

Mount Fanny View Estates

A subdivision of a portion of Parcel 3, Minor Partition 1993-015,
 Situated in the Northwest 1/4 of the Southwest 1/4
 of Section 15, Township 3 South, Range 40 East
 of the Willamette Meridian.

BASIS OF BEARING

REFERENCE MATERIAL

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

Union Co. Monumentation records
 Survey Number 5-80
 Survey Number 035-1992
 Minor Partition Number 1992-016
 Minor Partition Number 1993-015

Deed References

Volume 30 Page 202
 Volume 33 Page 147
 Volume 33 Pages 193 & 194
 Volume 40 Page 592
 Volume 140 Pages 349 & 350
 Microfilm Number 69176
 Preliminary title report
 number 33532 prepared by
 Abstract and Title Company

SCALE: 1"=60'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition 1993-015
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 035-1992
- Set 5/8" iron pin with plastic cap marked BGA SURVEY MARKER
- × Existing fence line
- Centerline
- - - Easement line
- ~ Creek

NARRATIVE

Mount Fanny View Estates is a subdivision of a portion of Parcel 3 of Minor Partition plat number 1993-015. The location of this subdivision is dependent on that partition, with the North line of Mount Fanny View Estates placed at the direction of the owners. The remainder of said Parcel 3 is a remnant and not a portion of this subdivision in accordance with O.R.S. 92.010 (7)(c). I place the lots and sewer line easements at the direction of the owners. As stated on the partition plat, the right of way for Conklin Road is an easement. I set reference pins at the intersection of the Lot lines and the West right of way line of Conklin Road. As shown on the partition plat, the centerline and right of way lines of Conklin Road diverge from the East line of the partition and this subdivision, with Conklin Road being South 0°20'09" East and the East line of the subdivision being South 0°15'41" East. The owner of Parcel 2 of said partition has acquired an additional 19 feet along the North line of the parcel by lot line adjustment. The adjusted line is the South line of Lot 2 of this subdivision.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

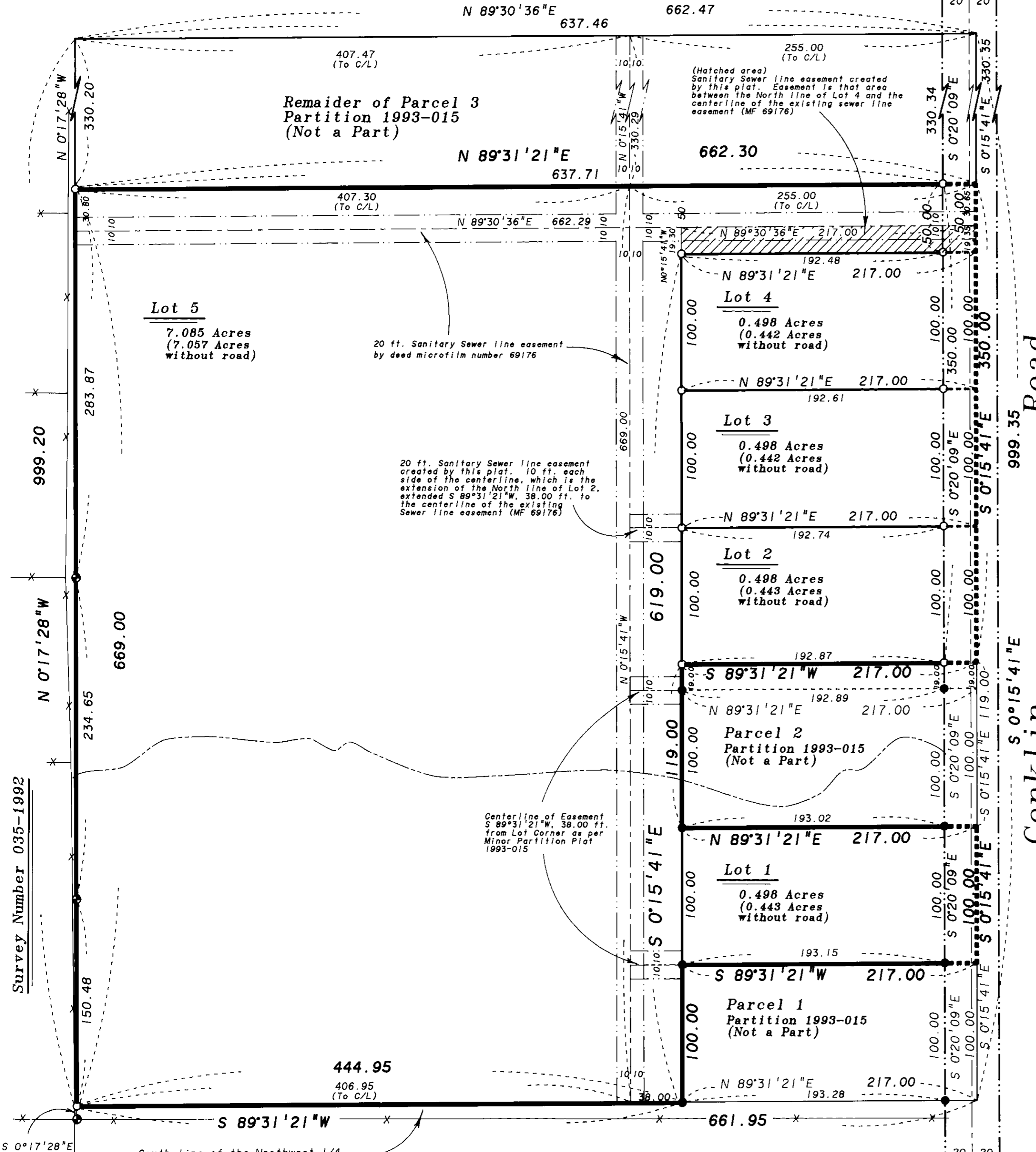
Rick G. Robinson
 OREGON
 JULY 17, 1988
RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

WATER RIGHTS STATEMENT

The land within this subdivision is subject to Water Right certificates and permits as follows:

CERTIFICATES	PERMITS
375 Priority Date 1902	12783 Priority Date 1937
12004 Priority Date 1937	



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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted Mount Fanny View Estates, being a subdivision of a portion of Parcel 3 of Minor Partition number 1993-015, situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of said subdivision being more particularly described as follows:

Beginning at a point on the South line of the Northwest quarter of the Southwest quarter of said Section 15, said point being the Southwest corner of Parcel 1 and the Southeast corner of Parcel 3 of said Partition Plat.

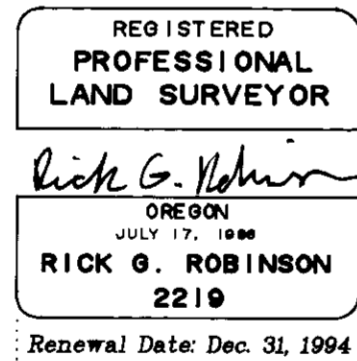
- Thence: South 89°31'21" West, along said South line, and along the South line of said Parcel 3, a distance of 444.95 feet, to the Southwest corner of said Parcel 3.
- Thence: North 0°17'28" West, along the West line of Parcel 3, a distance of 669.00 feet.
- Thence: North 89°31'21" East, parallel with the South line of said Parcel 3, a distance of 662.30 feet to the East line of said Parcel 3.
- Thence: South 0°15'41" East, along said East line, a distance of 350.00 feet, to a point North 0°15'41" West, a distance of 19.00 feet from the Northeast corner of Parcel 2 of said partition plat.
- Thence: South 89°31'21" West, parallel with the North line of said parcel, a distance of 217.00 feet, to the East line of said Parcel 2, extended Northerly.
- Thence: South 0°15'41" East, along said extension and the West line of said Parcel 2, a distance of 119.00 feet, to the Southwest corner of said Parcel 2.
- Thence: North 89°31'21" East, along the South line of said Parcel 2, a distance of 217.00 feet, to the Southeast corner of said Parcel 2, said point also being on the East line of Parcel 3 of said partition.
- Thence: South 0°15'41" East, along said East line, a distance of 100.00 feet, to the Northeast corner of Parcel 1 of said Partition plat.
- Thence: South 89°31'21" West, along the North line of said Parcel 1, a distance of 217.00 feet, to the Northwest corner of said Parcel 1.
- Thence: South 0°15'41" East, along the West line of said Parcel 1, a distance of 100.00 feet, to the Point of Beginning of this description.

Said parcel containing 9.077 Acres. (8.827 Acres excluding road right of way)

I further depose and say 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
Bogett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon



RESTRICTIONS

1. There will be no further partition or subdivision of Lots 1 through 4.
2. All utilities are to be placed underground on Lots 1 through 4.
3. All residences constructed on the Lots shall have:
 - (A) A minimum area of 1200 square feet (not including garage).
 - (B) A permanent foundation.
 - (C) A gable roof.

DEDICATIONS

Know all people by these presents that Howard Eugene Evans and Gladys Louise Evans, are the owners of the land represented on the annexed map, 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 we do for ourselves, our heirs and assigns, hereby grant the sewer line easements across Lot 5, for the use of Lots 2, 3, and 4, and do hereby place the restrictions detailed below on the land within this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

Howard Eugene Evans Gladys Louise Evans
Howard Eugene Evans Gladys Louise Evans

Know all people by these presents that FARMERS HOME ADMINISTRATION is mortgage holder of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to said property being surveyed and platted as shown on the annexed map, and does also consent to the granting of the sewer line easements as shown across Lot 5, for the use of Lots 2, 3 and 4, as shown on the annexed map and to the restrictions detailed below, in accordance with the provisions of O.R.S. Chapter 92.

Steve P. Trumble
FARMERS HOME ADMINISTRATION

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 24th day of May, 1994 before me a Notary Public in and for said State and County, personally appeared Howard Eugene Evans and Gladys Louise Evans, known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they executed the same freely and voluntarily.

Loraine Lester
Notary Public for
the State of Oregon

State of Oregon
County of Union

Know all these people by these presents, on this 20th day of May, 1994 before me a Notary Public in and for said State and County, personally appeared Steven P. Trumble representing FARMERS HOME ADMINISTRATION who duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Steven P. Trumble
Notary Public for
the State of Oregon

FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 15th day of June, 1994, at 11:10 o'clock A.M., and recorded in Plat Cabinet No. A-359, A-360 Union County records. Microfilm Number 154227

R. NELLIE DOUGLAS HIGBERT
Union County Clerk
by S. Nelson, Deputy

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 the law to be placed on the 1993-1994 tax roll which became a lien on this subdivision or will become a lien during the calendar year but not yet certified to the tax collector for collection have been paid to me.

5/25/94 Patty Janssen
Date 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 on the tax roll which became a lien on this subdivision and that now are due and payable have been paid to me.

5/25/94 Peggy Sutton
Date Union County Treasurer

City of Cove

Approved this 7th day of June, 1994.

Richard H. Thew
Richard H. Thew, Mayor

Union County Surveyor

Approved this 20th day of MAY, 1994.

by Wallowa County Surveyor Jack W. Burris
Jack W. Burris

Union County Commission

Approved this 15th day of June, 1994.

John Howard
John Howard
Loren D. Savage
Loren D. Savage
Steve McClure
Steve McClure