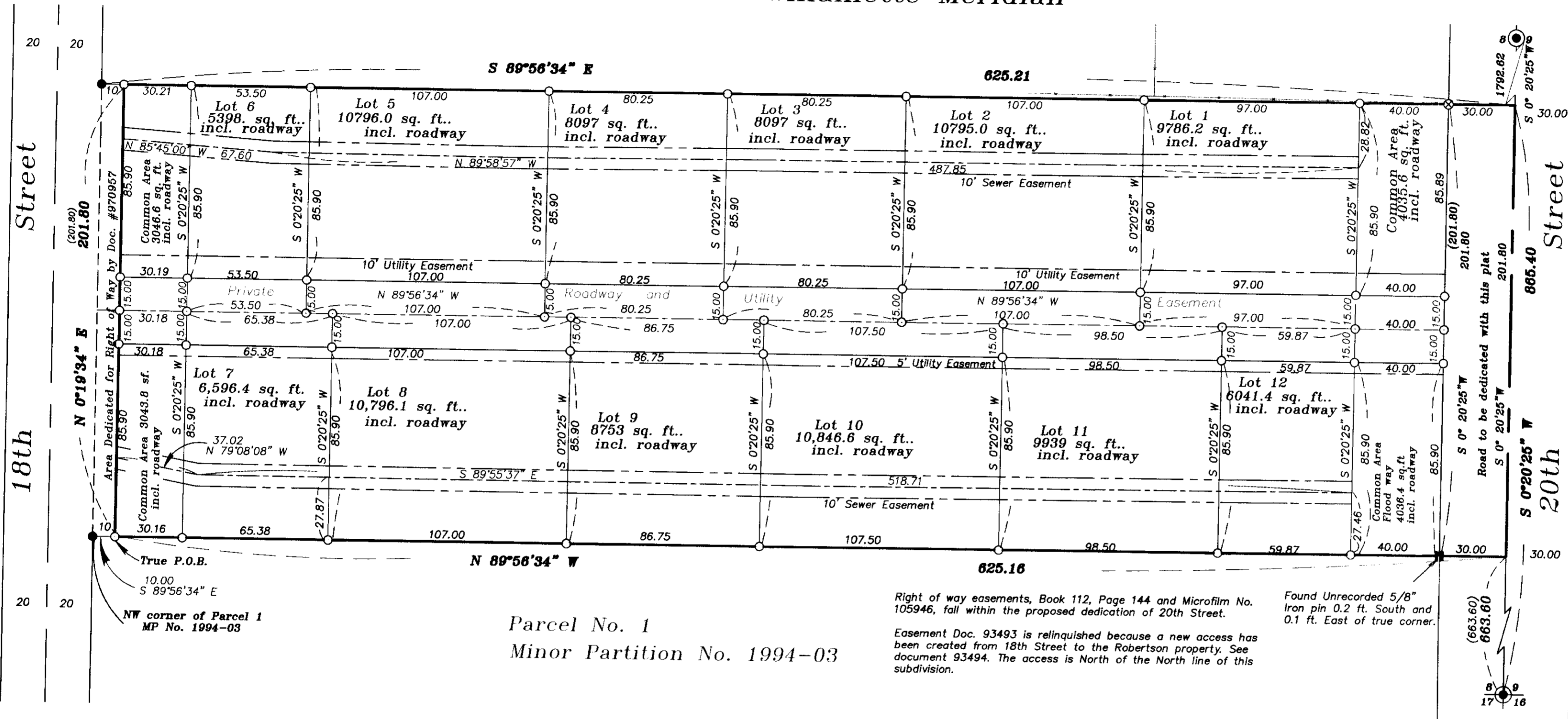


# Mountain Park Estates

A Subdivision within a Planned Unit Development  
Situating in the Southeast Quarter of the Southeast Quarter of  
Section 8, Township 3 South, Range 38 East of the  
Willamette Meridian

Microfilm Number 20012721  
Plat Cabinet Number C617, 618, 619, 620



Parcel No. 1  
Minor Partition No. 1994-03

Right of way easements, Book 112, Page 144 and Microfilm No. 105946, fall within the proposed dedication of 20th Street.  
Easement Doc. 93493 is relinquished because a new access has been created from 18th Street to the Robertson property. See document 93494. The access is North of the North line of this subdivision.

Found Unrecorded 5/8" Iron pin 0.2 ft. South and 0.1 ft. East of true corner.

**NOTE**

1. Covenants, Conditions, and Restrictions filed separately.

**BASIS OF BEARING**

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

SCALE: 1"=40'

**LEGEND**

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER", set by Survey No. 046-1992.
- Set 5/8"x 30" iron pin with plastic yellow cap marked "BGB SURVEY MARKER".
- ⊗ Found chiseled 4 inch cross in a large piece of concrete, set by Survey No. 046-1992.
- Found unrecorded 5/8" iron pin.
- ⊙ Found Brass Cap in Water Valve as per Union County monumentation records.
- ( ) Record distance of deed microfilm #112812.
- Easement line
- Centerline of road & Easement

**REFERENCE MATERIAL**

Union County monumentation records  
Survey Number 124-78  
Survey Number 133-78  
Survey Number 036-1991  
Survey Number 046-1992  
Minor Partition No. 1994-03

**Deed References**

Volume 112 Page 144  
Volume 141 Page 298  
Volume 142 Page 136  
Volume 150 Page 262  
Microfilm Number 54462  
Microfilm Number 112812  
Microfilm Number 970957  
Microfilm Number 20002067  
Microfilm Number 20002068  
Microfilm Number 93493  
Microfilm Number 93494  
First American Title Policy Number 0212441

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 2001

**NARRATIVE**

This survey was ordered by Mid-Valley Incorporated for the purpose of creating a subdivision within a planned unit development. The property was originally an unsuccessful Mobile Home Park, and Mid-Valley wished to create and sell the lots. All of the streets, and utilities were in existence and easements had to be created. The sewer mains do run under some of the dwellings and some of the dwellings will set on the newly created easements. The exterior of the parcel was surveyed by Survey Number 046-1992. I found the exterior monuments and accepted them for the true corners of this subdivision. Since the 1992 survey, a 10.00 dedication deed ( see deed 970957 ) was given to the City of La Grande for the West 10.00 feet of the original parcel. This subdivision creates a 30 foot wide Private Road Easement, which also is an easement for the utilities that fall within it. We have also created a 10.00 wide Utility easement on the North side of the Road Easement and another 5.00 wide easement on the South of the Road Easement to accommodate the existing power, television, and telephone lines. Because the improvements, as well as the Common Areas are within a planned unit development, all of the maintenance are the responsibility of the owners, and a homeowners document as well as a road maintenance agreement have been created to define the responsibilities of the homeowners. These documents are being filed separately but simultaneously with this plat. This plat is also dedicating to the public the land lying in 20th Street. I find no other problems with this Subdivision Survey.

# MOUNTAIN PARK ESTATES

A Subdivision within a Planned Unit Development  
Situated in the Southeast Quarter of the Southeast Quarter of  
Section 8, Township 3 South, Range 38 East of the  
Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, OPLS 991, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Subdivision Plat in accordance with O.R.S. Chapter 92, the exterior boundary of the total partition being described as follows;

A portion of the Southeast Quarter of the Southeast Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian;

Commencing at a point on the East line of 18th Street, said point being the Northwest corner of Parcel Number 1 of Minor Partition Number 1994-03, filed in Plat Cabinet Number A-352, Union County Plat Records, Thence;

S 89°56'34" E, along the North line of said Parcel 1, a distance of 10.00 feet to the East line of the property conveyed to the City of La Grande for Road purposes by Microfilm Number 970957 Union County Deed

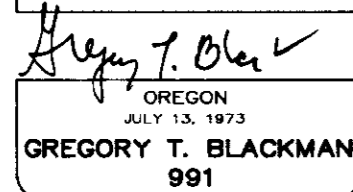
Records, said point being the true point of beginning of this description; Thence; North 0°19'34" East, along said East line of said City of La Grande property, a distance of 201.80 feet, to the South line of the Property conveyed to Leonard W. and Dorothy N. Robertson, Microfilm Number 54462;

Thence; South 89°56'34" East, along said South Line of Robertson, a distance of 625.21 feet, to the East line of Section 8;

Thence; South 0°20'25" West, along said East line of Section 8, a distance of 201.80 feet, to the North line of Parcel Number 1 of Minor Partition Number 1994-03, extended;

Thence; North 89°56'34" West, along said North line, a distance of 625.16 feet, to the Point of Beginning of this description.

Said parcel containing 126,161 square feet, 2.90 Ac.



Renewal Date: Dec. 31, 2001

*Gregory T. Blackman*

Gregory T. Blackman, OPLS 991  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon 97850

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Multnomah

Know all people by these presents, on this 29th day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Janette C. Williams, President of Mid-Valley Incorporated, who being duly sworn, did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Amanda L Davenport*  
Notary Public for  
the State of Oregon



Notarial Seal



## DEDICATION

Know all people by these presents that Mid-Valley Incorporated, an Oregon Corporation, Gary L. Strubhar, Sandra M. Strubhar and Gari William Price and Joanne Marie Price, Trustees of the Price Family Trust, U/A/D August 30, 1991 Beneficiary, dated November 29, 1994, Recorded November 30, 1994 are the owners of the land within this Subdivision and that Prudential Northwest Properties, an Oregon Corporation, by virtue of Microfilm Document Number 20002067, Union County Deed Records and Century 21 Triad, an Oregon Corporation, by virtue of Microfilm Document Number 20002068, Union County Deed records are mortgage holders, on this land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and subdivided into the parcels shown on the annexed map, and do hereby create the easements for ingress and egress and all utilities, 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 that portion of 20th Street lying across the East line of the parcel as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

*Janette C. Williams*  
Janette C. Williams, Pres.  
Mid-Valley Incorporated

*Gary L. Strubhar*  
Gary L. Strubhar

*Gari William Price*  
Gari William Price, Trustee

*Sandra M. Strubhar*  
Sandra M. Strubhar

*Joanne Marie Price*  
Joanne Marie Price, Trustee

*Arthur Proulx*  
Authorized Representative of  
Century 21 Triad

*Fred C. Rathbone*  
Authorized Representative of  
Prudential Northwest Properties

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Union

Know all people by these presents, on this 4th day of DECEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Gari William Price and Joanne Marie Price, Trustees of the Price Family Trust, 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.

*Nick G. Robinson*  
Notary Public for  
the State of Oregon



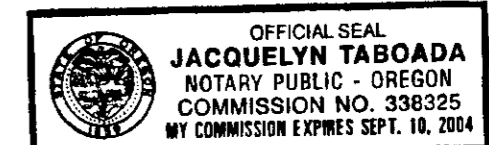
Notarial Seal

## ACKNOWLEDGMENTS

State of Oregon  
SS  
County of Douglas

Know all people by these presents, on this 1st day of December, 2000, before me a Notary Public in and for said State and County, personally appeared Gary L. Strubhar and Sandra M. Strubhar, 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.

*Jacquelyn Taboada*  
Notary Public for  
the State of Oregon

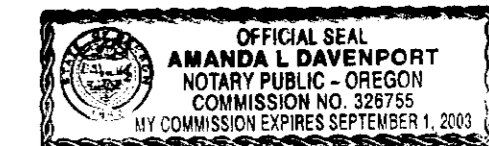


Notarial Seal

State of Oregon  
SS  
County of Multnomah

Know all people by these presents, on this 29th day of NOVEMBER, 2000, before me a Notary Public in and for said State and County, personally appeared Fred C. Rathbone, who being duly sworn, did say that they are an authorized representative of Prudential Northwest Properties, and that said instrument was executed freely and voluntarily.

*Amanda L Davenport*  
Notary Public for  
the State of Oregon



Notarial Seal

State of Oregon  
SS  
County of MARION

Know all people by these presents, on this 30th day of November, 2000, before me a Notary Public in and for said State and County, personally appeared Arthur Proulx, who being duly sworn, did say that they are an authorized representative of Century 21 Triad, and that said instrument was executed freely and voluntarily.

*Donna & Schneider*  
Notary Public for  
the State of Oregon



Notarial Seal

# MOUNTAIN PARK ESTATES

A Subdivision within a Planned Unit Development  
Situated in the Southeast Quarter of the Southeast Quarter of  
Section 8, Township 3 South, Range 38 East of the  
Willamette Meridian

## APPROVALS

### City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S.  
Chapter 92 this 28<sup>th</sup> day of November, 2000.

by Norman J. Paullus, Jr.  
Norman J. Paullus, Jr.  
City Surveyor

### City of LaGrande Community Development Director/Planner

Approved this 26<sup>th</sup> day of June, 2001.

Michael A. Hyde  
Michael A. Hyde  
Community Development Director/Planner

### LA GRANDE CITY COUNCIL

Approved this 6<sup>th</sup> day of December, 2000.

Colleen MacLeod Mayor  
Robert Slater Mayor Prd-Term  
Phil Alderton Councilor  
Stephen E. Clements Councilor  
Paul Williams Councilor  
Dan Jones Councilor

\_\_\_\_\_  
Councilor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Gregory T. Blackman  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991  
Renewal Date: Dec. 31, 2001

## APPROVALS

### 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 2000-2001 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: June 26, 2001  
Patty Gooderham, Union County Assessor/ Tax Collector

### UNION COUNTY COMMISSION

Approved this 27<sup>th</sup> day of June, 2001.

Steve McClure John Howard  
Steve McClure John Howard  
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 28<sup>th</sup> day of June, 2001, at 11:15 o'clock A.M.  
and filed in Plat Cabinet No. C617-620, Union County records.  
Microfilm No. 20012721.

Union County Clerk R. Nellie Boque Nebert  
by R. Church, deputy