

# Orchard View Acres

A Subdivision of Parcel 1 of Major Partition Plat Number 1993-03  
 Situated in the Southwest quarter of the Northeast quarter of  
 Section 22, Township 3 South, Range 40 East of the  
 Willamette Meridian, Union County, Oregon.

Microfilm Number 280761551  
 Plat Cabinet Number C948-C949

## 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" = 60'

## REFERENCE MATERIAL

Union County Monumentation Records  
 Major Partition Plat Number 1993-03  
 Survey Number 020-1994  
 Survey Number 027-1999

### DEED REFERENCES

Book M Page 454  
 Book 58 Page 335  
 Microfilm Number 30958  
 Microfilm Number 43919  
 Microfilm Number 47383  
 Microfilm Number 83767  
 Microfilm Number 92976  
 Microfilm Number 153056  
 Microfilm Number 159370  
 Partition Plat Report Number 07-18694  
 prepared by Eastern Oregon Title, Inc  
 dated July 23, 2007

## LEGEND

- Found 2" aluminum cap on 5/8" iron pin set by survey number 027-1999
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Major Partition Plat Number 1993-03
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 020-1994
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- x - Fence line
- ⊕ Existing Power Pole
- ( ) Record Information of Major Partition Plat Number 1993-03

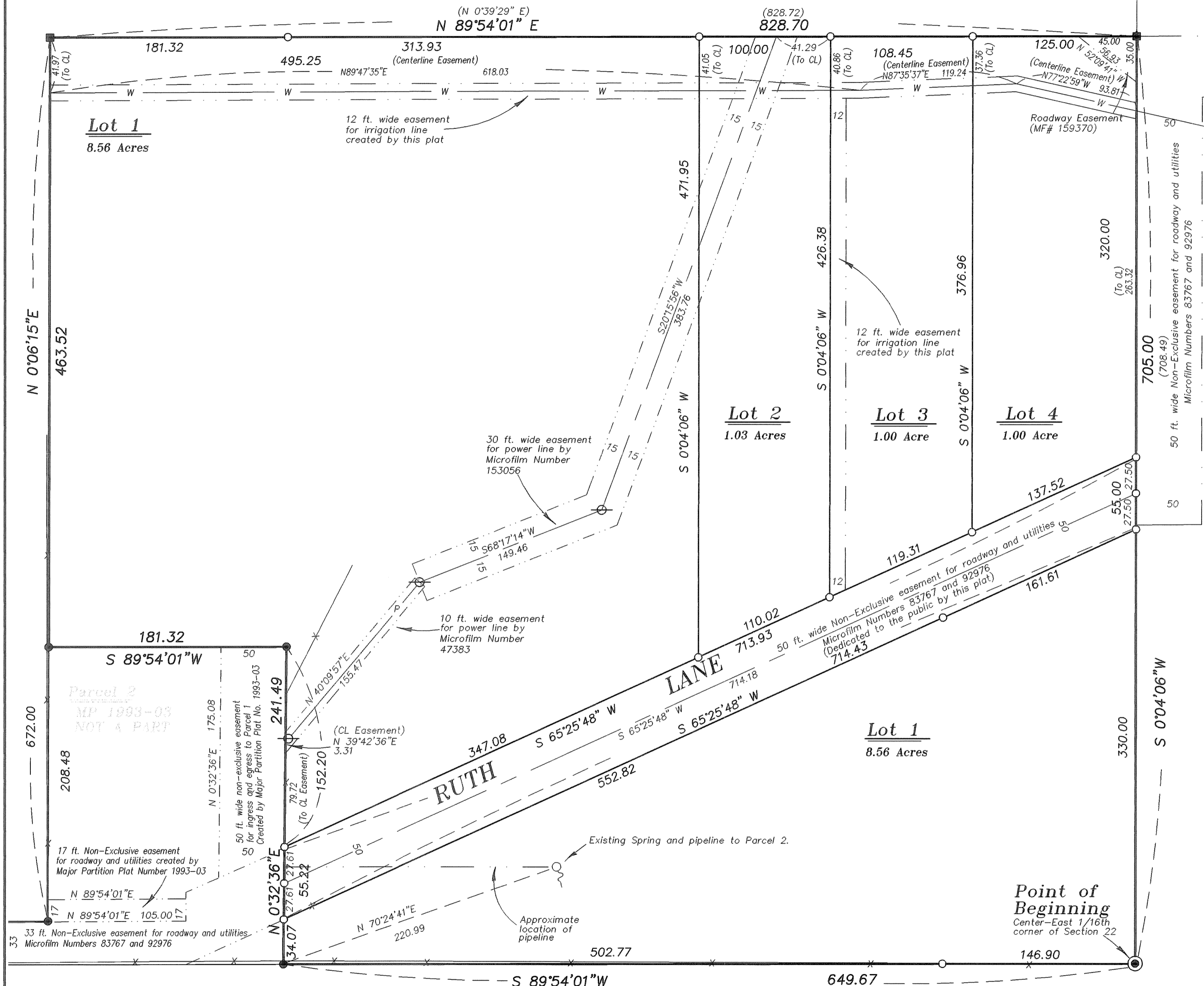
## NARRATIVE

This subdivision was done at the request of Roy Comstock, owner of the land within this subdivision. The exterior of the subdivision was defined by Major Partition Plat Number 1993-03. Survey Number 020-1994 monumented the North line of this subdivision and placed the line at a different position than that shown on the 1993 partition plat. I accept the monumented line as the true North line of the partition. I place the lot configuration at the request of Mr. Comstock. This subdivision was originally applied for while this was within the 1 acre zone. Some additional pins were set for lot corners, but failed to obtain DEQ approval for the other proposed lots. I show those pins on this plat to make them of record and satisfy O.R.S. 209.250. I find no other unusual conditions on this subdivision.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Rick G. Robinson*  
 OREGON  
 JULY 17, 1986  
 RICK G. ROBINSON  
 2219

Renewal Date: Dec. 31, 2008



## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the plat of Orchard View Acres and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C948-C949 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
 Rick G. Robinson, OPLS 2219

# Orchard View Acres

Microfilm Number 20076155T  
Plat Cabinet Number C948-C949

A Subdivision of Parcel 1 of Major Partition Plat Number 1993-03  
Situating in the Southwest quarter of the Northeast quarter of  
Section 22, 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 this Subdivision Plat, being a subdivision of Parcel 1 of Major Partition Plat No. 1993-03, situated in the Southwest quarter of the Northeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Center-East 1/16th corner of said Section 22, said point being the Southeast corner of said Parcel 1,

Thence; South 89°54'01" West, along the South line of said Parcel 1, a distance of 649.67 feet, to a Southwesterly corner of said Parcel 1,

Thence; North 0°32'36" East, along the exterior of said Parcel 1, a distance of 241.49 feet, to an angle point of said line,

Thence; South 89°54'01" West, along the exterior of said Parcel 1, a distance of 181.32 feet, to a Southwesterly corner of said Parcel 1,


Thence; North 0°06'15" East, along the most Westerly line of said Parcel 1, a distance of 463.52 feet, to the Northwest corner of said Parcel 1,

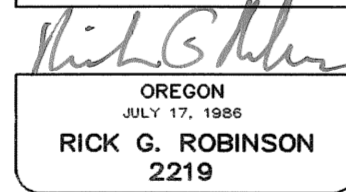
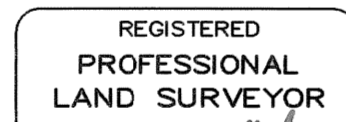
Thence; North 89°54'01" East, along the North line of said Parcel 1, a distance of 828.70 feet, to the Northeast corner of said Parcel 1,

Thence; South 0°04'06" West, along the East line of said Parcel 1, a distance of 705.00 feet, to the Point of Beginning of this description.

Said parcel containing 12.42 Acres (540,823 square feet)

I further depose and say that I made the survey and plat by order of and under the direction of the owner 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, OPLS 2219  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon



Renewal Date: Dec. 31, 2008

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the plat of Orchard View Acres and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C948-C949 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

  
Rick G. Robinson, OPLS 2219

## DECLARATION

Know all people by these presents that ROY D. COMSTOCK, as Successor Trustee of the ROY AND RUTH COMSTOCK FAMILY TRUST, under agreement dated October 26, 2004, is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and partitioned into the parcels shown on the annexed map, and I do for myself, my heirs and assigns, hereby dedicate, donate and convey to the public use forever, that land within Ruth Lane, as defined on the annexed map, 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.

  
ROY D. COMSTOCK, Successor Trustee  
ROY AND RUTH COMSTOCK FAMILY TRUST

## RESTRICTIONS

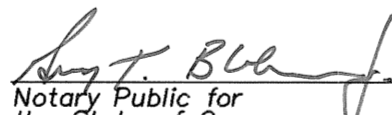
All residences constructed on the lots within this subdivision shall have:

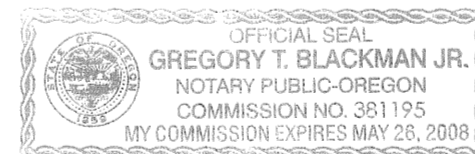
- (A) A minimum area of 1200 square feet (not including garage)
- (B) A permanent foundation
- (C) A gable roof

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 16<sup>th</sup> day of October, 2007, before me a Notary Public in and for said State and County, personally appeared ROY D. COMSTOCK, as Successor Trustee of the ROY AND RUTH COMSTOCK FAMILY TRUST 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.

  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

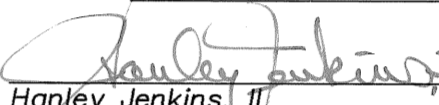
### Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 18 day of OCTOBER, 2007.

by   
Richard A. Shaver, Walla Walla County Surveyor  
for the Union County Surveyor

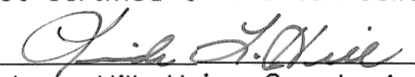
### Union County Planning Department

Approved this 29<sup>th</sup> day of October, 2007.

  
Hanley Jenkins, II  
Union County Planning Director




### 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 2007-2008 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.

  
Linda L. Hill, Union County Assessor/Tax Collector Date: 10/25/07

## UNION COUNTY COMMISSION

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

  
Steve McClure  
  
Nellie Bogue Hibbert  
  
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 31<sup>st</sup> day of October, 2007, at 9:15 o'clock A.M., and filed in Plat Cabinet No. C948-C949, Union County records. Microfilm No. 20076155T.

Robin A. Church  
Union County Clerk  
by 