

BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

EAGLE CAP ESTATES

A subdivision situated in the Northwest quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian Union County, Oregon

SCALE : 1" = 100'

NOTE:
 The exterior of this subdivision was located and monumented by Union County Survey Number 023-1993

LEGEND

- Found brass cap monument in water valve box as per Union County monumentation records
- ⊙ Found brass cap monument for Initial Point of Collins Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 023-1993
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 42-84
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the Plat of Collins Subdivision
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- Centerline
- - - Easement line
- ⊕ Curve number (See Sheet 2 for surge data)

WATER RIGHTS STATEMENT

There are no water rights appurtenant to the lands within this subdivision

NOTE:
 See also the restrictive covenants pertaining to this subdivision, which are filed separately.

NOTE:
 The Utility easements shown on Lots 2, 7, 10, 16, 19, 45, 60 and 64 were granted to Oregon Trail Electric Cooperative by Deed Microfilm Number 148000 through 148408 (Union County Deed Records) and the utility easement in the Southwest corner of Lot 77, and between Lots 33 and 34, and between Lots 37 and 38 are created by this plat

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman

OREGON
 JULY 13, 1973
GREGORY T. BLACKMAN
 991

Renewal Date: Dec. 31, 1993

EAGLE CAP ESTATES

A subdivision situated in the Northwest quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian Union County, Oregon

LOT AREAS

Lot 1- 8164.0 Sq. Ft.	Lot 2- 7600.0 Sq. Ft.	Lot 3- 7373.7 Sq. Ft.	Lot 4- 10615.6 Sq. Ft.	Lot 5- 10638.6 Sq. Ft.	Lot 6- 7376.9 Sq. Ft.
Lot 7- 7600.0 Sq. Ft.	Lot 8- 8536.1 Sq. Ft.	Lot 9- 9357.5 Sq. Ft.	Lot 10- 8222.9 Sq. Ft.	Lot 11- 7407.8 Sq. Ft.	Lot 12- 10636.4 Sq. Ft.
Lot 13- 10658.1 Sq. Ft.	Lot 14- 7361.9 Sq. Ft.	Lot 15- 6781.0 Sq. Ft.	Lot 16- 6781.0 Sq. Ft.	Lot 17- 7877.3 Sq. Ft.	Lot 18- 8001.3 Sq. Ft.
Lot 19- 7500.0 Sq. Ft.	Lot 20- 7500.0 Sq. Ft.	Lot 21- 7392.9 Sq. Ft.	Lot 22- 10655.8 Sq. Ft.	Lot 23- 10605.6 Sq. Ft.	Lot 24- 7300.5 Sq. Ft.
Lot 25- 7770.9 Sq. Ft.	Lot 26- 7722.9 Sq. Ft.	Lot 27- 7683.9 Sq. Ft.	Lot 28- 7144.0 Sq. Ft.	Lot 29- 7180.5 Sq. Ft.	Lot 30- 7181.1 Sq. Ft.
Lot 31- 7181.6 Sq. Ft.	Lot 32- 7182.1 Sq. Ft.	Lot 33- 7182.7 Sq. Ft.	Lot 34- 7183.2 Sq. Ft.	Lot 35- 7183.8 Sq. Ft.	Lot 36- 7089.7 Sq. Ft.
Lot 37- 12735.7 Sq. Ft.	Lot 38- 12782.2 Sq. Ft.	Lot 39- 7250.0 Sq. Ft.	Lot 40- 7250.0 Sq. Ft.	Lot 41- 7250.0 Sq. Ft.	Lot 42- 7250.0 Sq. Ft.
Lot 43- 7200.0 Sq. Ft.	Lot 44- 7200.0 Sq. Ft.	Lot 45- 12907.7 Sq. Ft.	Lot 46- 12907.7 Sq. Ft.	Lot 47- 7294.0 Sq. Ft.	Lot 48- 7270.0 Sq. Ft.
Lot 49- 7270.0 Sq. Ft.	Lot 50- 7270.0 Sq. Ft.	Lot 51- 7270.0 Sq. Ft.	Lot 52- 7270.0 Sq. Ft.	Lot 53- 7270.0 Sq. Ft.	Lot 54- 7270.0 Sq. Ft.
Lot 55- 7270.0 Sq. Ft.	Lot 56- 7233.4 Sq. Ft.	Lot 57- 8118.3 Sq. Ft.	Lot 58- 7250.0 Sq. Ft.	Lot 59- 7250.0 Sq. Ft.	Lot 60- 7250.0 Sq. Ft.
Lot 61- 7250.0 Sq. Ft.	Lot 62- 7500.0 Sq. Ft.	Lot 63- 7500.0 Sq. Ft.	Lot 64- 7000.0 Sq. Ft.	Lot 65- 7000.0 Sq. Ft.	Lot 66- 7463.6 Sq. Ft.
Lot 67- 7484.9 Sq. Ft.	Lot 68- 7019.5 Sq. Ft.	Lot 69- 7019.5 Sq. Ft.	Lot 70- 7019.5 Sq. Ft.	Lot 71- 7019.5 Sq. Ft.	Lot 72- 7019.5 Sq. Ft.
Lot 73- 7019.5 Sq. Ft.	Lot 74- 7019.5 Sq. Ft.	Lot 75- 7019.5 Sq. Ft.	Lot 76- 8652.5 Sq. Ft.	Lot 77- 8132.8 Sq. Ft.	Lot 78- 7479.0 Sq. Ft.
Lot 79- 7479.0 Sq. Ft.	Lot 80- 7479.0 Sq. Ft.	Lot 81- 7479.0 Sq. Ft.	Lot 82- 7479.0 Sq. Ft.	Lot 83- 7479.0 Sq. Ft.	Lot 84- 7479.0 Sq. Ft.
Lot 85- 7442.5 Sq. Ft.	Lot 86- 7463.7 Sq. Ft.	Lot 87- 7500.0 Sq. Ft.	Lot 88- 7500.0 Sq. Ft.	Lot 89- 7500.0 Sq. Ft.	Lot 90- 7000.0 Sq. Ft.
Lot 91- 7400.0 Sq. Ft.	Lot 92- 7400.0 Sq. Ft.	Lot 93- 7400.0 Sq. Ft.	Lot 94- 7572.7 Sq. Ft.		

CURVE DATA

1) $\Delta = 89^{\circ}46'54''$ R = 13 00' L = 20 37' T = 12 95' L C = 18 35' S 45^{\circ}13'52"W	2) $\Delta = 286^{\circ}15'37''$ R = 50 00' L = 249 80' T = 37 50' L C = 60 00' S 0^{\circ}07'19"W	3) $\Delta = 74^{\circ}29'04''$ R = 13 00' L = 65 00' T = 38 01' L C = 60 52' N 73^{\circ}59'25"W	4) $\Delta = 68^{\circ}38'44''$ R = 50 00' L = 59 90' T = 34 13' L C = 56 39' S 34^{\circ}26'41"W	5) $\Delta = 68^{\circ}38'45''$ R = 50 00' L = 59 90' T = 34 13' L C = 56 39' S 34^{\circ}12'03"E
6) $\Delta = 74^{\circ}29'04''$ R = 50 00' L = 65 00' T = 38 01' L C = 60 52' N 74^{\circ}14'03"E	7) $\Delta = 87^{\circ}35'12''$ R = 13 00' L = 19 87' T = 12 46' L C = 17 99' S 46^{\circ}05'05"E	8) $\Delta = 90^{\circ}13'06''$ R = 13 00' L = 20 47' T = 13 05' L C = 18 42' S 44^{\circ}46'08"E	9) $\Delta = 92^{\circ}39'23''$ R = 13 00' L = 21 02' T = 13 61' L C = 18 81' S 43^{\circ}47'37"W	10) $\Delta = 16^{\circ}51'28''$ R = 13 00' L = 263 93' T = 132 92' L C = 262 97' S 8^{\circ}05'19"E
11) $\Delta = 10^{\circ}44'13''$ R = 927 02' L = 73 72' T = 87 16' L C = 173 47' S 39^{\circ}36"E	12) $\Delta = 5^{\circ}26'05''$ R = 927 02' L = 87 93' T = 44 00' L C = 87 90' S 5^{\circ}00'32"E	13) $\Delta = 5^{\circ}18'08''$ R = 927 02' L = 85 79' T = 42 93' L C = 85 76' S 10^{\circ}22'38"E	14) $\Delta = 11^{\circ}50'45''$ R = 867 02' L = 179 25' T = 89 95' L C = 178 93' S 8^{\circ}27'27"E	15) $\Delta = 5^{\circ}44'19''$ R = 867 02' L = 86 84' T = 43 46' L C = 86 80' S 5^{\circ}24'12"E
16) $\Delta = 6^{\circ}06'26''$ R = 867 02' L = 92 41' T = 46 25' L C = 92 37' S 11^{\circ}19'36"E	17) $\Delta = 75^{\circ}29'52''$ R = 13 00' L = 17 13' T = 10 07' L C = 15 92' S 52^{\circ}07'45"E	18) $\Delta = 103^{\circ}09'01''$ R = 13 00' L = 23 40' T = 16 38' L C = 20 37' S 38^{\circ}32'48"W	19) $\Delta = 75^{\circ}29'52''$ R = 13 00' L = 17 13' T = 10 07' L C = 15 92' S 52^{\circ}07'45"E	20) $\Delta = 103^{\circ}09'01''$ R = 13 00' L = 23 40' T = 16 38' L C = 20 37' S 38^{\circ}32'48"W
21) $\Delta = 286^{\circ}15'37''$ R = 50 00' L = 249 80' T = 37 50' L C = 60 00' S 0^{\circ}07'19"W	22) $\Delta = 74^{\circ}29'04''$ R = 50 00' L = 65 00' T = 38 01' L C = 60 52' N 73^{\circ}59'25"W	23) $\Delta = 68^{\circ}19'25''$ R = 50 00' L = 59 61' T = 33 93' L C = 56 15' S 34^{\circ}36'20"W	24) $\Delta = 68^{\circ}58'04''$ R = 50 00' L = 60 19' T = 34 34' L C = 56 62' S 34^{\circ}02'24"E	25) $\Delta = 74^{\circ}29'04''$ R = 50 00' L = 65 00' T = 38 01' L C = 60 52' N 74^{\circ}14'03"E
26) $\Delta = 16^{\circ}49'20''$ R = 897 02' L = 263 37' T = 132 64' L C = 262 42' S 8^{\circ}06'24"E	27) $\Delta = 11^{\circ}48'29''$ R = 867 02' L = 178 68' T = 89 66' L C = 178 37' S 8^{\circ}28'34"E	28) $\Delta = 6^{\circ}04'11''$ R = 867 02' L = 91 85' T = 45 97' L C = 91 81' S 11^{\circ}20'43"E	29) $\Delta = 5^{\circ}44'18''$ R = 867 02' L = 86 83' T = 43 45' L C = 86 80' S 5^{\circ}26'29"E	30) $\Delta = 10^{\circ}42'10''$ R = 927 02' L = 173 16' T = 86 84' L C = 172 92' S 7^{\circ}40'37"E
31) $\Delta = 5^{\circ}16'03''$ R = 927 02' L = 85 22' T = 42 64' L C = 85 19' S 10^{\circ}23'41"E	32) $\Delta = 5^{\circ}26'08''$ R = 927 02' L = 87 94' T = 44 00' L C = 87 91' S 5^{\circ}02'36"E	33) $\Delta = 87^{\circ}33'09''$ R = 13 00' L = 19 87' T = 12 46' L C = 17 99' S 46^{\circ}06'06"E	34) $\Delta = 92^{\circ}41'39''$ R = 13 00' L = 21 03' T = 13 62' L C = 18 81' S 43^{\circ}46'30"W	35) $\Delta = 90^{\circ}10'57''$ R = 13 00' L = 20 46' T = 13 04' L C = 18 41' S 44^{\circ}47'14"E
36) $\Delta = 89^{\circ}49'03''$ R = 13 00' L = 20 38' T = 12 96' L C = 18 36' S 45^{\circ}12'48"W	37) $\Delta = 74^{\circ}29'04''$ R = 50 00' L = 65 00' T = 38 01' L C = 60 52' N 73^{\circ}59'25"W	38) $\Delta = 68^{\circ}38'38''$ R = 50 00' L = 59 90' T = 34 14' L C = 56 38' S 34^{\circ}26'44"W	39) $\Delta = 68^{\circ}38'51''$ R = 50 00' L = 59 90' T = 34 14' L C = 56 38' S 34^{\circ}12'00"E	40) $\Delta = 74^{\circ}29'04''$ R = 50 00' L = 65 00' T = 38 01' L C = 60 52' N 74^{\circ}14'03"E
41) $\Delta = 286^{\circ}15'37''$ R = 50 00' L = 249 80' T = 37 50' L C = 60 00' S 0^{\circ}07'19"W	42) $\Delta = 89^{\circ}50'57''$ R = 73 00' L = 114 48' T = 72 81' L C = 103 10' N 45^{\circ}11'50"E	43) $\Delta = 44^{\circ}55'28''$ R = 73 00' L = 57 24' T = 30 18' L C = 55 78' N 67^{\circ}39'32"E	44) $\Delta = 44^{\circ}55'29''$ R = 73 00' L = 57 24' T = 30 18' L C = 55 78' N 22^{\circ}44'03"E	45) $\Delta = 89^{\circ}50'57''$ R = 13 00' L = 20 39' T = 12 97' L C = 18 36' S 45^{\circ}11'50"W
46) $\Delta = 89^{\circ}50'57''$ R = 43 00' L = 67 43' T = 42 89' L C = 60 73' S 45^{\circ}11'50"W	47) $\Delta = 90^{\circ}09'03''$ R = 13 00' L = 20 45' T = 13 03' L C = 18 41' S 44^{\circ}48'10"E	48) $\Delta = 89^{\circ}50'57''$ R = 13 00' L = 20 39' T = 12 97' L C = 18 36' S 45^{\circ}11'50"W	49) $\Delta = 90^{\circ}09'03''$ R = 73 00' L = 114 86' T = 73 19' L C = 103 17' S 44^{\circ}48'10"E	50) $\Delta = 45^{\circ}04'31''$ R = 73 00' L = 57 43' T = 30 29' L C = 55 96' S 67^{\circ}20'25"E
51) $\Delta = 45^{\circ}04'32''$ R = 73 00' L = 57 43' T = 30 29' L C = 55 96' S 22^{\circ}15'54"E	52) $\Delta = 90^{\circ}09'03''$ R = 13 00' L = 20 45' T = 13 03' L C = 18 41' S 44^{\circ}48'10"E	53) $\Delta = 90^{\circ}09'03''$ R = 43 00' L = 67 66' T = 43 12' L C = 60 89' S 44^{\circ}48'10"E		

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13, 1975
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1993

EAGLE CAP ESTATES

A subdivision situated in the Northwest quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 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 EAGLE CAP ESTATES, situated in the Northwest quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at a point on the South right of way line of Cove Avenue, said point being South 04°36'09" East, a distance of 326.27 feet from the Northwest corner of said Section 9,

Thence: South 89°52'41" East, along said South line, and parallel with the North line of said Section 9, a distance of 60.00 feet,

Thence: South 0°20'25" West, a distance of 520.00 feet,

Thence: South 89°52'41" East, a distance of 900.51 feet, to a point 40.00 feet West of the East line of the Northwest quarter of the Northwest quarter of said Section 9,

Thence: South 0°16'22" West, parallel with said East line, a distance of 779.12 feet to the South line of the Northwest quarter of the Northwest quarter of said Section 9,

Thence: North 89°52'20" West, along said South line, a distance of 1286.43 feet to the West line of the Northwest quarter of the Northwest quarter of said Section 9,

Thence: North 0°20'25" East, along said West line, a distance of 778.99 feet to a point 550.00 feet South of the North line of said Section 9,

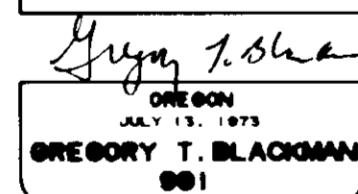
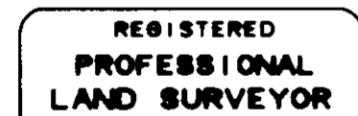
Thence: South 89°52'41" East, parallel with said North line, a distance of 325.00 feet,

Thence: North 0°20'25" East, a distance of 520.00 feet to the Point of Beginning of this description.

Said parcel containing 23.715 acres.

I further certify that I made this 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 plat in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Bogert, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 1993

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 6th day of DEC, 1993, at 8:55 o'clock A. M. and in Plat Cabinet No. A344, A345 Union County records. Microfilm No. 150671.

R. NELVE BOGUE HUBBERT
Union County Clerk
by B. Nelson, Deputy

DEDICATIONS

Know all people by these presents that Roger M. Goodman and Robert T. Woody depose and say that we are the owners of EAGLE CAP ESTATES, more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted 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 and easements shown, in accordance with O.R.S. Chapter 92.

Roger M. Goodman
Roger M. Goodman

Robert T. Woody
Robert T. Woody

NOTE:

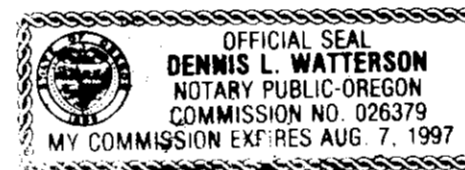
See also the restrictive covenants pertaining to this subdivision which are filed separately.

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 11 day of November, 1993, before me a Notary Public in and for said County and State, personally appeared Robert T. Woody who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Dennis L. Watterson
Notary Public for
the State of Oregon



Notarial seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 10 day of November, 1993, before me a Notary Public in and for said County and State, personally appeared Roger M. Goodman, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Mary Lou Dean
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

UNION COUNTY ASSESSOR

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 1993-1994 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: 11/12/93
Patty Gooderham, Union County Assessor

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 became a lien on the land within this subdivision and that are now due and payable have been paid to me.

by Peggy Sutton Date: 11/12/93
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNING COMMISSION

Approved this 1st day of December, 1993.

Barton R. Dickson
Doug Ross, Chairman - BARTON R. DICKSON - VICE CHAIRMAN

CITY OF LAGRANDE CITY SURVEYOR

Approved this 12th day of November, 1993.

by Norman J. Paulus, Jr.
Norman J. Paulus, Jr.

UNION COUNTY COMMISSION

Approved this 1st day of December, 1993.

John J. Howard
John Howard
Lawrence D. Savage
Lawrence D. Savage

Steve McClure
Steve McClure