT TO THIS PROPERTY AS A SENIOR CONTROLLING CALL. THE INTERIOR SUBDIVISIONAL LINES WERE LAYED OUT AT THE DIRECTION OF MR. DUQUETTE.

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 //The DAY OF AUGUST 2006

MICHAEL B. POSADA, PLS 2849

## REFERENCES:

- 1. DEED BOOK 98, PAGE 31
- 2. DOC. NO. 20045890
- 3. DOC. NO. 980041
- 4. DOC. NO. 20001406
- 5. BOUNDARY LINE AGREEMENT CS 005-2001
- 6. PARTITION PLAT NO. 2004-0002T
- 7. MAP OF SURVEY CS 010-2001 DATA FROM THIS SURVEY IS OR. NORTH SPC (NAD83/91)
- 8. MAP OF SURVEY C5 28-83
- 9. MINOR PARTITION NO. 1999-011 10. - GLO PLAT OF TOWNSHIP 3 SOUTH, RANGE 40 EAST,
- W. M. APPROVED FEB. 15, 1864 AND FIELD NOTES 11. - MINOR PARTITION PLAT NO. 2001- 02
- 12. PRELIMINARY TITLE REPORT, ABSTRACT & TITLE CO. REPORT #44451, DATED MARCH 6TH, 2006.
- 13. MAP OF SURVEY C5 42-70.

# BASIS OF BEARINGS

N 00°26'43" W BETWEEN FOUND MONUMENTS AT THE SOUTHEAST CORNER OF SECTION 21 AND THE ONE-QUARTER CORNER COMMON TO SECTIONS 21 AND SECTION 22, AS SHOWN ON SHEET 2, REFER TO REFERENCE #11. ALL DISTANCES ARE GROUND DISTANCES WITH THE EXCEPTION OF SURVEY REFERENCE NUMBER 7 (SEE REFERENCES).

# NOTES:

I. THERE ARE TWO EASEMENTS OF RECORD DISCLOSED IN THE PRELIMINARY TITLE REPORT:

EXCEPTION # 10 - AN EASEMENT FOR ELECTRICAL POWER AND APPURTENANCES GRANTED TO C P NATIONAL CORPORATION, RECORDED MAY 20, 1985, AS DOCUMENT NUMBER 115567. 15 FEET IN WIDTH LOCATED AS CONSTRUCTED ( RECORD EASEMENT

EXCEPTION # 11 - AN UNRECORDED EASEMENT AS DISCLOSED BY INSTRUMENT, FOR ROADWAY AND PIPELINES AND POWERLINES, RECORDED OCTOBER 27, 1995, AS DOCUMENT NUMBER 161748. EASEMENT DOCUMENT DOES NOT APPEAR TO HAVE BEEN EXECUTED OR ACKNOWLEDGED BY THE OWNER OF THIS PROPERTY AT THE TIME OF RECORDING. NOT SHOWN HEREON

1244 LARY 20, 1898 MICKAEL BL POSADA 02849LS EXPIRES: 12-31-06

REGISTERED

PROFESSIONAL

LAND SURVEYOR

Mils./M

DATEO: 08-11-06

# <u>INDEX</u>

AUGUST, 2006

1199-220

JOB NO.

SHEET I - BOUNDARY, NARRATIVE, REFERENCES, LEGEND.

BASIS OF BEARING.

SHEET 2 - SECTION DETAIL, METHOD OF SURVEY EQUIPMENT USED, LEGEND.

SHEET 3 - SURVEYOR'S CERTIFICATE, DECLARATION,

ACKNOWLEDGMENTS, APPROVALS, FILING STATEMENT

# **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: anderson 1"=200" DATE:

associates, inc. LA GRANDE, OR. WALLA WALLA, WA.

SHEET

**ROBINSON** DOC. NO. 20001406 COVENANTSAND DEED RESTRICTIONS 1. OWNERS DO HEREBY IRREVOCABLY CONSENT BY SIGNING THIS SUBDIVISION PLAT TO PARTICIPATE IN AND FOREGO OBJECTION COMPLAINT AND REMONSTRANCE AGAINST ANY FUTURE LOCAL IMPROVEMENT DISTRICT (L.I.D.) TO EXTEND AN 8-INCH WATER LINE IN THE HIGH VALLEY AREA. THIS IRREVOCABLE CONSENT SHALL INURE TO AND RUN WITH THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS IN INTEREST OF OWNERS AND SHALL HAVE NO EXPIRATION.

2. ACCESS TO LOTS LAND 2 WILL BE SHARED AND ACCESS TO LOTS 3 AND 4 WILL BE SHARED AT THEIR COMMON LOT LINES

89°52'41" E

218.63'(1)

( EAST )(1)

LOT 5

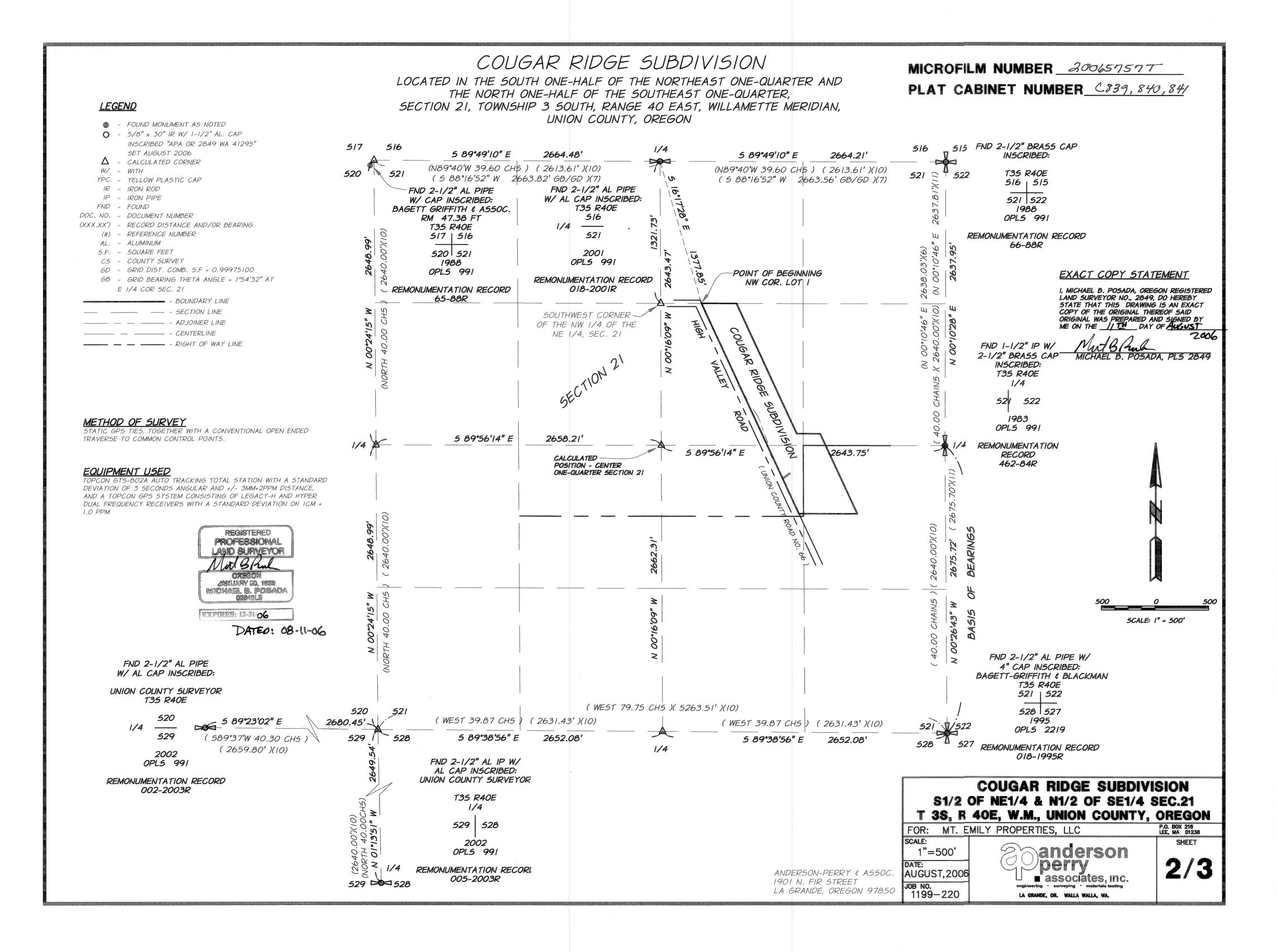
445,351 S.F. 10.224 ACRE

(13-1/4 RODS)(1)

-CL-15' WIDE ELEC. EASE BEARS N54°E, 85' (SEE NOTE 1)

> ANDERSON-PERRY & ASSOC. 1901 N. FIR STREET

LA GRANDE, OREGON 97850



# APPROVED THIS DAY OF SAVENDEY, 2006 SECTION UNION COUNTY PLANNING DEPARTMENT APPROVED THIS 3127 DAY OF OLDER, 2006 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 JAMES 1000 SECTION DATE: 10/21/06 LINDA HILL, ASSESSOR/ TAX COLLECTOR

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 18th DAY OF Augus 1

UNION COUNTY SURVEYOR

UNION COUNTY BOARD OF COMMISSIONERS

\_\_\_, UNION COUNTY SURVEYOR

# FILING STATEMENT

UNION COUNTY CLERK

CHAIRPERSON

**APPROVALS** 

CITY OF COVE, OREGON

STATE OF OREGON

55

COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THE 137 DAY OF NOV , 2006, AT 9:09 O'CLOCK M, AND FILED IN PLAT CABINET NO. \_\_\_\_\_\_, MICROFILM DOCUMENT NO. \_\_\_\_\_, UNION COUNTY RECORDS.

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, PLS NO. 2849 ANDERSON-PERRY & ASSOC., INC. 1901 N. FIR ST. LA GRANDE, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

VINT R. R.

OREGON
JANUARY 20, 1898
MICHAEL BL POSADA
02849LS

EXPIRES: 12-31-06

DATED: 08-11-06

MICROFILM NUMBER 300657577

PLAT CABINET NUMBER C839,840,841

## EXACT COPY STATEMENT

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 BATE

67 Loud Regett POA

# **ACKNOWLEDGMENT**

ACKNOWLEDGMENT

STATE OF OREGON.

COUNTY OF UNION

55

KNOW ALL MEN BY THESE PRESENTS, ON THIS \_\_\_\_\_\_DAY OF QUQUET , 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 \_\_\_\_\_\_

Banis Bzarth



NOTARIAL SEAL

# COUGAR RIDGE SUBDIVISION \$1/2 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:

E, MA UIZS

N/A DATE: AUGUST,2006

1199-220

anderson perry associates, inc. engineering - surveying - materials testing LA GRANDE, OR. WALLA WALLA, WA.

3/3

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