

District # 166485
Plat Cab B-464

PIONEER ESTATES

A subdivision of Parcel 1 of Minor Partition number 1995-13, situated in the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian

BASIS OF BEARING

Solar observation taken at the Northwest corner of Section 19, Township 4 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=40'

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 52-80
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 014-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Partition No. 1995-13
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement line
- - - - - Ditch
- — — — — Centerline
- x x x Existing fence line

REFERENCE MATERIAL

Survey Number 52-80
Survey Number 014-1995
Minor Partition Plat Number 1995-13

DEED REFERENCES

Microfilm Number 159354
Microfilm Number 159355
Partition Plat Report Number 35147 prepared by Abstract and Title Company

WATER RIGHTS STATEMENT

The records of the Union County Watermaster indicate that Water Right Certificate Numbers 6225 and 6376 may be appurtenant to the land within this subdivision.

CURVE DATA

Lot 4	Total Lot 5
① Δ = 45°25'21" R = 45.00' L = 35.68' T = 18.83' L.C. = 34.75' N 22°23'26"E	② Δ = 105°36'48" R = 45.00' L = 82.95' T = 59.30' L.C. = 71.69' S 82°05'30"E

Additional Dedication	Lot 6
③ Δ = 74°23'12" R = 45.00' L = 58.42' T = 34.15' L.C. = 54.41' S 7°54'30"W	④ Δ = 25°06'22" R = 45.00' L = 19.72' T = 10.02' L.C. = 19.56' S 57°39'17"W

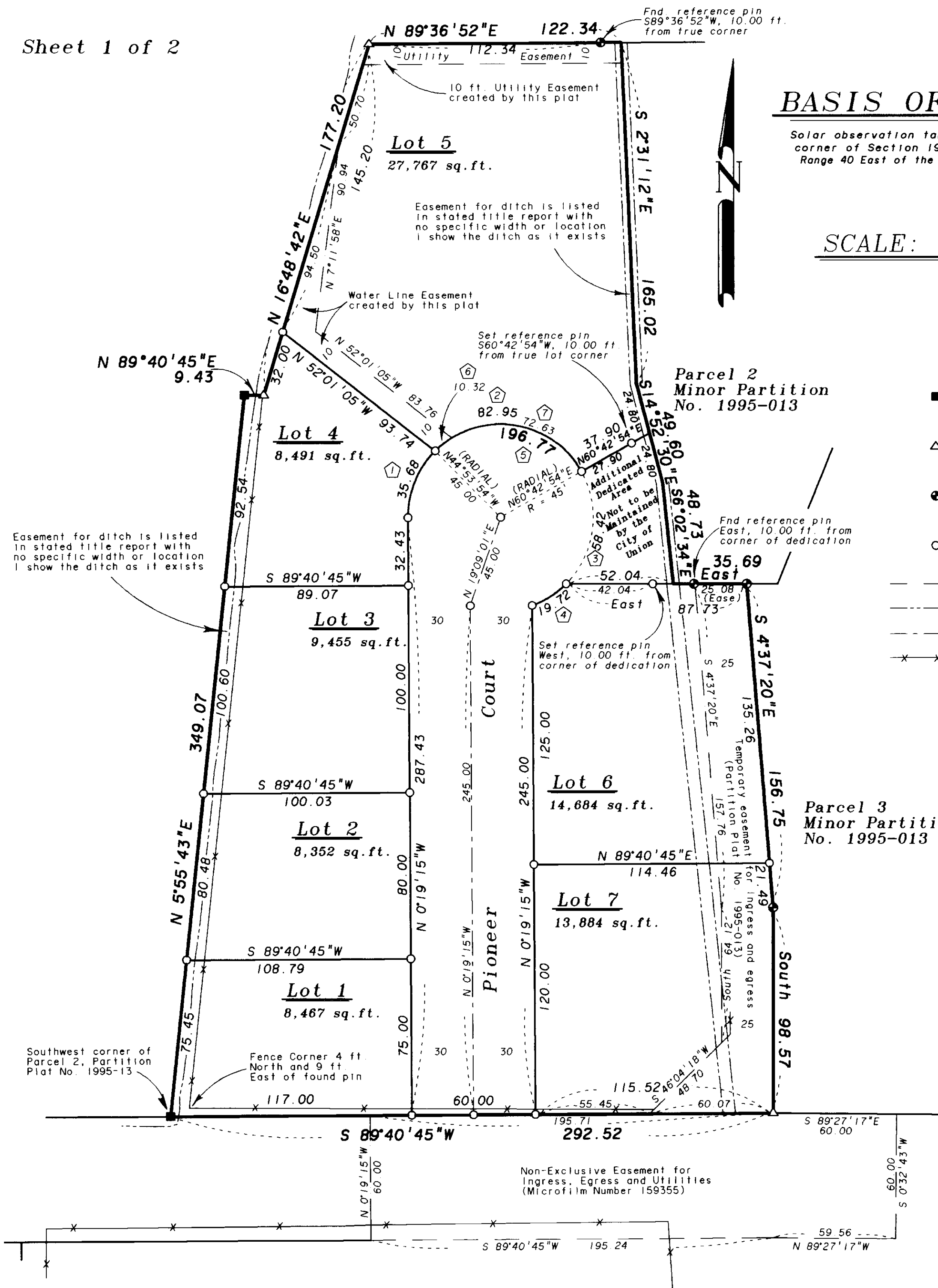
Total Curve

⑤ Δ = 250°31'44" R = 45.00' L = 196.77' T = 34.15' L.C. = 73.49' N 55°03'23"W
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Lot 5 Easement	Lot 5 Remainder
⑥ Δ = 13°08'00" R = 45.00' L = 10.32' T = 5.18' L.C. = 10.29' N 51°40'06"E	⑦ Δ = 92°28'48" R = 45.00' L = 72.63' T = 46.99' L.C. = 65.00' S 75°31'30"E

NARRATIVE

This subdivision plat was done at the request of Ralph Riomondo. The exterior of this subdivision was located and monumented by surveys 52-80 and 014-1995, and partition plat 1995-013. I find the conditions to be the same as on that plat. The partition plat created a temporary easement along the East line of this subdivision, which will have no further force or effect after the roadway in Pioneer Court and the driveway across the additional dedicated property to the East of the Cul-de-sac is constructed. The City of Union has agreed to accept the additional dedication with the condition that the City will not be responsible for the maintenance of the driveway to be constructed across the additional dedication. The 10 ft. utility easement along the North line of Lot 5 and the water line easement across the Southwest portion of Lot 5 are created by this plat. Pioneer Court accesses to the non-exclusive easement along the South of this property. The portion of roadway West of the non-exclusive easement has been used for many years as a roadway, but has not been officially dedicated. This was addressed on survey number 014-1995 and partition plat 1995-013. I find no other unusual conditions on this survey.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1996

PIONEER ESTATES

A subdivision of Parcel 1 of Minor Partition number 1995-13, situated in the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian

Microfilm # 160485
Plot Cab B-404

SURVEYOR'S CERTIFICATE

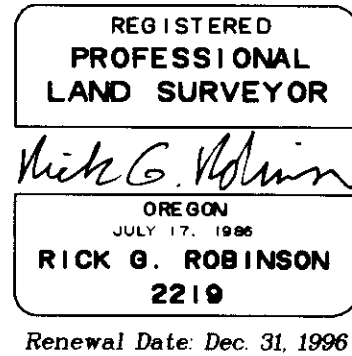
I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted PIONEER ESTATES, a subdivision of Parcel 1 of Minor Partition Plat Number 1995-13, situated in the Northeast quarter of Section 19, Township 4 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows: Beginning at the Southwest corner of said Parcel 1, thence along the exterior boundaries of said Parcel 1 the following courses:

- Thence: North 5°55'43" East, a distance of 349.07 feet.
- Thence: North 89°40'45" East, a distance of 9.43 feet.
- Thence: North 16°48'42" East, a distance of 177.20 feet.
- Thence: North 89°36'52" East, a distance of 122.34 feet.
- Thence: South 2°31'12" East, a distance of 165.02 feet.
- Thence: South 14°52'30" East, a distance of 49.60 feet.
- Thence: South 6°02'34" East, a distance of 48.73 feet.
- Thence: East, a distance of 35.69 feet.
- Thence: South 4°37'20" East, a distance of 156.75 feet.
- Thence: South, a distance of 98.57 feet.
- Thence: South 89°40'45" West, a distance of 292.52 feet, to the Point of Beginning of this description.

Said parcel containing 2.638 Acres. (114,915 sq. ft.)

I further depose and say that I made the survey and plat by 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
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, 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 16th day of August, 1995, at 9:10 o'clock A.M., and recorded in Plat Cabinet No. B-404 Union County records. Microfilm Number 160485

Union County Clerk by R. Nellie Bogue Lobert
R. L. Church, Deputy

DEDICATION

Know all people by these presents that Ralph A. Riomondo, Nick L. Milner and Tena M. Milner are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and that we 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 create the water line easement across the Southwesterly portion of Lot 5, and the utility easement across the North 10 ft. of Lot 5, and we further dedicate, donate and convey to the public use forever, the land within Pioneer Court, as well as the additional area East of Pioneer Court as shown on the annexed map, and we do hereby place the restrictions detailed below on the land within this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

Nick L. Milner
Nick L. Milner

Tena M. Milner
Tena M. Milner

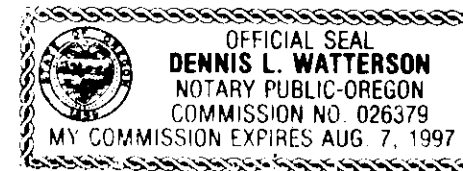
Ralph A. Riomondo
Ralph A. Riomondo

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 7th day of August, 1995, before me a Notary Public in and for said State and County, personally appeared Nick L. Milner and Tena M. Milner, 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.

Dennis L. Watterson
Notary Public for
the State of Oregon

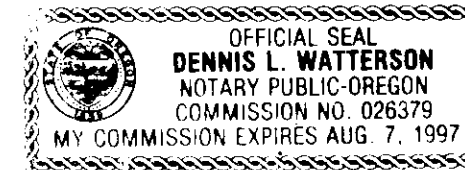


Notarial Seal

State of Oregon
County of Union

Know all these people by these presents, on this 7th day of August, 1995, before me a Notary Public in and for said State and County, personally appeared Ralph A. Riomondo, 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.

Dennis L. Watterson
Notary Public for
the State of Oregon



Notarial Seal

RESTRICTIONS

- All residences constructed on the Lots shall have:
- (A) A minimum area of 1100 square feet (not including garage).
 - (B) A permanent foundation.
 - (C) A gable roof.

APPROVALS

Union County Surveyor

Approved this 8th day of AUG., 1995.

by Wallawa County Surveyor Jack W. Burris
Jack W. Burris

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 1995-1996 tax roll which became a lien on this subdivision or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid to me.

8/11/95 Patty Gooderham
Date Patty Gooderham, 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.

8/11/95 Peggy Sutton
Date Peggy Sutton, Union County Treasurer

City of Union City Council

Approved this 14 day of August, 1995.

Susan W. Briggs

Union County Commission

Approved this 16th day of AUGUST, 1995.

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