

HERITAGE SUBDIVISION II

A subdivision of Parcel 3 of Partition Plat 20210004
Situated in the Southwest quarter of the Southeast quarter of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

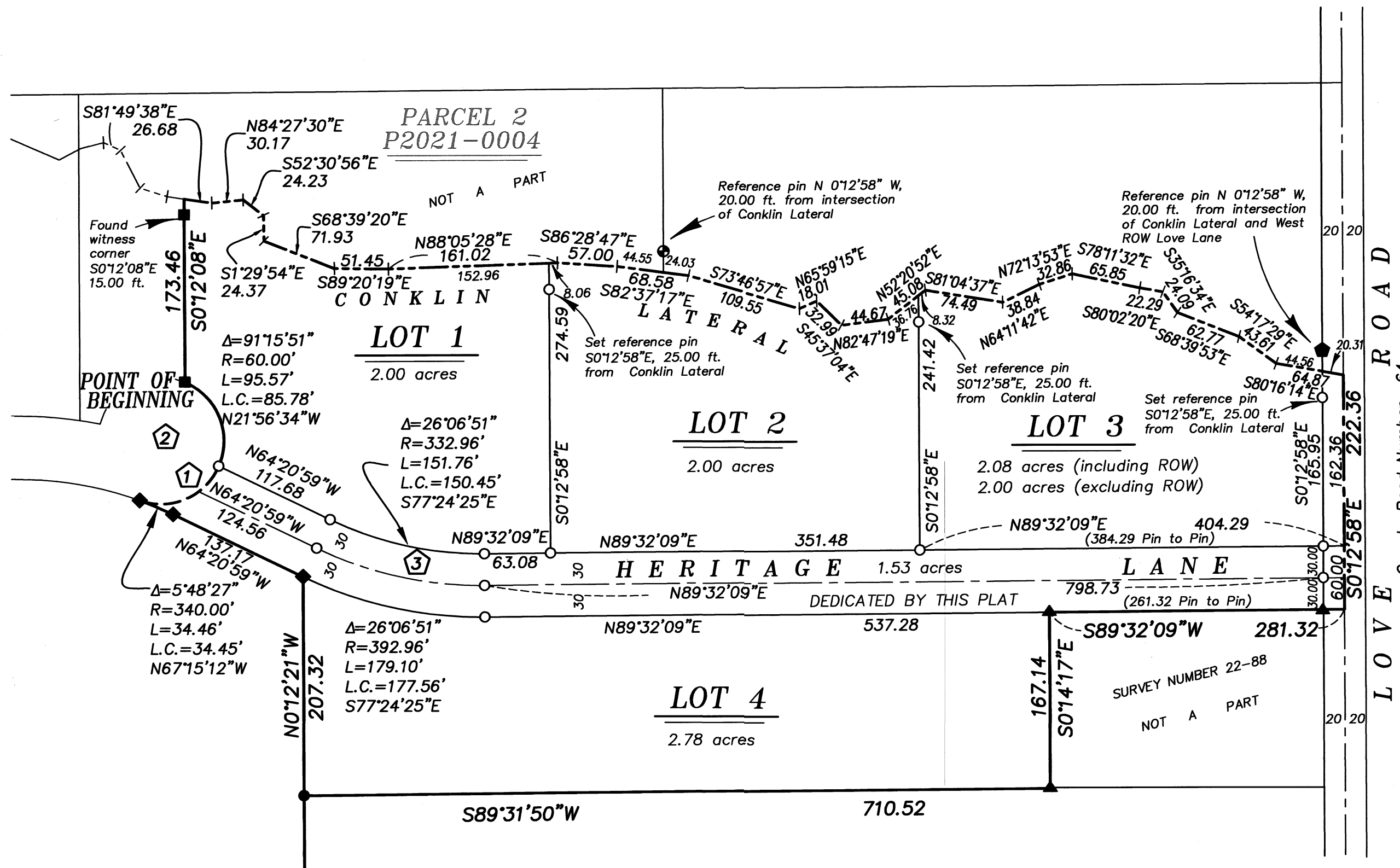
BASIS OF BEARING

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

SCALE: 1"=100'

LEGEND

- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 22-88
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 047-1993
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2004
- ⊙ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 045-2017
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by survey number 037-2020
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20210004
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Ditch



NARRATIVE

This subdivision was done at the request of Forrest Metsker on behalf of Metsker Family Trust. Mr. Metsker wanted to subdivide the land as shown. Extérieurs of the property were placed by Partition Plat 20210004. Measured bearings and distances of extérieurs shown hereon are identical to said Partition Plat. I find no unusual conditions with this subdivision.

NOTES AND EASEMENTS

- Subject to right of way for Conklin Lateral Ditch.
- Subject to the rights of the public in Love Road (Union County Road No. 64).
- At the time of survey, there were no observed fence encroachments.

REFERENCE MATERIAL

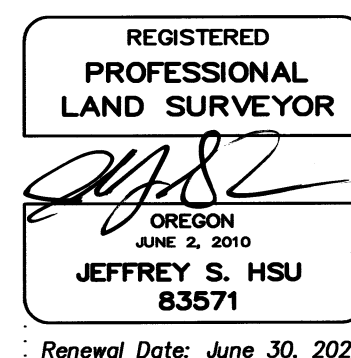
- Union County Monumentation records
- Plat of Heritage Subdivision
- Survey Number 22-88
- Survey Number 047-1993
- Survey Number 026-1995
- Survey Number 007-2000
- Survey Number 020-2004
- Survey Number 028-2006
- Survey Number 037-2016
- Survey Number 037-2020
- Partition Plat Number 1994-13
- Partition Plat Number 2000-10
- Partition Plat Number 20100013T
- Partition Plat Number 20210004
- DEED REFERENCES
- Microfilm Number 121662
- Microfilm Number 147849
- Microfilm Number 160914
- Microfilm Number 20044838
- Microfilm Number 20044839
- Microfilm Number 20171557
- Partition Plat Report
- 21-34944, dated October 11, 2021, prepared by Eastern Oregon Title Inc.

CURVE TABLE

① WEST LINE OF NEW DEDICATION	② EXTERIOR	③ CENTERLINE
$\Delta=86^{\circ}09'12''$	$\Delta=177^{\circ}25'03''$	$\Delta=26^{\circ}06'51''$
$R=60.00'$	$R=60.00'$	$R=362.96'$
$L=90.22'$	$L=185.79'$	$L=165.43'$
$L.C.=81.96'$	$T=2661.91'$	$L.C.=164.00'$
$N66^{\circ}45'58''E$	$L.C.=119.97'$	$S77^{\circ}24'25''E$
	$N21^{\circ}08'02''E$	

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Subdivision Plat and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.



Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

HERITAGE SUBDIVISION II

Microfilm Number 20214770
Plat Cabinet Number E559-E560

A subdivision of Parcel 3 of Partition Plat 20210004
Situating in the Southwest quarter of the Southeast quarter of Section 15,
Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the lots in this subdivision, being a subdivision of Parcel 3 of Partition Plat 20210004, filed in Microfilm Number 20210540 and stored in Slides 519 and 520, Plat Cabinet 'E', plat records of Union County, Oregon, situated in the Southwest quarter of the Southeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the cul-de-sac of the Heritage Lane right of way, said point being the East corner on the South line of Parcel 2 of said Partition Plat 20210004,

Thence: North 0°12'08" West, along the line common to Parcels 2 and 3 of said Partition 20210004, a distance of 173.46 feet, to the centerline of the Conklin Lateral Ditch,

Thence: Along the centerline of said Conklin Lateral Ditch the following courses:

- South 81°49'38" East, a distance of 26.68 feet,
- North 84°27'30" East, a distance of 30.17 feet,
- South 52°30'56" East, a distance of 24.23 feet,
- South 1°29'54" East, a distance of 24.37 feet,
- South 68°39'20" East, a distance of 71.93 feet,
- South 89°20'19" East, a distance of 51.45 feet,
- North 88°05'28" East, a distance of 161.02 feet,
- South 86°28'47" East, a distance of 57.00 feet,
- South 82°37'17" East, a distance of 68.58 feet,
- South 73°46'57" East, a distance of 109.55 feet,
- North 65°59'15" East, a distance of 18.01 feet,
- South 45°37'04" East, a distance of 32.99 feet,
- North 82°47'19" East, a distance of 44.67 feet,
- North 52°20'52" East, a distance of 45.08 feet,
- South 81°04'37" East, a distance of 74.49 feet,
- North 64°11'42" East, a distance of 38.84 feet,
- North 72°13'53" East, a distance of 32.86 feet,
- South 78°11'32" East, a distance of 65.85 feet,
- South 80°02'20" East, a distance of 22.29 feet,
- South 35°16'34" East, a distance of 24.09 feet,
- South 68°39'53" East, a distance of 62.77 feet,
- South 54°17'29" East, a distance of 43.61 feet,
- South 80°16'14" East, a distance of 64.87 feet, to the centerline of Love Road, said point being an angle point in the exterior of said Parcel 3 of Partition Plat 20210004,

Thence: South 0°12'58" East, along said centerline, a distance of 222.36 feet, to an angle point in the exterior of said Parcel 3,

Thence: South 89°32'09" West, along the exterior of said Parcel 3, a distance of 281.32 feet,

Thence: South 0°14'17" East, along the exterior of said Parcel 3, a distance of 167.14 feet,

Thence: South 89°31'50" West, along the exterior of said Parcel 3, a distance of 710.52 feet,

Thence: North 0°12'21" West, along the exterior of said Parcel 3, a distance of 207.32 feet,

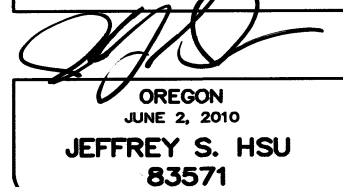
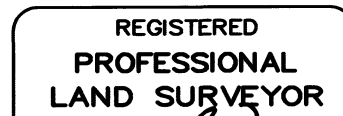
Thence: North 64°20'59" West, a distance of 137.17 feet, to the PC of a 340.00-ft. radius curve to the left,

Thence: Along said curve, a distance of 34.46 feet, through a central angle of 5°48'27" (the long chord which bears North 67°15'12" West, a distance of 34.45 feet), to a point on a 60.00-ft. radius non-tangent curve to the left,

Thence: Along said curve, a distance of 185.79 feet, through a central angle of 177°25'03" (the long chord which bears North 21°08'02" East, a distance of 119.97 feet) to the Point of Beginning.

Containing 10.39 acres (including ROWs), 8.78 acres (excluding ROWs)

I further certify that I made this plat by order of and under the direction of the owners thereof and all parcels are monumented in accordance with O.R.S. 92.050 and 92.060.



Renewal Date: June 30, 2023

DECLARATION

Know all people by these presents that METSKER HERITAGE, INC., an Oregon Corporation, is the owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and does hereby donate, dedicate and convey to public use forever that portion of Heritage Lane, as shown on annexed map, and has caused the same to be platted, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, METSKER HERITAGE, INC., pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by FORREST G. METSKER.

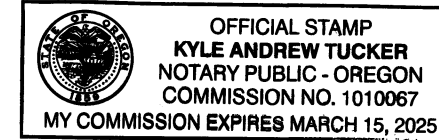
Forrest G. Metsker
FORREST G. METSKER, President
METSKER HERITAGE, INC.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27th day of October, 2021 before me a Notary Public in and for said State and County, personally appeared FORREST G. METSKER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Kyle Andrew Tucker
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor

Approved this 19th day of OCTOBER, 2021.

By Wallowa County Surveyor *Richard A. Shaver*
Richard A. Shaver

Union County Planning Department

Approved this 8th day of December, 2021.

Scott Hartell
for Scott Hartell
Union County Planner

Union County Assessor / Tax Collector

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 2021-2022 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Cody Vavra* Date: 12/6/21
Cody Vavra, Union County Assessor/Tax Collector

Union County Commissioners

Approved this 15 day of DECEMBER, 2021.

Donna Beverage *Matt Scarje*
Donna Beverage Matt Scarje

Paul Anderes
Paul Anderes

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared this Subdivision Plat and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

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 15th day of December, 2021, at 9:37 o'clock A.M., and recorded in Plat Cabinet No. E559-E560 Union County records. Microfilm Number 20214770

Robin A. Church
Union County Clerk by *J. Fincha*, Deputy Clerk

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande OR 97850