

Mountain View Estates II

A Subdivision of a portion of Parcel 1 of Minor Partition Plat Number 1997-15
Situating in the Northeast quarter of the Northwest quarter and the Northwest quarter of
the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

Microfilm Number 20070917T
Plat Cabinet Number C866, C867

BASIS OF BEARING

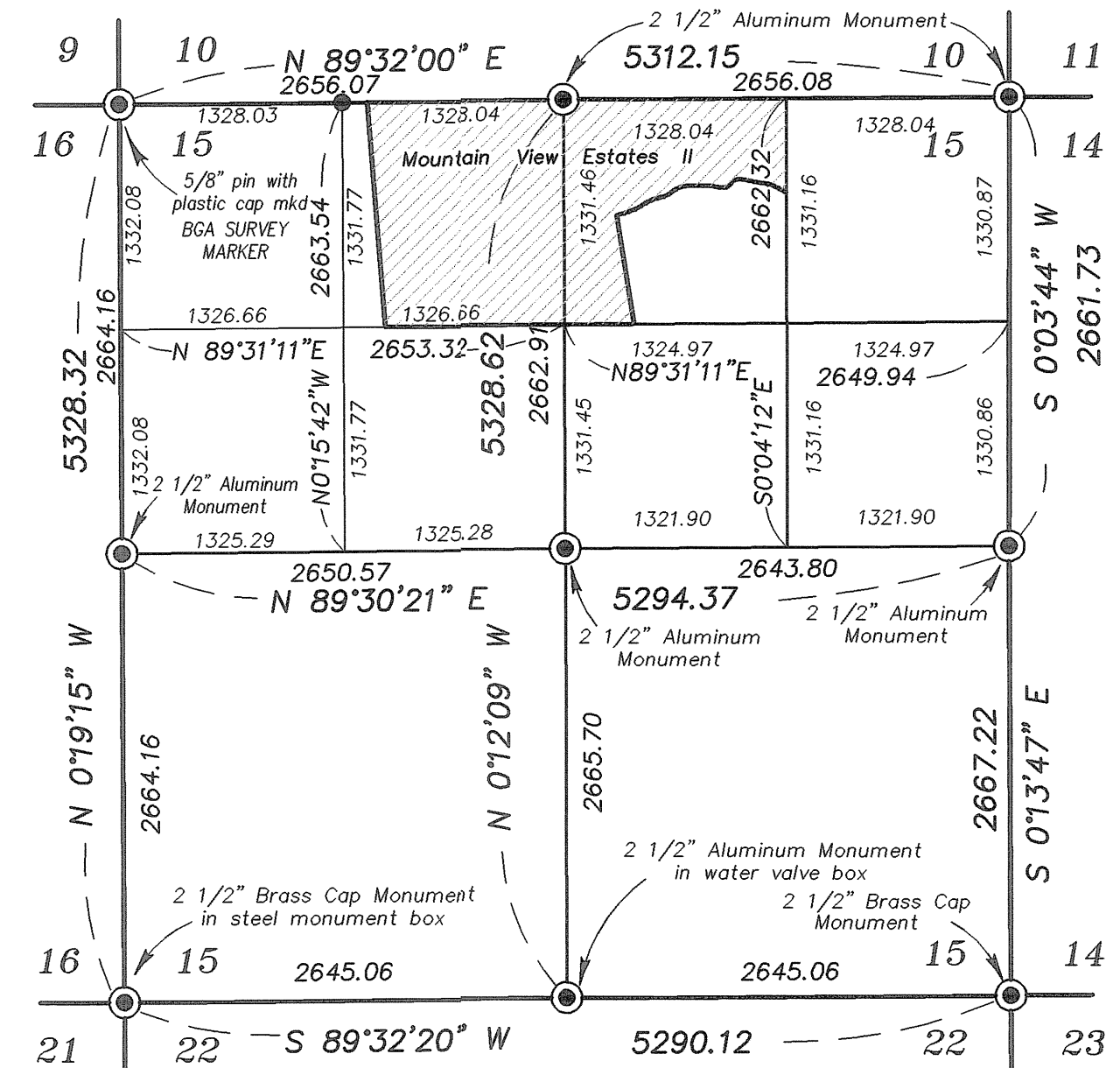
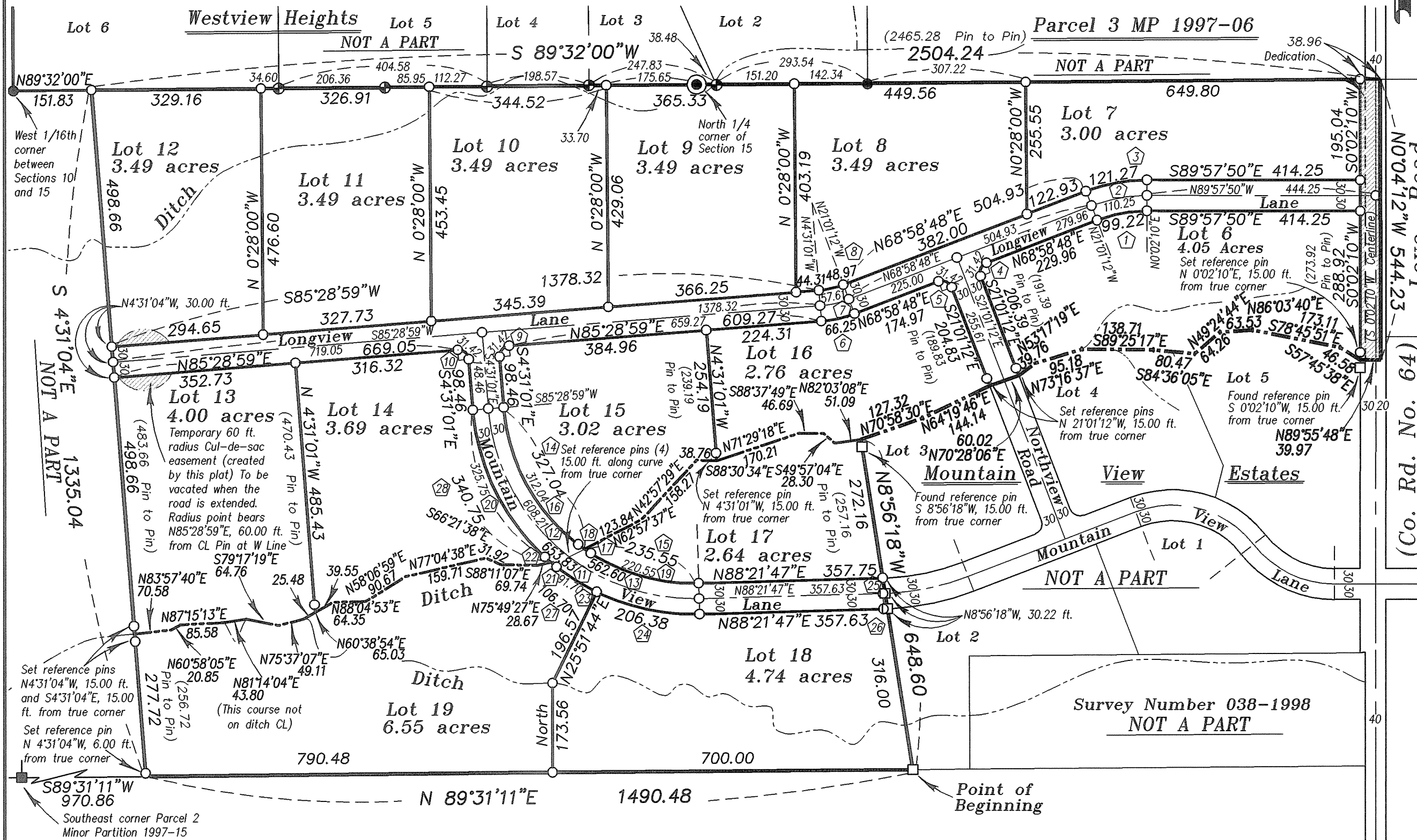
Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

SCALE: 1"=200'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Westview Heights Subdivision
Plat of Mountain View Estates
Survey Number 5-80
Survey Number 038-1998
Minor Partition Plat Number 1992-15
Minor Partition Plat Number 1997-06
Minor Partition Plat Number 1997-15

Survey Report Number 44902 prepared by Abstract and Title Company, dated September 29, 2006



Subdivision of Section 15 Scale: 1" = 1000'

CURVE DATA

1 North Line Lot 6 Δ = 21°03'22" R = 270.00' L = 99.22' T = 50.18' L.C. = 98.67' S 79°30'29"W	2 Cl East Curve Longview Lane Δ = 21°03'22" R = 300.00' L = 110.25' T = 55.75' L.C. = 109.63' S 79°30'29"W	3 South Line Lot 7 Δ = 21°03'22" R = 330.00' L = 121.27' T = 61.33' L.C. = 120.59' S 79°30'29"W	4 Northwest Corner Lot 6 Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' L.C. = 28.28' S 23°58'48"W	5 Northeast Corner Lot 16 Δ = 90°00'00" R = 20.00' L = 31.42' T = 169.79' L.C. = 28.28' N 66°01'12"W	6 North Line Lot 16 Δ = 16°30'11" R = 230.00' L = 66.25' T = 33.35' L.C. = 66.02' N 77°13'54"E
7 Cl Between Lots 16 and 8 Δ = 16°30'11" R = 200.00' L = 57.61' T = 29.00' L.C. = 57.41' N 77°13'54"E	8 South Line Lot 8 Δ = 16°30'11" R = 170.00' L = 48.97' T = 24.65' L.C. = 48.80' N 77°13'54"E	9 Northwest Corner Lot 15 Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' L.C. = 28.28' S 40°28'59"W	10 Northeast Corner Lot 14 Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' L.C. = 28.28' N 49°31'01"W	11 Total R/W N Line Lots 14, 18, 19 Δ = 87°07'13" R = 20.00' L = 653.83' T = 408.91' L.C. = 592.64' N 48°04'37"W	12 Cl Mountain View Drive Δ = 87°07'13" R = 400.00' L = 608.21' T = 380.38' L.C. = 551.29' N 48°04'37"W
13 Total R/W S Line Lots 15 and 17 Δ = 87°07'13" R = 370.00' L = 562.60' T = 351.86' L.C. = 509.95' N 48°04'37"W	14 Total R/W S Line Lot 15 Δ = 50°38'38" R = 370.00' L = 327.04' T = 121.92' L.C. = 316.50' N 29°50'20"W	15 Total R/W S Line Lot 17 Δ = 36°28'34" R = 370.00' L = 312.04' T = 121.92' L.C. = 302.88' N 73°23'56"W	16 R/W Pin to Pin S Line Lot 15 Δ = 48°19'16" R = 370.00' L = 312.04' T = 165.98' L.C. = 302.88' N 28°40'39"W	17 R/W Pin to NW Cor S Lot 17 Δ = 21°29'22" R = 370.00' L = 15.00' T = 7.50' L.C. = 15.00' N 56°19'20"W	18 R/W Pin to SE Cor S Lot 15 Δ = 21°29'22" R = 370.00' L = 15.00' T = 7.50' L.C. = 15.00' N 53°59'58"W
19 R/W Pin to Pin S Line Lot 17 Δ = 34°09'12" R = 370.00' L = 220.55' T = 113.66' L.C. = 217.30' N 74°33'37"W	20 R/W Pin to Pin S Line Lot 14 Δ = 43°24'17" R = 430.00' L = 325.75' T = 171.14' L.C. = 318.02' N 26°13'09"W	21 R/W Pin to NE Cor SE Lot 19 Δ = 15°59'55" R = 430.00' L = 15.00' T = 7.50' L.C. = 15.00' N 50°55'11"W	22 R/W Pin to SE Cor SE Lot 14 Δ = 15°59'55" R = 430.00' L = 15.00' T = 7.50' L.C. = 15.00' N 58°01'42"W	23 R/W Pin to NE Cor SE Lot 19 Δ = 12°13'08" R = 430.00' L = 91.70' T = 46.02' L.C. = 91.53' N 58°01'42"W	24 R/W Northwest Corner Lot 18 Δ = 27°29'57" R = 430.00' L = 206.38' T = 105.22' L.C. = 204.40' N 77°53'15"W
25 Mt. View Cl Pin to Pin E Line Ext. Δ = 0°27'15" R = 500.00' L = 3.96' T = 1.98' L.C. = 3.96' N 88°08'09"E	26 North R/W Line NE Corner Lot 18 Δ = 0°50'36" R = 530.00' L = 7.80' T = 3.90' L.C. = 7.80' N 87°56'29"E	27 Total R/W NE Line Lot 19 Δ = 14°13'03" R = 430.00' L = 106.70' T = 53.63' L.C. = 106.43' N 57°01'44"W	28 Total R/W SE Line Lot 14 Δ = 45°24'12" R = 430.00' L = 340.75' T = 179.89' L.C. = 331.90' N 27°13'07"W		

LEGEND

- Found monument as described as per Union County monumentation records
- ⊕ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Westview Heights
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Mountain View Estates
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set Minor Partition Plat Number 1992-15
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set Minor Partition Plat Number 1997-15
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- - - Ditch
- ▨ Area of dedication or easement (Other than Northview Road, Mountain View Lane and Longview Lane)

NARRATIVE

This subdivision was done at the request of Tina Hurst, owner of the land within this subdivision. Section 15 was previously subdivided by survey number 5-80 and used by many subsequent surveys. I base the location of the subdivisional lines of the section on that survey. The Southeastern exterior of this subdivision was monumented by the plat of Mountain View Estates. The area West of this subdivision is still in the Hurst ownership. I place the West line of the subdivision along an existing fence as directed by Ms. Hurst. I set reference pins for some of the lot corners to avoid destruction by ditch maintenance. The East line of this ownership is an aliquot line of Section 15, and not in common with the center line of Love Road. This plat dedicates the portion already within the existing right of way of Love Road, and an additional strip of land to make that portion of Love Road abutting this subdivision 30 ft. in width from the center line of the road to the West right of way line. This plat also creates a temporary cul de sac easement at the Westerly terminus of Longview Lane. This easement is for a turn around for emergency vehicles, and is to be no longer valid upon extension of Longview Lane, should further development occur. I find no other unusual conditions with this subdivision.

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 MOUNTAIN VIEW ESTATES II, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C866, C867 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

Mountain View Estates II

A Subdivision of a portion of Parcel 1 of Minor Partition Plat Number 1997-15
Situating in the Northeast quarter of the Northwest quarter and the Northwest quarter of
the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being a portion of Parcel 1 of Minor Partition Plat Number 1997-15, filed as microfilm number 973561 in the office of the Union County Clerk, being situated in the Northwest quarter of the Northeast quarter and in the Northeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of Mountain View Estates, said point being on the South line of the Northwest quarter of the Northeast quarter of said Section 15,

Thence; North 8°56'18" West, a distance of 648.60 feet, to the centerline of an existing ditch,

Thence; North 70°58'30" East, along said centerline, a distance of 127.32 feet,

Thence; North 64°19'46" East, along said centerline, a distance of 144.14 feet,

Thence; North 70°28'06" East, along said centerline, a distance of 60.02 feet,

Thence; North 53°17'19" East, along said centerline, a distance of 39.76 feet,

Thence; North 73°16'37" East, along said centerline, a distance of 95.18 feet,

Thence; South 89°25'17" East, along said centerline, a distance of 138.71 feet,

Thence; South 84°36'05" East, along said centerline, a distance of 80.47 feet,

Thence; North 49°24'44" East, along said centerline, a distance of 64.26 feet,

Thence; North 86°03'40" East, along said centerline, a distance of 63.53 feet,

Thence; South 78°45'51" East, along said centerline, a distance of 173.11 feet,

Thence; South 57°45'38" East, along said centerline, a distance of 46.58 feet,

Thence; North 89°55'48" East, departing from said centerline, a distance of 39.97 feet, to the East line of the Northwest quarter of the Northeast quarter of said Section 15,

Thence; North 0°04'12" West, along said East line, a distance of 544.23 feet, to the North line of said Section 15,

Thence; South 89°32'00" West, along said North line, a distance of 2504.24 feet,

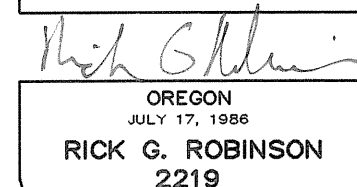
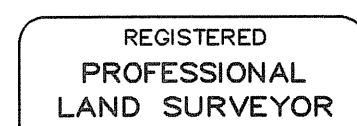
Thence; South 4°31'04" East, a distance of 1335.04 feet to the South line of the Northeast quarter of the Northwest quarter,

Thence; North 89°31'11" East, along said South line, and along the South line of the Northwest quarter of the Northeast quarter, a distance of 1490.48 feet, to the Point of Beginning of this description.

Said tract containing 57.62 Acres (2,509,887 Sq. Ft.)

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the lot corners and the boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2008

DECLARATION

Know all people by these presents that TINA R. HURST is the sole owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, and I do hereby donate, dedicate, and convey to public use forever, the land within Mountain View Lane, Northview Road, Longview Lane, and Love Road, and do further hereby create the temporary cul-de-sac easement at the end of Longview Lane, as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

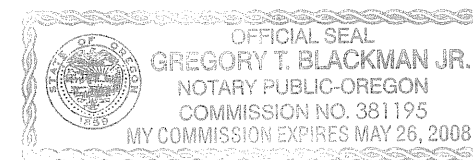
Tina R. Hurst
TINA R. HURST

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of February, 2007, before me a Notary Public in and for said State and County, personally appeared TINA R. HURST, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Gregory T. Blackman Jr.
Notary Public for
the State of Oregon



Notarial seal

COVENANTS AND RESTRICTIONS

Covenants and restrictions have been created and are being filed simultaneously with this plat.

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 MOUNTAIN VIEW ESTATES II, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C866, C867 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

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 2006-2007 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 Linda L. Hill Date: 2/15/07
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 20th day of February, 2007.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 6 day of FEBRUARY, 2007.

by Richard A. Shaver
Richard A. Shaver

UNION COUNTY COMMISSION

Approved this 21st day of FEBRUARY, 2007.

Steve McClure
Steve McClure

R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

Colleen MacLeod
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 21st day of Feb, 2007, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. C866, C867 Union County records. Microfilm Number 20070917T

Union County Clerk by D. Nelson, Deputy