

DIAMOND RIVERFRONT ESTATES

A subdivision of a portion of Parcels 1 and 2 of Partition Plat 1996-11
Sited in the Southeast quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian

Microfilm Number 20191373T
Plat Cabinet Number E460 + E461

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"=100'

LEGEND

- ▲ Found 5/8" iron pin set by Survey Number 56-73
- Found 5/8" iron pin with plastic cap marked "LS 1952" set by Minor Partition Plat Number 1996-11
- Found 5/8" iron pin with plastic cap marked "LS 1952" set by Survey Number 045-2001
- ⊙ Found 2 1/2" brass cap marked as per Union County Monumentation Records
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 008-2017
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Easement Line
- ✕ Existing Fence line
- () Record measurement as per Survey Number 008-2017
- [] Record measurement as per Partition Plat 1996-11
- { } Record measurement as per Survey Number 56-73
- W Irrigation Well

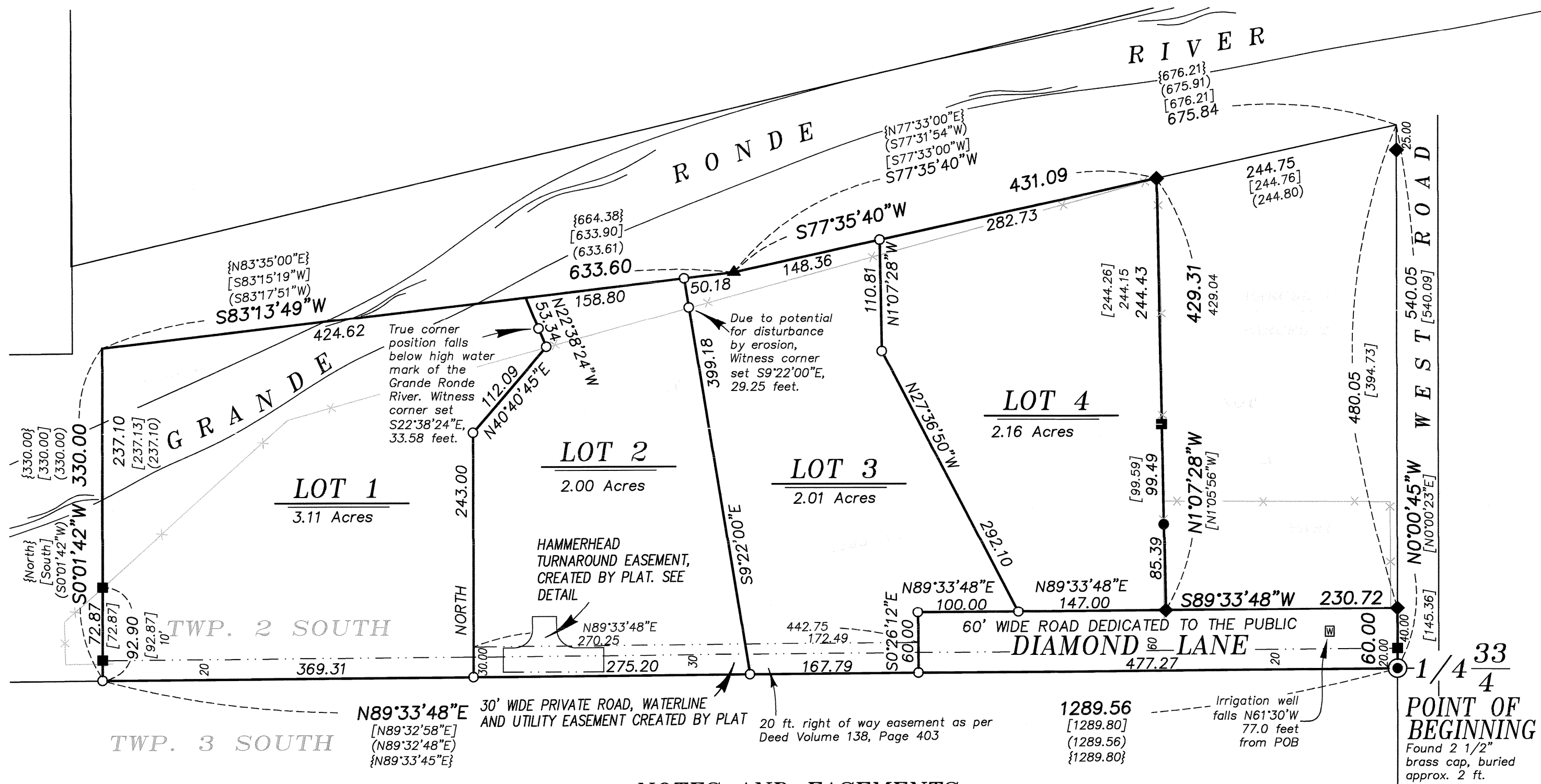
NARRATIVE

This subdivision was done at the request of Geoff Robinson, potential purchaser of the land within. Mr. Robinson wanted to divide the property as shown hereon. Extentors of the property were established by Partition Plat 1996-11. The underlying fee of 20 foot ditch along the South side of the property, originally excluded from said Partition, is in fact in the ownership of this partitioner. I find the pin at the angle point on the North line set by Survey Number 56-73 and hold this pin as found. Bearings and distances along this North line will therefore differ slightly from those of Survey Number 008-2017. I find the pin at the Southwest to have been buried beyond where it can be reasonably excavated and replace it at record position. I find no other unusual conditions with this subdivision.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of DIAMOND RIVERFRONT ESTATES and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E460 + E461 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571



NOTES AND EASEMENTS

1. Easement granted to Oregon Trail Electric Consumer's Cooperative, as per Microfilm Document Number 962996, does not fall on this property
2. Easement for a septic system, as per Microfilm Document Number 962753, location unspecified
3. 20 foot wide easement, granted to La Grande Concrete Pipe Co. by Book 138, Page 403, over the South 20 feet of the property.
4. Right of way for May Park Caviness Ditch. Runs along South boundary of this property.
5. Rights of the public and of governmental bodies in and to that portion of the premises lying below the high water mark of the Grande Ronde River
6. 30 foot wide easement for ingress, egress, and utilities, over the most Southerly part of Lot 3 and the South 30 feet of Lot 2, for access to Lots 1 and 2, created by this plat. Includes right to maintain and service existing buried irrigation mainline.
7. Hammerhead turnaround easement, created by this plat. Easement to be extinguished upon any future extension of road.
8. Irrigation well permitted by the Oregon Water Resources Department Permit G-18403. All work or alterations to this well, water piping system or electrical system shall be conducted and approved through a work in right-of-way permit with the Union County Public Works Department. Owner/water right holder acknowledges the likelihood that in the future this well may need to be abandoned at the discretion of the governing jurisdiction of the dedicated right-of-way and at the expense of the well owner/water right holder. Lot 4 is the owner of the well. Rights of other lots to use well addressed in conditions, covenants and restrictions.

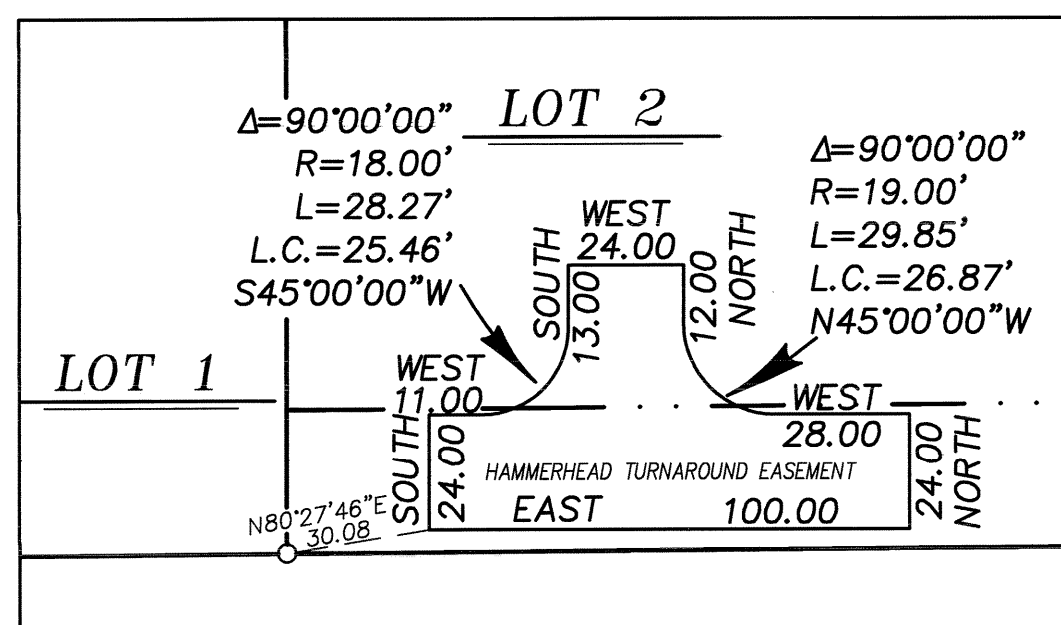
REFERENCE MATERIAL

- Union County Monumentation Records
Survey Number 56-73
Survey Number 50-77
Survey Number 028-2000
Survey Number 045-2001
Survey Number 008-2017
Partition Plat 1996-11
Partition Plat 20060002T
- DEED REFERENCES
Book 138, Page 403
Microfilm Document Number 962753
Microfilm Document Number 962996
Microfilm Document Number 20173473

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffrey S. Hsu
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2019



HAMMERHEAD DETAIL

SCALE 1"=40'

DIAMOND RIVERFRONT ESTATES

A subdivision of a portion of Parcels 1 and 2 of Partition Plat 1996-11
Situating in the Southeast quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this subdivision, being a portion of Parcels 1 and 2 of Minor Partition Plat No. 1996-11, filed as Microfilm Number 962453 in Slide 430, Plat Cabinet 'B', plat records of Union county, situate in the Southeast quarter of the Southwest quarter of Section 33, Township 2 South, Range 38 East of the Willamette Meridian, Union County, Oregon, said land being more particularly described as follows,

Beginning at the South quarter corner of said Section 33,

Thence: North 0°00'45" West, along the East line of said Parcel 2, said line also being the West right of way line of West Road, a distance of 60.00 feet,

Thence: South 89°33'48" West, a distance of 230.72 feet,

Thence: North 1°07'28" West, a distance of 429.31 feet, to the North line of Parcel 1,

Thence: South 77°35'40" West, along the North line of Parcel 1, a distance of 431.09 feet, to an angle point in said line,

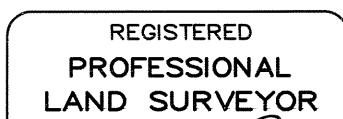
Thence: South 83°13'49" West, continuing along said North line, a distance of 633.60 feet, to the Northwest corner of Parcel 1,

Thence South 0°01'42" West, along the West line of said Parcels 1 and 2, a distance of 330.00 feet, to the South line of said Section 33,

Thence: North 89°33'48" East, along said South line, a distance of 1,289.56 feet, to the Point of Beginning.

Containing 9.94 acres.

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



Renewal Date: June 30, 2019

Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of DIAMOND RIVERFRONT ESTATES and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu, OPLS 83571

DECLARATION

Know all people by these presents that PARKER K. MCKINLEY, JILL C. MCKINLEY and GEOFFREY K. ROBINSON, are the owners of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that 60' wide portion of DIAMOND LANE, and do hereby create the 30 foot easement for ingress, egress and utilities over Lots 2 and 3 for benefit of Lots 1 and 2, and the hammerhead turnaround easement, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

PARKER K. MCKINLEY

JILL C. MCKINLEY

GEOFFREY K. ROBINSON

Old West Federal Credit Union, trust deed beneficiary of that trust deed as recorded as Microfilm Document Number 20191076 on the 7th day of May 2019, Union County Deed Records, hereby consent to the dedication of DIAMOND LANE, as shown hereon, including all dedications and donations of property to public purposes that are referenced in said declaration.

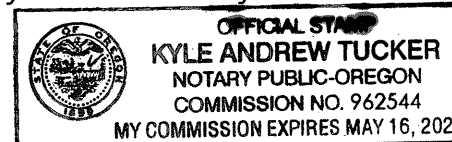
MICHAEL SNOW MATTHEW GOODWIN
Old West Federal Credit Union

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of May, 2019, before me a Notary Public in and for said State and County, personally appeared PARKER K. MCKINLEY and JILL C. MCKINLEY, who are 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.

Notary Public for the State of Oregon

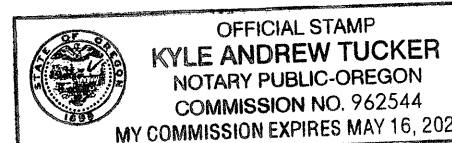


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 24th day of May, 2019, before me a Notary Public in and for said State and County, personally appeared GEOFFREY K. ROBINSON, who is known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon

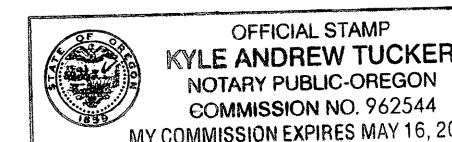


Notarial Seal

State of Oregon SS
County of Union

Know all people by these presents, on this 31st day of May, 2019, before me a Notary Public in and for said State and County, personally appeared ~~MICHAEL SNOW~~, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Notary Public for the State of Oregon



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 2018-2019 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
Cody Vavra, Union County Assessor/Tax Collector Date: 6/3/19

Union County Planning Department

Approved this 4th day of June, 2019.

for Scott Hartell

Union County Surveyor

Approved this 29th day of May, 2019.

By Wallowa County Surveyor
Gregory T. Blackman
Deputy Wallowa County Surveyor

UNION COUNTY COMMISSION

Approved this 5 day of JUNE, 2019.

Donna Beverage
Matt Scarfo

Paul Anderes

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 this 5th day of JUNE, 2019, at 9:58 o'clock A.M., and recorded in Plat Cabinet No. E460 + E461 Union County records. Microfilm Number 20191373T

Robin A. Church
Union County Clerk by
DEPUTY CLERK