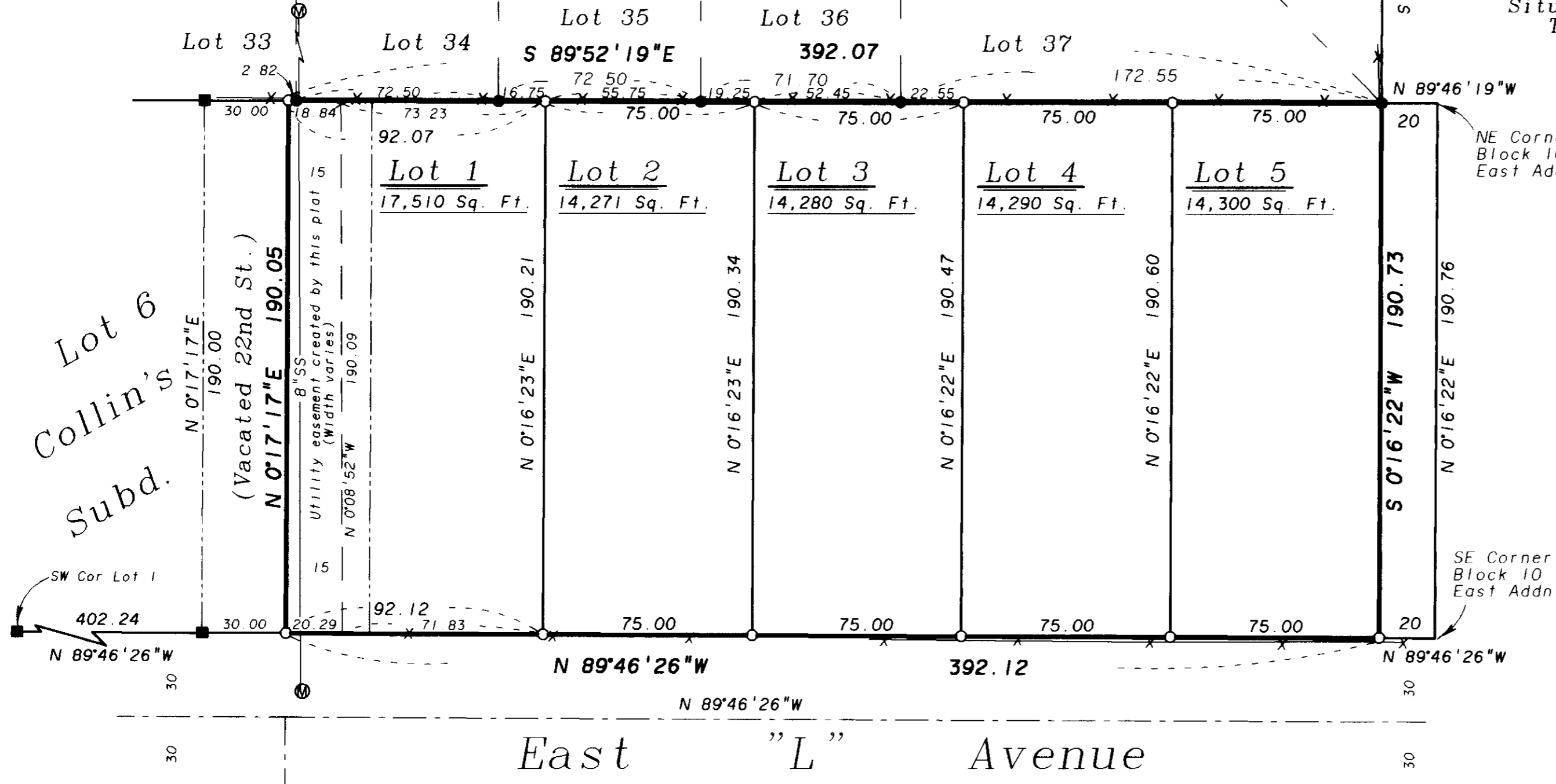


# Windy Acres Subdivision

A Subdivision of a portion of Block 10 and the East half of vacated 22nd Street, East Addition to LaGrande, Union County, Oregon.

Situated in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 3 South, Range 38 East of the Willamette Meridian.

## Eagle Cap Estates



### BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY  
 Dated 1946.

SCALE: 1" = 40'

### NARRATIVE

This subdivision was done at the request of Marlene Leitch, on behalf of the owners of the subdivision. I use Survey Number 1-79 as the basis of the location of East Addition. That survey was also the basis for the plats of Collins Subdivision, East Haven Addition, Rogers Subdivision and Eagle Cap Estates. I locate the North line of East "L" Avenue on the extension of the South line of Collins Subdivision, and the East line of this subdivision on the southerly extension of the East line of Eagle Cap Estates, as dictated by survey number 1-79. I place the dividing lines of the lots at the direction of the agent for the owners. The easement created across the Westerly portion of Lot 1 was dictated by City of LaGrande Ordinance Number 2870, Series 1995 recorded as deed microfilm number 160697. The ordinance dictated an easement should be recorded, but made no reference to width. It was necessary to go to the findings of fact of planning commission order number 16-1995, which dictated a 30 ft. easement width. I place the East line of the easement 15 feet East and parallel with the existing sewer line, with the remainder of the lot West of this line to be a part of the utility easement. This creates an odd dimension at the North and South ends of the lot as shown. I find no other unusual conditions on the location of this subdivision.

### LEGEND

- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set the plat of Collin's Subdivision
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Eagle Cap Estates
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Existing Manhole
- x-x-x- Existing fence line
- - - - - Easement line
- · - · - · - Line of vacated 22nd St.
- - - - - Centerline

### REFERENCE MATERIAL

- Plat of East Addition
- Plat of Collin's Subdivision
- Plat of East Haven Addition
- Plat of Rogers Subdivision
- Plat of Eagle Cap Estates
- Survey Number 1-79
- Survey Number 023-1993
- DEED REFERENCES
- City of LaGrande Ordinance No. 2870 Series 1995 (Deed Microfilm No. 160697)
- Partition Report Number 35475 prepared by Abstract and Title Co.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JULY 17, 1996  
**RICK G. ROBINSON**  
 2219  
 Renewal Date: Dec. 31, 1996

# Windy Acres Subdivision

A Subdivision of a portion of Block 10 and the East half of vacated 22nd Street, East Addition to LaGrande, Union County, Oregon.  
Situating in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 3 South, Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, depose and say that I have surveyed and platted WINDY ACRES SUBDIVISION, situated in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, said parcel also being a portion of Lots 1 and 2, Block 10 of East Addition to LaGrande, Oregon, the exterior of which being more particularly described as follows.

Beginning at a point on the North line of said Block 10, said point being the Southeast corner of Lot 37 of Eagle Cap Estates.

Thence: South 0°16'22" West, a distance of 190.73 feet, to the South line of said Block 10, said line also being the North right of way line of East "L" Avenue.

Thence: North 89°46'26" West, along said South line, and along said right of way, a distance of 392.12 feet to the centerline of vacated 22nd Street.

Thence: North 0°17'17" East, along said centerline, a distance of 190.05 feet, to the North line of said Block 10, said line also being the South line of Eagle Cap Estates.

Thence: South 89°52'19" East, along said the North line of said block, and along the South line of said subdivision, a distance of 392.07 feet, to the Point of Beginning of this description.

Said parcel containing 1.714 Acres. (74,651 Sq. Ft.)

I further depose and say that I made a survey and plat by order of and under the direction of the owners thereof, that all lot corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. 92.050 and 92.060.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1996

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett-Griffith & Blackman  
2006 Adams Avenue  
LaGrande, Oregon

## DEDICATION

Know all people by these presents that Larry Gene McIntosh and April Kay McIntosh are the owners of WINDY ACRES SUBDIVISION, more particularly described in the accompanying Surveyor's Certificate and have caused the same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, the utility easement along the West line of Lot 1, as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

*Larry Gene McIntosh*  
Larry Gene McIntosh

*April Kay McIntosh*  
April Kay McIntosh

## APPROVALS

### City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. 92.100 this 15<sup>th</sup> day of May, 1996.

*Norman J. Paulus, Jr.*  
Norman J. Paulus, Jr.

### City of LaGrande Planner

Approved this 26<sup>th</sup> day of April, 1996.

*Dan Moore*  
Dan Moore, City Planner

### 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 calendar year but not yet certified to the tax collector for collection have been paid to me.

4/30/96  
Date *Patti Goodenham*  
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.

4/30/96  
Date *Loggy Sutton*  
Union County Treasurer

### LaGrande City Council

Approved by the LaGrande City Council this 15<sup>th</sup> day of MAY, 1996.

*Colleen Johnson*  
Colleen Johnson, Mayor

*Di Larson Hill*  
Di Larson Hill

*Gary Hathaway*  
Gary Hathaway

*Carl Pitcher*  
Carl Pitcher

*Steve Clements*  
Steve Clements

### Union County Commission

Approved this 5<sup>th</sup> day of JUNE, 1996.

*John Howard*  
John Howard

*Lorence D. Savage*  
Lorence D. Savage

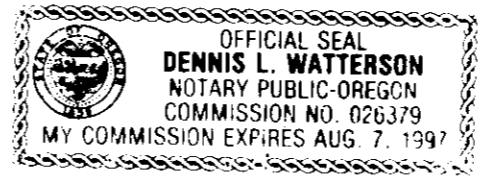
Steve McClure

## ACKNOWLEDGEMENT

State of Oregon  
County of Union

Know all these people by these presents, on this 26<sup>th</sup> day of APRIL, 1996, before me a Notary Public in and for said State and County, personally appeared Larry Gene McIntosh and April Kay McIntosh, 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



## 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 5<sup>th</sup> day of JUNE, 1996, at 9:10 o'clock A. M., and recorded in Plat Cabinet No. B-429 Union County records. Microfilm Number 962278

R. NELLIE BOGUE HOBERT  
Union County Clerk  
by *B. Nelson*, Deputy