

Pleasant View Subdivision

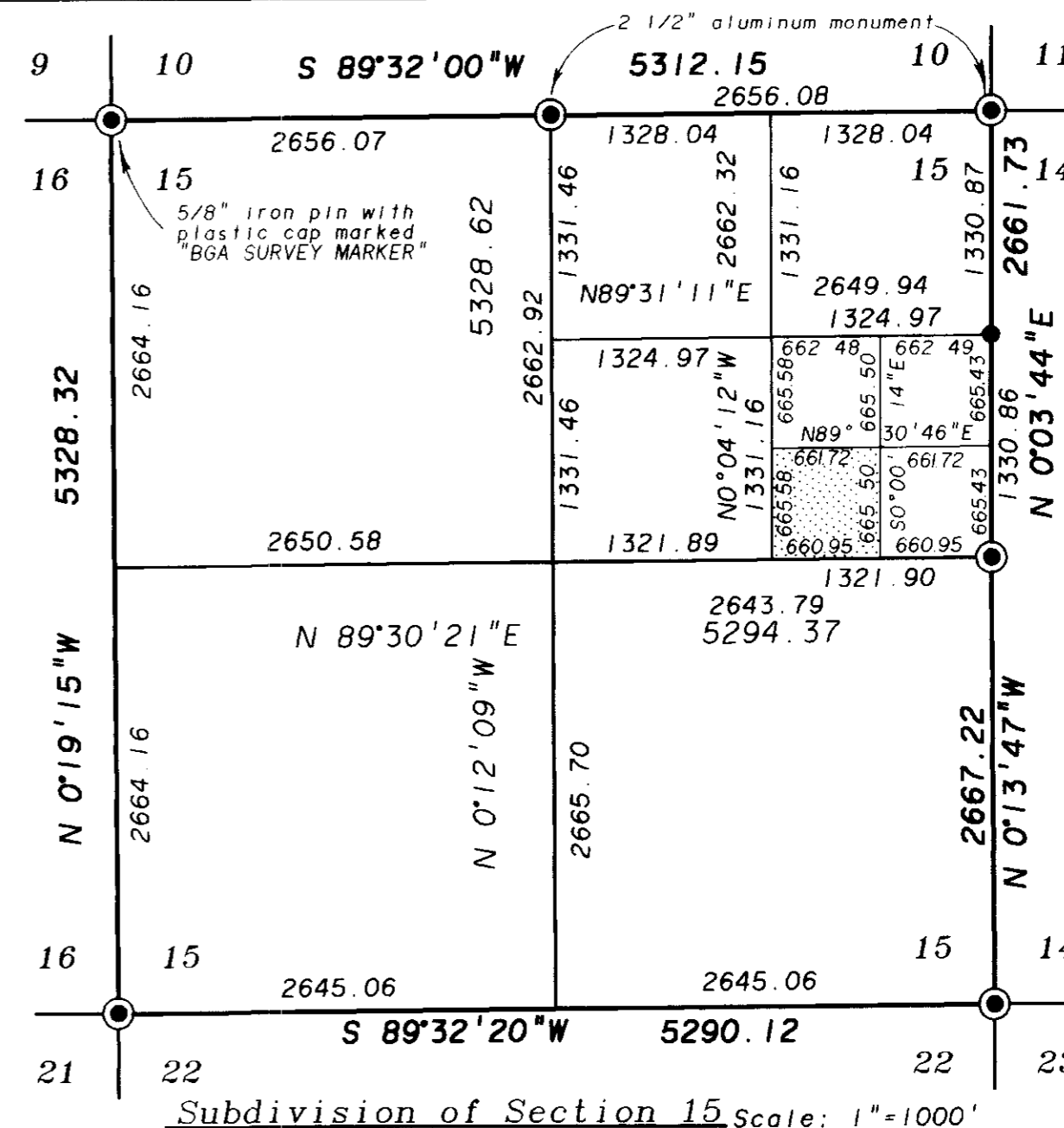
A Subdivision of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon.

BASIS OF BEARING

Plat Cabinet No. B.428
Microfilm No. 962277

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

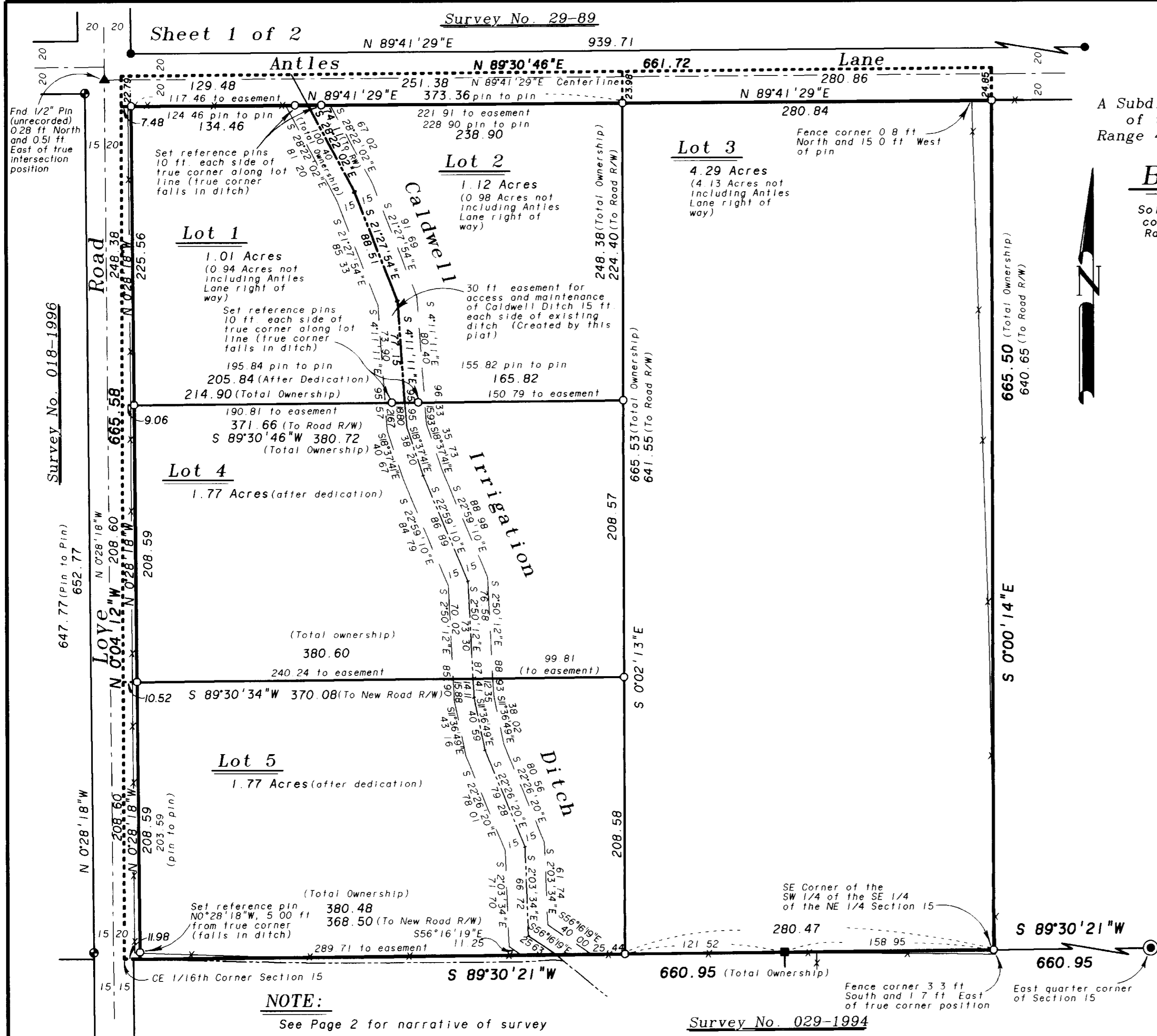
SCALE: 1"=60'



Subdivision of Section 15 Scale: 1"=1000'

LEGEND

- Found 2 1/2" brass cap monument (unless otherwise noted) as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 29-89
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 029-1994
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 018-1996
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Caldwell Ditch
- - - Easement line
- Centerline
- x - Existing fence line



NOTE:
See Page 2 for narrative of survey

Survey No. 029-1994

REFERENCE MATERIAL

Union County Monumentation Records,
Commissioners Journal Volume L Page 472
Commissioners Journal Volume O Page 510
Survey Number 5-80
Survey Number 29-89
Survey Number 029-1994
Survey Number 018-1996

DEED REFERENCES

Microfilm Number 126935
Microfilm Number 153051
Surveyor report number 35746
prepared by Abstract and Title Company

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date Dec. 31, 1996

Pleasant View Subdivision

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SURVEYOR'S STATEMENT

I, Rick G. Robinson, OPLS 2219, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached map as PLEASANT VIEW SUBDIVISION, in accordance with O.R.S. Chapter 92, the exterior boundary of the total subdivision being described as follows:

The Southwest quarter of the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15, said point being South 89°30'21" West, a distance of 660.95 feet from the Southeast corner of the Northeast quarter of said Section 15.

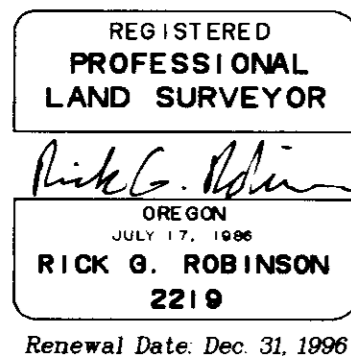
Thence: South 89°30'21" West, along the South line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15, a distance of 660.95 feet, to the Southwest corner of said subdivision of said Section 15.

Thence: North 0°04'12" West, along the West line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15, a distance of 665.58 feet, to the Northwest corner of said subdivision of said Section 15.

Thence: North 89°30'46" East, along the North line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15, a distance of 661.72 feet, to the Northeast corner of said subdivision of said Section 15.

Thence: South 0°00'14" East, along the East line of the Southwest quarter of the Southeast quarter of the Northeast quarter of said Section 15, a distance of 665.50 feet, to the Point of Beginning of this description.

Said parcel containing 10.10 acres (440,130 Sq. Ft.).



Rick G. Robinson
Rick G. Robinson, OPLS 2219
BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850

NARRATIVE

This subdivision was done at the request of Owen Kropf. The Kropf ownership is an aliquot portion of Section 15. I base the subdivision of this section on survey number 5-80, which originally subdivided the section. I place the right of way of Antles Lane 40 feet South and parallel with the North line monumented by survey number 29-89. I place the centerline of Love Road 15 feet East and parallel with the West right of way as monumented by survey number 029-1996. In addition to the 30 ft. right of way called for in the original dedication, Mr. Kropf wished to dedicate the strip of ground along the West side of his ownership to increase the right of way width East of centerline to 20 feet. At the request of the Caldwell Ditch Company, a 30 ft. easement is also being created by this plat for the access and maintenance of the ditch. The Lots of the subdivision were placed at the direction of Mr. Kropf. The existing fences are relatively harmonious as shown, with the exception of the fence along the East line of the property, which skews Northwesterly, encroaching 15 feet at the Northeast corner of the Kropf ownership.

DEDICATION

Know all people by these presents that Owen J. Kropf and Ella R. Kropf are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that William F. Phinney and Sabra S. Phinney are the beneficiaries of a deed of trust for said land, said deed filed as microfilm number 126935 in the deed records of Union County, and have caused the same to be surveyed and subdivided into the lots as shown on the annexed map in accordance with the provisions of O.R.S. Chapter 92, and we do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public use forever, the strip of land West of a line 20 feet East and parallel with the centerline of Love Road, bounded on the South by the South line of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, and bounded on the North by the South right of way line of Antles Lane. We further create and grant to the Caldwell Ditch Company, a 30 ft. easement, 15 feet each side of the existing ditch, as shown on the annexed map, said easement for the access and maintenance of said ditch.

Owen J. Kropf
Owen J. Kropf

Ella R. Kropf
Ella R. Kropf

William F. Phinney
William F. Phinney

Sabra M. Phinney
Sabra M. Phinney

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 12 day of April, 1996, before me a Notary Public in and for said State and County, personally appeared Owen J. Kropf and Ella R. Kropf, 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.

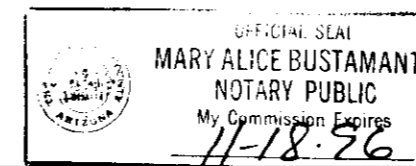
Mary Lois Deegan
Notary Public for
the State of Oregon

Notarial Seal

State of Arizona
SS
County of ~~Santa Cruz~~ PIMA

Know all these people by these presents, on this 19 day of April, 1996, before me a Notary Public in and for said State and County, personally appeared William F. Phinney and Sabra M. Phinney, 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.

Mary Alice Bustamante
Notary Public for
the State of Arizona



Notarial Seal

APPROVALS

UNION COUNTY SURVEYOR

Examined and approved this 24th day of APRIL, 1996.

James D. Hanley
James D. Hanley, Baker County Surveyor
for the Union County Surveyor

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 1995-1996 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 Patty Gooderham Date: 4/24/96
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 partition and that are now due and payable have been paid to me.

by Peggy Sutton Date: 4-24-96
Peggy Sutton, Union County Treasurer

UNION COUNTY PLANNING COMMISSION

Examined and approved this 28th day of May, 1996.

Joel Hase
Joel Hase, Chairman
Union County Planning Commission

UNION COUNTY BOARD OF COMMISSIONERS

Examined and approved this 5th day of JUNE, 1996.

John Howard
John Howard
Loren D. Savage
Loren D. Savage

Steve McClure

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 5th day of June, 1996, at 9:10 o'clock A.M. and in Plat Cabinet No. _____, Union County records.

Microfilm No. 962277

R. Nellie Doque Higbert
R. Nellie Doque Higbert, Deputy
Union County Clerk