



SUNSET HEIGHTS ESTATES

A subdivision situated in the West half of the West half of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

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"=100'

LEGEND

- Found 5/8" iron pin set by survey numbers 38-75 and 39-75
- ▲ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 41-79
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 7-84
- ⊙ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 1-86
- ◆ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set the Plat of Buena Vista Subdivision
- ⊙ Found monument as described, as per Union County Monumentation records
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Deed record distance with deed reference
- [] Record bearing and distance of survey numbers 38-75 and 39-75
- Existing fence line
- - - Centerline of roadway

REFERENCE MATERIAL

- Union County monumentation records
Plat of Buena Vista Subdivision
Survey Number 38-75
Survey Number 39-75
Survey Number 41-79
Survey Number 7-84
Survey Number 1-86
Minor Partition Number 1993-002
- DEED REFERENCES**
Volume X Page 134
Volume 40 Page 11
Volume 107 Page 337
Volume 159 Page 37
Microfilm Number 61428
Microfilm Number 62913
Microfilm Number 66407
Microfilm Number 106157
Microfilm Number 113422

Plat report number 94-6255 prepared by Eastern Oregon Title, Inc. dated January 5, 1994

NARRATIVE

I locate the exterior of this subdivision as per the plat report listed in the reference material. I find the land within the subdivision to be a remnant of a larger parcel of land. I give full record measure to the parcels North and West and South and West of the limits of the subdivision as per deed Volume 107 Page 337 and deed microfilm number 66407. I also give full measure as per deed microfilm number 106157 for the parcel adjoining the extreme South end of the subdivision. The East line of the subdivision is called as being the centerline of Stackland Road. I use the monuments from survey number 7-84 to establish this centerline. I locate the Northeast portion of the exterior of the subdivision as per survey number 39-75. A correction deed was issued on this parcel to the North by deed microfilm number 62913, which specifically calls the survey as placing the parcel lines. I find monuments at the Northwest and Southeast corners of the survey. I place the Southwest corner of the adjoining parcel by an intersection of record distance from the found monuments. The original monument is laying loose on the ground near the existing fence corner. The original monument for the Southwest corner of survey number 38-75 was pulled out of the ground and used as a fence stay near the existing fence corner. I then locate the interior lots of the subdivision at the direction of the owners. I find the fences to be relatively harmonious with the exception of the fence running through Lot 1. This appears to be a fence line of convenience established prior to selling off the parcel immediately to the South. The plat report and the deeds call Stackland road as being an easement. I therefore show the exterior as being to the centerline as per deed call. I set reference monuments to the true lot corners at the Westerly right of way line of Stackland Road. I find no other unusual conditions in the location of the exterior of this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1994

SUNSET HEIGHTS ESTATES

A subdivision situated in the West half of the West half of
Section 14, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor No. 2219, hereby certify that I have correctly surveyed and platted SUNSET HEIGHTS ESTATES as shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said subdivision being situated in the West half of the West half of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the West quarter corner of said Section 14,

Thence: North 0°03'44" East, along the West line of said Section 14, a distance of 396.00 feet,

Thence: South 89°56'16" East, perpendicular to said West line, a distance of 495.00 feet,

Thence: North 71°35'33" East, a distance of 22.39 feet, to the Northwest corner of land conveyed to William D. and Hatsuyo Alwine recorded on deed microfilm number 62913, deed records of Union County, Oregon,

Thence: South 4°38'43" East, along the West line of said Alwine tract, a distance of 108.89 feet to the Southwest corner thereof,

Thence: North 89°06'00" East, along the South line of said Alwine tract, a distance of 467.11 feet to the centerline of Stackland Road, (Union County Road Number 120),

Thence: South 0°29'13" East, along said centerline, a distance of 996.76 feet, to the Northeast corner of land conveyed to M. James Rygg recorded on deed microfilm number 106157, deed records of Union County,

Thence: South 89°24'14" West, along the North line of said Rygg tract, a distance of 513.48 feet to a line 484.77 feet (29.38 rods) East of and parallel to the West line of said Section 14,

Thence: North 0°13'47" West, along said parallel line, a distance of 705.46 feet, to the North line of the Southwest quarter of said Section 14,

Thence: South 89°26'30" West, along said North line, a distance of 484.77 feet, to the Point of Beginning of this description,

Subject to County Road Number 120 across the East side of the above described parcel.

Said parcel containing 16.142 acres, including easement for County Road, (Said parcel containing 15.684 acres excluding easement for County Road.)

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1999
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1994

DECLARATION

Know all people by these presents that Ronald Morris and Thomasine A. Morris, depose and say that we are the owners of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be subdivided into the parcels shown and platted on the annexed map, in accordance with O.R.S. Chapter 92.

Ronald Morris Thomasine A. Morris
Ronald Morris Thomasine A. Morris

Know all people by these presents that Western Farm Bureau Service Company, Inc. depose and say that we are contract holders on the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and hereby consent to the same being subdivided into the parcels shown and platted on the annexed map, in accordance with O.R.S. Chapter 92.

Roy Schmett
Roy Schmett, Treasurer of Western Farm Bureau Service Company, Inc.

ACKNOWLEDGEMENTS

State of Washington SS
County of King

Know all these people by these presents, on this 14th day of March, 1994, before me a Notary Public in and for said County and State, personally appeared Ronald Morris and Thomasine A. Morris, 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.

Pamela J. Duggan
Notary Public for
the State of Oregon
WASHINGTON

Notarial seal

State of Wyoming SS
County of Albany

Know all these people by these presents, on this 21st day of March, 1994, before me a Notary Public in and for said County and State, personally appeared Roy Schmett, Treasurer of Western Farm Bureau Service Company, Inc., who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Cindy Romero
Notary Public for
the State of Wyoming

Notarial seal

WATER RIGHTS STATEMENT

Water rights in this area have been adjudicated. The Union County Water Master feels the following water right certificates may apply to a portion of the lands within this subdivision:

Certificate Number 6287
Certificate Number 6431
Certificate Number 6601

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 law to be placed upon the 1993-1994 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 Donna Lewis Chief Deputy Date: 3/28/94
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 upon the tax roll which became a lien on the land within this subdivision and that are now due and payable have been paid to me.

by Peggy Sutton Date: 3/28/94
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 13th day of April, 1994.

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

UNION COUNTY PLANNING COMMISSION

Approved this 4th day of April, 1994.

Ed Barton
Ed Barton, Chairman

UNION COUNTY COMMISSION

Approved this 6th day of April, 1994.

John Howard
John Howard
Lawrence D. Savage
Lawrence D. Savage

Steve McClure
Steve McClure

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 8th day of April, 1994, at 2:20 o'clock P.M. and filed in Plat Cabinet No. A-354, Union County records. Microfilm No. 153087.

Union County Clerk by B. Quinn B. Quinn Sheet 2 of 2