WESTVIEW HEIGHTS
A subdivision of a portion of Parcel 3 of Minor Partition Number 2000-09, Microfilm Number 20035892T Sheet 1 of 2 Plat Cabinet Number C 706-707 Situated in the South half of Section 10 BASIS OF BEARING Township 3 South, Range 40 East of the Willamette Meridian √ 89°48'49" E The South line of Section 10, Township 3 South, Range 40 East of the Willamette Meridian being South 89°34'25" West as per Minor Partition Plat Number 1997—23 N89°41'13"E North line of the South half of the South half of Section 10 N89°41'13"E 60.00 Fnd pin S 074'57"E 25.15 ft. from true Fnd pin S 0°21'32"E, -23.54 ft. from true SCALE: 1"=100' 25.15 n. ... deed corner Fnd pin S 0°14'57"E 25.28 ft. from true (County Road No. 120) deed corner Fnd pin S 0°21'32"E. Bearing of Lantz Lane Northwest corner as constructed —
North 89°48'49" East
accepted as centerline
of right of way 23.41 ft. from true N 89°48'49" E REFERENCE MATERIAL 60.00 Pin to Pin 00 Fence encroaches! 8 ft. at fence corner SURVEY RECORDS Found 2 1/2" aluminum monument for South 1/4 corner of Section 10 as per Union County monumentation records
Union County Survey Number 5—80
Union County Survey Number 44—88
Union County Survey Number 057—1991
Union County Survey Number 023—2000
Union County Partition Plat Number 1992—15
Union County Partition Plat Number 1995—27
Union County Partition Plat Number 1997—06
Union County Partition Plat Number 1997—23
Union County Partition Plat Number 1999—05
Union County Partition Plat Number 2000—09 Union County monumentation records Parcel MP1997-2 Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by minor partition number 1992—15 182.68 N 89°48'49"E 365.13 Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition number 1997–06 Fence encroaches 5 ft. at fence Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition number 1997—23 Lot 11 N 89°41'13" E 0°21°32"W 2.19 Acres Volume 133 Page 467
Volume 138 Page 642
Microfilm No. 74486
Microfilm No. 85033
Microfilm No. 98048
Microfilm No. 140857 Volume 81 Page 444 Volume 81 Page 445 Volume 87 Page 135 12.43 312.48 Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition number 2000-09 Volume 103 Page 251 LOOP Volume 106 Page 254 Volume 108 Page 57 Volume 114 Page 26 Volume 114 Page 244 Volume 130 Page 124 Lot 1 Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set Microfilm No. 157209 Microfilm No. 157210 2.62 Acres by survey number 023-2000 Microfilm No. 970994 LOOP
N. Line) Microfilm No. 20026868 Existing fence line Subdivision Plat Report Number 00-11455 Prepared by Eastern Oregon Title, Inc. N 89°41'13"E N 89°44'43" E 364.62 10 365.00 SURVEYOR'S EXACT COPY STATEMENT Lot 10 to 1 Lot 8 2.21 Acres 970. 2.21 Acres I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of WESTVIEW HEIGHTS Subdivision and that the Shed encroaches 0.3 ft. at NE corner and 0.7 ft. annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number <u>C 106-101</u> of the Plat Records of UNION COUNTY, at SE corner, with an additional 2 ft. and said exact copy is submitted as per O.R.S. 92.070. encroachment on the SQUIRE S 89°41'13" W 312.31 Rick G. Robinson, OPLS 2219 EASEMENT STATEMENT S 89°41'13" W REGISTERED 729.11 **PROFESSIONAL** 364.62 Lot 2 364.49 Q LAND SURVEYOR The exact location of the following Parcel easements cannot be located--4.49 Acres MP1997-Lot 7 Lot 9 Volume 81 Page 444— subject to the right of access to springs and to convey water by pipe, ditch or other manner within the East 3/4 of the Southwest 1/4 OREGON 2.19 Acres 2.18 Acres of the Southeast quarter of Section 10. RICK G. ROBINSON Volume 87 Page 135— right of way easement granted to Eastern Oregon Light & Power Co. for a pole line upon a strip of land, exact location not described. Easement 2219 30 ft. easement for Renewal Date: Dec. 31, 2004 has been transferred to Oregon Trail Electric Co-op. roadway and utilities (Microfilm No. 85033) 30130 This subdivision was done at the request ---N 89°41'13"E 500.00--363.99 364.62 of Ron Morris. The exterior and lot corners of the subdivision were set by 728.61 N 89°41'13" E 0°13'18"E 345.11 154.89 N 89°41'13" E survey number 023-2000. Mr. Morris East line of the West 1/4 of the Southwest 1/4 of the Southeast quarter of Section 10 Lot 6 LOOP wanted to monument the corners to Lot Curve Data 5150 N89 4. N 89°41'13" E 788.88 9-05 PART  $\triangle = 195^{\circ}47'01''$  R = 60.00' L = 205.02' T = 432.85' L.C. = 118.86' S 7'53'31'' Ehave reference for the site approvals for 79.77 ===-162.32 --198.57 150.00 3.15 Acres DEQ. The original configuration of the Lot 4 Lot 3 subdivision has since changed due to a Lot 5 Lot Curve Data S MP 1999 NOT A F 0'21'32"W lot line adjustment (MF#20026868) and 1.00 Acre 1.00 Acre West line of the Southeast 1/4 of the 2.00 Acre  $\triangle = 74^{\circ}31'52''$  R = 60.00' L = 78.05'two of the original proposed lots failing 100 Southwest quarter of to get a site approval from DEQ. The Total Curve Data T = 45.65surrounding fences have been moved to  $\triangle = 270^{\circ}18'53"$ their respective property lines except as N 36°57'03"E L = 283.07' T = 59.67'shown. I find no other unusual conditions on this subdivision. 1/4 Corner common to Sections 10 & 15 L.C. = 84.62' S 45°09'27" E Point of Beginning West 1/16 corner between / 515.58 -----\_-247.83---404.58 ----293.54 198.57 \_\_\_\_\_206.36 ----332.02 1660.10 Sheet 1 of 2 (Basis of Bearing)

# WESTVIEW HEIGHTS

Microfilm No. <u>200358927</u> Plat Cabinet No. <u>C 706-707</u>

A subdivision of a portion of Parcel 3 of Minor Partition Number 2000-09, Situated in the South half of Section 10 Township 3 South, Range 40 East of the Willamette Meridian

### <u>DEDICA 7</u>

Know all people by these presents that RON MORRIS and THOMASINE A. MORRIS are the owners of the land represented on the annexed map, and being more particularly described in the annexed Surveyor's Certificate, and have caused the same to be surveyed and subdivided into the lots shown on the annexed map, and for ourselves, our heirs and assigns, hereby dedicate to public use forever, the area shown as Squire Loop on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Ron Morris

Thomasine A. Moreis

#### ACKNOWLEDGMENT

State of Oregon

County of Union

Know all these people by these presents, on this <u>B</u> day of <u>Javillary</u>, 2002, who before me a Notary Public in and for said State and County, personally appeared RON MORRIS and THOMASINE A. MORRIS, 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.

Notary Public for the State of Oregon

OFFICIAL SEAL

MARCIA L. RYNEARSON

NOTARY PUBLIC-OREGON

COMMISSION NO. 349491

MY COMMISSION EXPIRES NOV. 15, 2005

Notarial Seal

#### 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 2002-2003 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.

Satte Joadesham

Date: 8/12/03

Patty Gooderham, Union County Assessor/Tax Collector

Union County Surveyor

Approved this 19 Th day of DECEMBIEIZ, 2002.

by Wallowa County Surveyor Jack W. Burris

Union County Planning Commission

Approved this 3rd day of September, 2003.

Hanley Jenkins II
Union County Planning Director

Union County Commission

Approved this 3 day of September, 2003.

Colleen MacLeod

Steve McClure

John E. Lamoreau

## 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 3rd day of September, 2003, at 9:43 o'clock AM., and recorded in Plat Cabinet No. 0206-707 Union County records. Microfilm Number 20035892 T

R. Nellie Bogue Hibbert,
Union County Clerk by

Sheet 2 of 2

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within the annexed subdivision, in accordance with the provisions of O.R.S. Chapter 92, said subdivision being a portion of Parcel 3 of minor partition plat number 2000–09, situated in the South half of Section 10, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at the West 1/16th corner between Sections 10 and 15 of said Township and Range,

Thence; North 0°21'32" West, along the West line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 281.38 feet.

Thence; North 89°41'13" East, parallel with the North line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 500.00 feet,

Thence; North 0°21'32" West, parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 1050.00 feet to the North line of the South half of the South half of said Section 10,

Thence; North 89°41'13" East, along said North line, a distance of 60.00 feet,

Thence; South 0°21'32" East, parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 525.00 feet,

Thence; North 89°41'13" East, parallel with the North line of the Southeast quarter of the Southwest quarter of said Section 10, a distance of 365.00 feet,

Thence; North 0°21'32" West, parallel with the West line of said Southeast quarter of the Southwest quarter of said Section 10, a distance of 262.19 feet to the Southwest corner of Parcel 1 of Minor Partition plat number 2000–09, as filed in the plat records of Union County,

Thence; North 89°48'49" East, along the South line of Parcels 1 and 2 of said partition plat, a distance of 365.13 feet, to the Southeast corner of said Parcel 2,

Thence; North 0°14'57" West, along the East line of said Parcel 2, a distance of 263.61 feet, to the Northeast corner thereof, said point being on the North line of the South half of the South half of said Section 10, said line also being the North line of Parcel 3 of Minor Partition plat number 2000-09,

Thence; North 89°41'13" East, along said North line, and the North line of the Southwest quarter of the Southeast quarter of said Section 10, a distance of 60.00 feet,

Thence; South 0°14'57" East, a distance of 357.57 feet,

Thence; North 89°41'13" East, a distance of 312.48 feet, to the West line of Parcel 1 of Minor Partition Plat Number 1997–23,

Thence; South 0°13'18" East, along the West line of said Parcel 1, and its' Southerly prolongation, said line being the East line of the West quarter of the Southwest quarter of the Southeast quarter of said Section 10, a distance of 970.53 feet, to the Southeast corner of Parcel 3 of said Minor Partition plat number 2000-09,

Thence; South 89°34'25" West, along the South line of said Parcel 3, said line also being the South line of said Section 10, a distance of 1660.10 feet, to the Point of Beginning of this description.

Parcel subject to the rights of the public in Union County Road Number 120 over and across the North line of said parcel as shown on the annexed map.

Said parcel containing 29.50 Acres (including County roadway) Said parcel containing 29.43 Acres (Excluding County roadway)

Rick G. Robinson, OPLS 2219 Bagett, Griffith and Blackman 2006 Adams Avenue LaGrande, Oregon 97850 REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2004

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 WESTVIEW HEIGHTS Subdivision and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number (200-10) of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Pick C Pahinaan OPIS 2

Rick G. Robinson, OPLS 2219