

HERITAGE SUBDIVISION

A Subdivision of a portion of Parcel 2 of Minor Partition Number 1993-01,
a portion of Parcels 1, 2 and 3 of Minor Partition Number 1996-25,
and a portion of Parcel 3 of Minor Partition Number 1997-03,
Situated in the South half of Section 15, Township 3 South,
Range 40 East of the Willamette Meridian, Union County, Oregon

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1" = 100'

REFERENCE MATERIAL

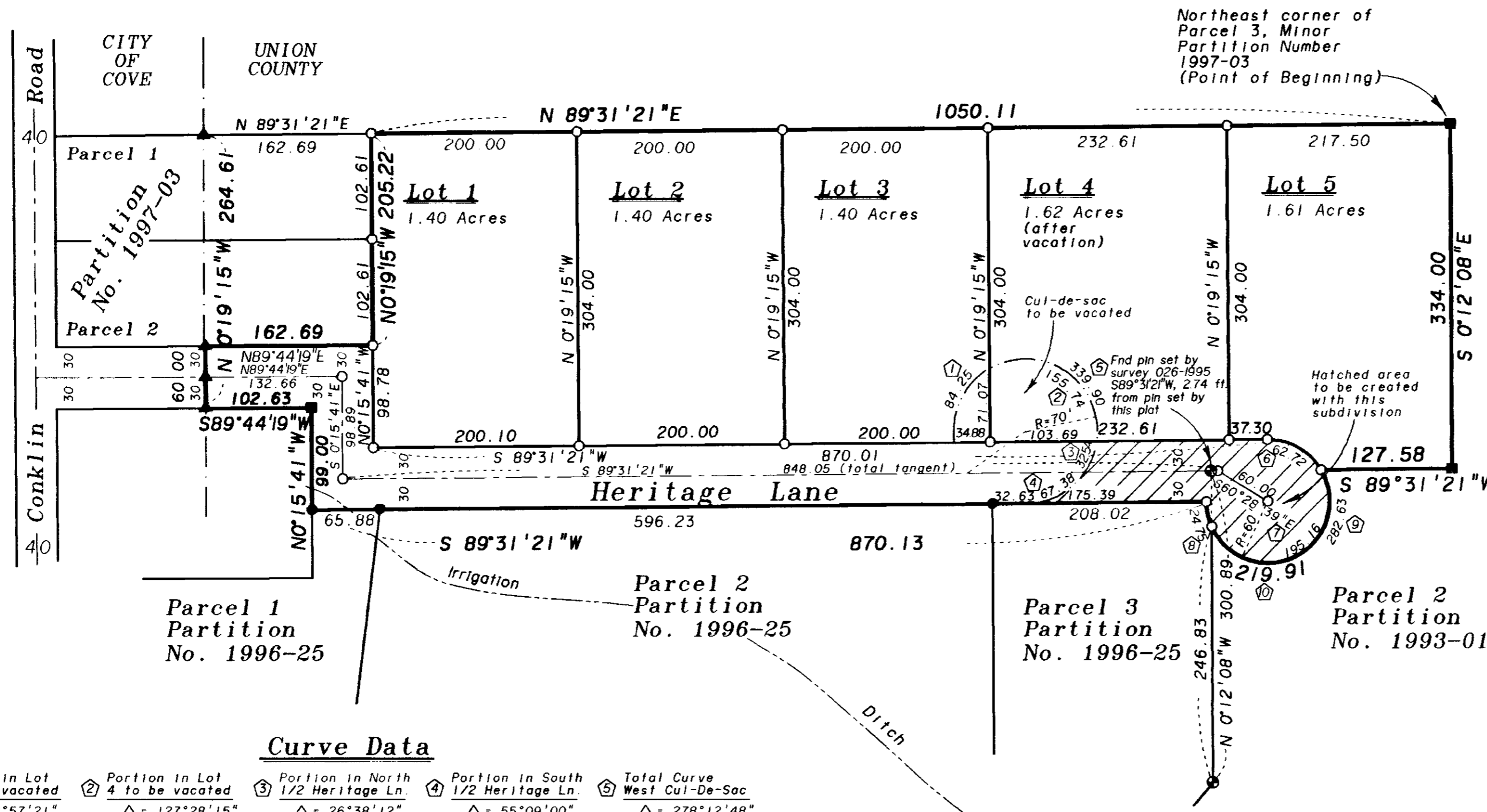
Survey Number 047-1993
Survey Number 026-1995
Minor Partition No. 1993-01
Minor Partition No. 1994-13
Minor Partition No. 1996-25
Minor Partition No. 1997-03

DEED REFERENCES

Volume 30 Page 137
Volume 59 Page 359
Volume 76 Page 351
Volume 80 Page 231
Volume 152 Page 192
Volume 154 Page 433
Microfilm No. 79119
Microfilm No. 121662
Microfilm No. 126669
Microfilm No. 147849
Microfilm No. 160679
Microfilm No. 160680
Microfilm No. 960061
Microfilm No. 980417
Cove Charter dated 7-23-1917
Subdivision Guarantee No. 98-3913
prepared by Eastern Oregon Title Co.

LEGEND

- Found 5/8" Iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 047-1993
- Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 026-1995
- Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by minor partition no. 1996-25
- ▲ Found 5/8" Iron pin with plastic cap marked BGB SURVEY MARKER set by minor partition no. 1997-03
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Center line
- Corporate limits of the City of Cove
- - - - - Ditch



Curve Data

① Portion in Lot 3 to be vacated	② Portion in Lot 4 to be vacated	③ Portion in North 1/2 Heritage Ln	④ Portion in South 1/2 Heritage Ln	⑤ Total Curve West Cul-De-Sac
Δ = 68°57'21" R = 70.00' L = 84.25' T = 48.07' L.C. = 79.25' N 25°47'13"E	Δ = 127°28'15" R = 70.00' L = 155.74' T = 141.86' L.C. = 125.55' S 55°59'59"E	Δ = 26°38'12" R = 70.00' L = 32.54' T = 16.57' L.C. = 32.25' S 21°03'14"W	Δ = 55°09'00" R = 70.00' L = 67.38' T = 36.56' L.C. = 64.81' S 61°56'50"W	Δ = 278°12'48" R = 70.00' L = 339.90' T = 60.62' L.C. = 91.65' S 49°35'03"E
⑥ Portion within Lot 5	⑦ Portion in SE adjacent Parcel	⑧ Portion in Parcel 3, MP 1996-25	⑨ Total Curve East Cul-De-Sac	⑩ Portion of Curve on Exterior of S/D
Δ = 59°53'21" R = 60.00' L = 62.72' T = 34.56' L.C. = 59.90' S 60°25'20"E	Δ = 186°21'42" R = 60.00' L = 195.16' T = 1079.42' L.C. = 119.82' S 62°42'12"W	Δ = 23°38'18" R = 60.00' L = 24.75' T = 12.56' L.C. = 24.58' N 12°17'48"W	Δ = 269°53'21" R = 60.00' L = 282.63' T = 60.12' L.C. = 84.93' N 44°34'40"E	Δ = 210°00'00" R = 60.00' L = 219.91' T = 223.92' L.C. = 115.91' S 74°31'21"W

EASEMENTS

There are two easements for the right to use springs and construct pipelines affecting this parcel, which cannot be located by the information in the deeds. The springs and pipeline rights granted to School District No. 15 by deed volume 80, page 231 calls specific distances from the aliquot lines of Section 15, with no direction, and the spring and pipeline rights granted to E.F. Roberts by deed volume 76, page 351 makes no attempt to describe the location of the pipeline or spring. The description does call for Water Right Permit No. 5416 for the spring, but the watermaster has no record of any right to appropriate water other than the certificates listed in the Water Right Statement.

NARRATIVE

This subdivision was done at the request of Howard Metsker. Most of the exterior of this subdivision was monumented by the partitions and surveys listed in the reference material. The Union County Planning Commission required a dedication of Heritage Lane with this platting. It had previously been a non-exclusive easement created by Deed Microfilm Number 160680, and shown on the partition plats after that recording. This plat also extends Heritage Lane Easterly as shown. That part of the original cul-de-sac lying North of the tangent portion of Heritage Lane is to be vacated, with proceedings beginning after the filing of this plat. By dedicating Heritage Lane, it required the signatures of the owners of the lots within Minor Partition Number 1996-25.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1998
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1998

HERITAGE SUBDIVISION

Microfilm No. 982159
Plat Cabinet No. B-502

A Subdivision of a portion of Parcel 2 of Minor Partition Number 1993-01,
a portion of Parcels 1, 2 and 3 of Minor Partition Number 1996-25,
and a portion of Parcel 3 of Minor Partition Number 1997-03,
Situated in the South half of Section 15, Township 3 South,
Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

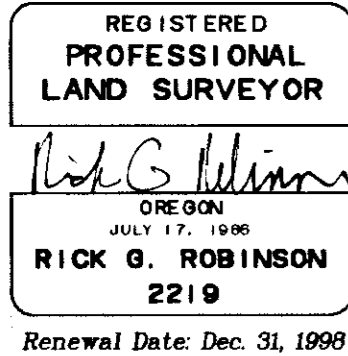
I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted HERITAGE SUBDIVISION, being a subdivision of a portion of Parcel 2 of Minor Partition Number 1993-01, a portion of Parcels 1, 2 and 3 of Minor Partition Number 1996-25, and a portion of Parcel 3 of Minor Partition Number 1997-03, situated in the South half of Section 15, Township 3 South, Range 40 East of the Willamette Meridian in Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Northeast corner of Parcel 3, Minor Partition Number 1997-03.

- Thence: South 0°12'08" East, along the East line of said Parcel 3, a distance of 334.00 feet, to the Southeast corner of said Parcel 3.
- Thence: South 89°31'21" West, along the South line of said Parcel 3, a distance of 127.58 feet, to the Easterly right of way of Heritage Lane, said point being the Point of Curvature of a 60 ft. radius Curve right.
- Thence: Southwesterly around said curve right, a distance of 219.91 feet (Long Chord bears South 74°31'21" West, a distance of 115.91 feet).
- Thence: South 89°31'21" West, along the South line of Heritage Lane, a distance of 870.13 feet, to the Westerly line of Parcel 1, Minor Partition Number 1996-25.
- Thence: North 0°15'41" West, along the Westerly line of Heritage Lane, a distance of 99.00 feet.
- Thence: South 89°44'19" West, along the South line of Heritage Lane, a distance of 102.63 feet.
- Thence: North 0°19'15" West, a distance of 60.00 feet, to the Southeast corner of Parcel 2, Minor Partition Number 1997-03.
- Thence: North 89°44'19" East, along the North line of Heritage Lane, a distance of 162.69 feet.
- Thence: North 0°19'15" West, a distance of 205.22 feet, to the North line of Parcel 3 of Minor Partition Number 1997-03.
- Thence: North 89°31'21" East, along the North line of said Parcel 3, a distance of 1050.11 feet, to the Point of Beginning of this description.

Said parcel containing 9.18 Acres (399,797 square feet)

I further certify that I made this survey and plat by the 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.



Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, Oregon 97850

DEDICATION

Know all people by these presents that HOWARD E. METSKER and DONNA M. METSKER, Trustees of the METSKER FAMILY TRUST, under a Trust Agreement dated August 30, 1995, KENNETH A. KILGORE and DONNA K. KILGORE, EDWIN P. STEINER and KEREN M. STEINER, and DAVID B. CAMPBELL are the owners of and JOHN M. RILEY and ELINOR A. RILEY are the contract purchasers of the land represented on the annexed map and more particularly described in the Surveyor's Certificate, and have caused the same to be surveyed and subdivided into the Lots shown on the annexed map, and does on behalf of said owners and said Trust, their heirs and assigns, hereby dedicate, donate and convey to the public use forever, that portion of Heritage Lane which falls within the limits of this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

Howard E. Metsker KENNETH A. KILGORE Edwin P. Steiner
HOWARD E. METSKER, Trustee KENNETH A. KILGORE EDWIN P. STEINER

Donna M. Metsker DONNA K. KILGORE Keren M. Steiner
DONNA M. METSKER, Trustee DONNA K. KILGORE KEREN M. STEINER

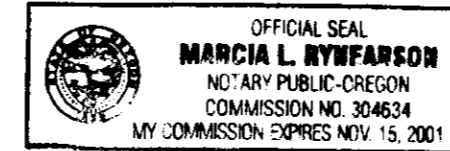
David Campbell JOHN M. RILEY Elinor A. Riley
DAVID B. CAMPBELL JOHN M. RILEY ELINOR A. RILEY

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 19th day of April, 1998, before me a Notary Public in and for said State and County, personally appeared Howard E. Metsker and Donna M. Metsker, Trustees for the Metsker Family Trust, under a trust agreement dated August 30, 1995, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Marcia L. Rynearson
Notary Public for
the State of Oregon



Notarial Seal for the State of Oregon

State of Oregon SS
County of Union

Know all these people by these presents, on this 24 day of April, 1998, before me a Notary Public in and for said State and County, personally appeared Kenneth A. Kilgore and Donna K. Kilgore, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline L. Scott
Notary Public for
the State of Oregon



Notarial Seal for the State of Oregon

State of Oregon SS
County of Union

Know all these people by these presents, on this 19th day of April, 1998, before me a Notary Public in and for said State and County, personally appeared Edwin P. Steiner and Keren M. Steiner, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Marcia L. Rynearson
Notary Public for
the State of Oregon

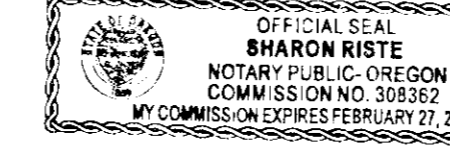


Notarial Seal for the State of Oregon

State of Oregon SS
County of Deschutes

Know all these people by these presents, on this 7th day of April, 1998, before me a Notary Public in and for said State and County, personally appeared David B. Campbell, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Sharon Riste
Notary Public for
the State of Oregon

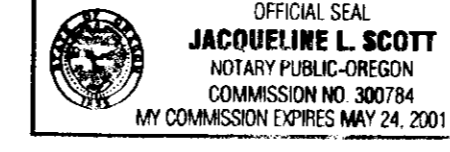


Notarial Seal for the State of Oregon

State of Oregon SS
County of Union

Know all these people by these presents, on this 28 day of April, 1998, before me a Notary Public in and for said State and County, personally appeared John M. Riley and Elinor A. Riley, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Jacqueline L. Scott
Notary Public for
the State of Oregon



Notarial Seal for the State of Oregon

APPROVALS

UNION COUNTY SURVEYOR

Approved this 4th day of May, 1998.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor

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 1997-1998 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: 4/30/98
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: 4/30/98
Peggy Sutton, Union County Treasurer

UNION COUNTY PLANNING DEPARTMENT

Approved this 30 day of April, 1998.

Hankey Jenkins
Hankey Jenkins
Union County Planning Commission

Union County Commission

Approved this 6th day of MAY, 1998.

John Howard
John Howard
Steve McClure
Steve McClure
Colleen MacLeod
Colleen MacLeod

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 6th day of MAY, 1998, at 9:45 o'clock A.M. and filed in Plat Cabinet No. B-502, Union County records. Microfilm No. 982159.

R. Melle Dague Higbert
Union County Clerk
by Sharon Riste, Deputy