

INDIAN VALLEY ESTATES

Microfilm Number 20181117
Plat Cabinet Number E422 - E423

A Subdivision of a portion of Parcel 1 of Partition Plat Number 20060013T
Sited in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon

BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1" = 100'

LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 1998-19
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 026-1993
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKED, set by Survey Number 001-2004
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline

NOTES AND EASEMENTS

Right of way easement, 15 ft. in width, granted to CP National, recorded in Microfilm Document No. 106333. Legal description places it South of property. No physical evidence of use on the property. Not shown.

40 foot easement for ingress, egress and utilities, along the South side of this subdivision, as shown, created by this plat

30 foot easement for utilities, over the East 30 feet of Lots 2, 4, 6, 8 and 10, created by this plat.

Shared access and utility easement, 30 foot in width between lots 8 and 10, 4 and 6, and 14 and 15, as shown, created by this plat.

60 foot right of way as shown hereon, dedicated by this plat

Temporary hammerhead turnaround, created by this plat, to be vacated upon future development

REFERENCE MATERIAL

Survey Number 026-1993
Survey Number 001-2004
Partition Plat Number 1995-02
Partition Plat Number 1999-14
Partition Plat Number 1998-19
Partition Plat Number 20060013T

DEED REFERENCES

Microfilm Document Number 106333
Microfilm Document Number 20063170

Partition Plat Report 18-29646,
dated February 6, 2018, prepared by
Eastern Oregon Title, Inc.

NARRATIVE

This subdivision was done at the request of Chuck Anderson, owner of the land within. Mr. Anderson wanted to subdivide the property as shown hereon. The exterior was monumented by Survey Number 026-1993. I find the monuments in place and harmonious with record measurements. I find no unusual conditions with this subdivision.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of INDIAN VALLEY ESTATES and that the annexed tracing is an exact copy of said Subdivision as the same is on file in UNION COUNTY Cabinet Number E422 + E423 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.



Jeffrey S. Hsu, OPLS 83571



HUG'S
ADDITION

INDIAN VALLEY ESTATES

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A Subdivision of a portion of Parcel 1 of Partition Plat Number 20060013T
Situated in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being a portion of Parcel 1 of Partition Plat Number 20060013T, situated in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon, the exterior being more particularly described as follows;

Beginning at the Northwest corner of Parcel 2 of Partition Plat Number 20060013T, filed in Microfilm No. 20064515T, Slides 831 and 832, Plat Cabinet "C", plat records of Union County, Oregon, said point being an angle point in the exterior of Parcel 1 of said Partition Plat 20060013T,

Thence: North 89°43'35" West, along the South line of said Parcel 1, a distance of 320.09 feet,

Thence: North 0°16'25" East, a distance of 662.14 feet,

Thence: South 89°43'35" East, a distance of 180.63 feet,

Thence: North 0°16'25" East, a distance of 545.70 feet,

Thence: South 89°43'35" East, a distance of 223.47 feet,

Thence: North 0°16'27" East, a distance of 34.00 feet,

Thence: South 89°43'35" East, a distance of 110.00 feet,

Thence: South 0°16'27" West, a distance of 34.00 feet,

Thence: South 89°43'35" East, a distance of 338.07 feet, to the East line of said Parcel 1,

Thence: South 0°10'56" West, along said East line, a distance of 1167.85 feet, to and angle point in the exterior of said Parcel 1,

Thence: South 89°43'35" East, along the exterior of said Parcel 1, a distance of 111.96 feet, to an angle point in the exterior of said Parcel 1,

Thence: North 86°16'36" East, along the exterior of said Parcel 1, a distance of 568.04 feet, to the West line of Hug's Addition,


Thence: South 0°10'56" West, along said West line, a distance of 40.09 feet,

Thence: South 86°16'36" West, along the exterior of said Parcel 1, a distance of 566.71 feet, to an angle point in said exterior,

Thence: North 89°43'35" West, along the exterior of said Parcel 1, a distance of 647.29 feet, to the Point of Beginning.

Containing 22.10 acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary and lot corners are marked with monuments as indicated on the annexed plat, in accordance with O.R.S. 92.050 and 92.060.


Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that CHARLES E. ANDERSON, JR. and SHERI L. ANDERSON, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, and does for ourselves, our heirs and assigns hereby dedicate, donate and convey to public use forever the 60 foot wide right of way of 15th Street, and does create the 40 foot easement along the South side of this subdivision for ingress, egress and utilities, the 30 foot easement for utilities over the East 30 feet of Lots 2, 4, 6, 8 and 10, the 30 foot wide shared access and utility easement over Lots 8 and 10, the 30 foot wide shared access and utility easement over Lots 4 and 6 and the shared access and utility easement over Lots 14 and 15, all as shown on the annexed map, all in accordance with O.R.S. Chapter 92.



CHARLES E. ANDERSON, JR.

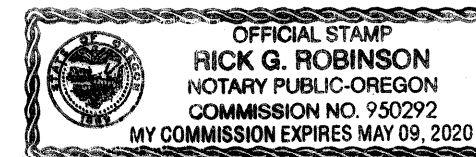

SHERI L. ANDERSON

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of April, 2018, before me a Notary Public in and for said State and County, personally appeared CHARLES E. ANDERSON, JR. and SHERI L. ANDERSON who are 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




Notarial seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 31 day of MARCH, 2018.

by 
Richard A. Shaver
Wallowa County Surveyor


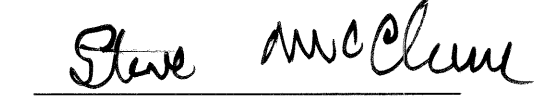

City of Elgin

Approved this 3 day of Apr, 2018.


Brock Eckstein
City Administrator


Union County Commissioners

Approved this 18 day of April, 2018.

 Donna Beverage
 Steve McClure
 Jack Howard


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 2017-2018 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  Date: 4/3/18
Cody Vavra, Union County Assessor/Tax Collector

SURVEYOR'S EXACT COPY STATEMENT

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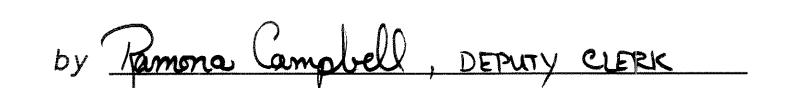

Jeffrey S. Hsu, OPLS 83571

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 this 18th day of APRIL, 2018, at 10:00 o'clock A.M., and recorded in Plat Cabinet No. E422 : E423 Union County records. Microfilm Number 20181111T

Robin A. Church
Union County Clerk by  DEPUTY CLERK