

# Plat of FRONTIER SECOND ADDITION

A replat of Lots 1 and 3 of Frontier Subdivision,  
 Situated in the SW 1/4 of the NW 1/4 of Section 9,  
 Township 3 South, Range 38 East, WM,  
 City of La Grande, Union County, Oregon

Microfilm Number 20060271T  
 Plat Cabinet Number C 802-803

SCALE: 1"=40'

## LEGEND

- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by plat of FRONTIER SUBDIVISION
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 030-2003
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- \*—\*— Existing fence line
- — — Centerline of Street
- ① Curve data, curve designation
- Platted West line of East Addition prior to agreement
- ( M ) Original Subdivision Street Names
- Curve Radial Lines
- Utility, and hammerhead turnaround easement.

## REFERENCE MATERIAL

- Plat of Frontier Subdivision
- Plat of East Addition
- Plat of Collins Subdivision
- Plat of Rogers Subdivision
- Plat of Eagle Cap Estates
- Survey Number 1-79
- Survey Number 76-79
- Survey Number 037-1991
- Survey Number 029-1996
- Survey Number 023-1993
- Survey Number 001-2002
- Survey Number 030-2003
- Minor Partition Number 1995-04

## DEED REFERENCES

- Microfilm No. 20050886    Microfilm No. 20051857
- Microfilm No. 20032192    Microfilm No. 158591
- Microfilm No. 151314    Microfilm No. 151315
- Microfilm No. 20050886    Microfilm No. 20051857
- Title Report by Abstract and Title Company No. 42998

**NOTE: See Declaration of Covenants, Conditions and Restrictions, filed separately.**

**NOTE: It is the intent of the developer to create a temporary hammerhead turnaround easement as shown on the annexed plat. This easement shall become null and void upon completion of Frontier Court to East "J" Avenue.**

## BASIS OF BEARING

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

## Curve Data

① Δ = 25°52'52" R = 74.00' L = 33.43' LC = 33.14' N 13°28'00" E	② Δ = 25°52'52" R = 94.00' L = 42.46' LC = 42.10' N 13°28'00" E	③ Δ = 24°01'19" R = 114.00' L = 47.80' LC = 47.45' S 12°32'57" W	④ Δ = 2°46'22" R = 114.02' L = 4.80' LC = 4.80' N 25°03'00" E
⑤ Δ = 2°46'22" R = 79.12' L = 3.83' LC = 3.83' N 25°03'00" E	⑥ Δ = 2°46'22" R = 59.12' L = 2.86' LC = 2.86' N 25°03'00" E	⑦ Δ = 21°35'32" R = 73.36' L = 27.65' LC = 27.48' N 12°52'27" E	⑧ Δ = 21°35'32" R = 53.36' L = 20.11' LC = 19.99' N 12°52'27" E
⑨ Δ = 21°35'32" R = 33.36' L = 12.57' LC = 12.50' N 12°52'27" E	⑩ Δ = 1°30'58" R = 2020.00' L = 53.45' LC = 53.45' N 11°9'09" E	⑪ Δ = 1°30'58" R = 2000.00' L = 52.92' LC = 52.92' N 11°9'09" E	⑫ Δ = 1°30'58" R = 1980.00' L = 52.39' LC = 52.39' N 11°9'09" E
⑬ Δ = 1°51'33" R = 114.00' L = 3.70' LC = 3.70' N 25°30'28" E	⑭ Δ = 31°50'15" R = 20.00' L = 11.11' LC = 10.97' S 73°11'06" E	⑮ Δ = 31°19'40" R = 20.00' L = 10.94' LC = 10.80' N 25°30'28" E	

## HAMMERHEAD EASEMENT DATA

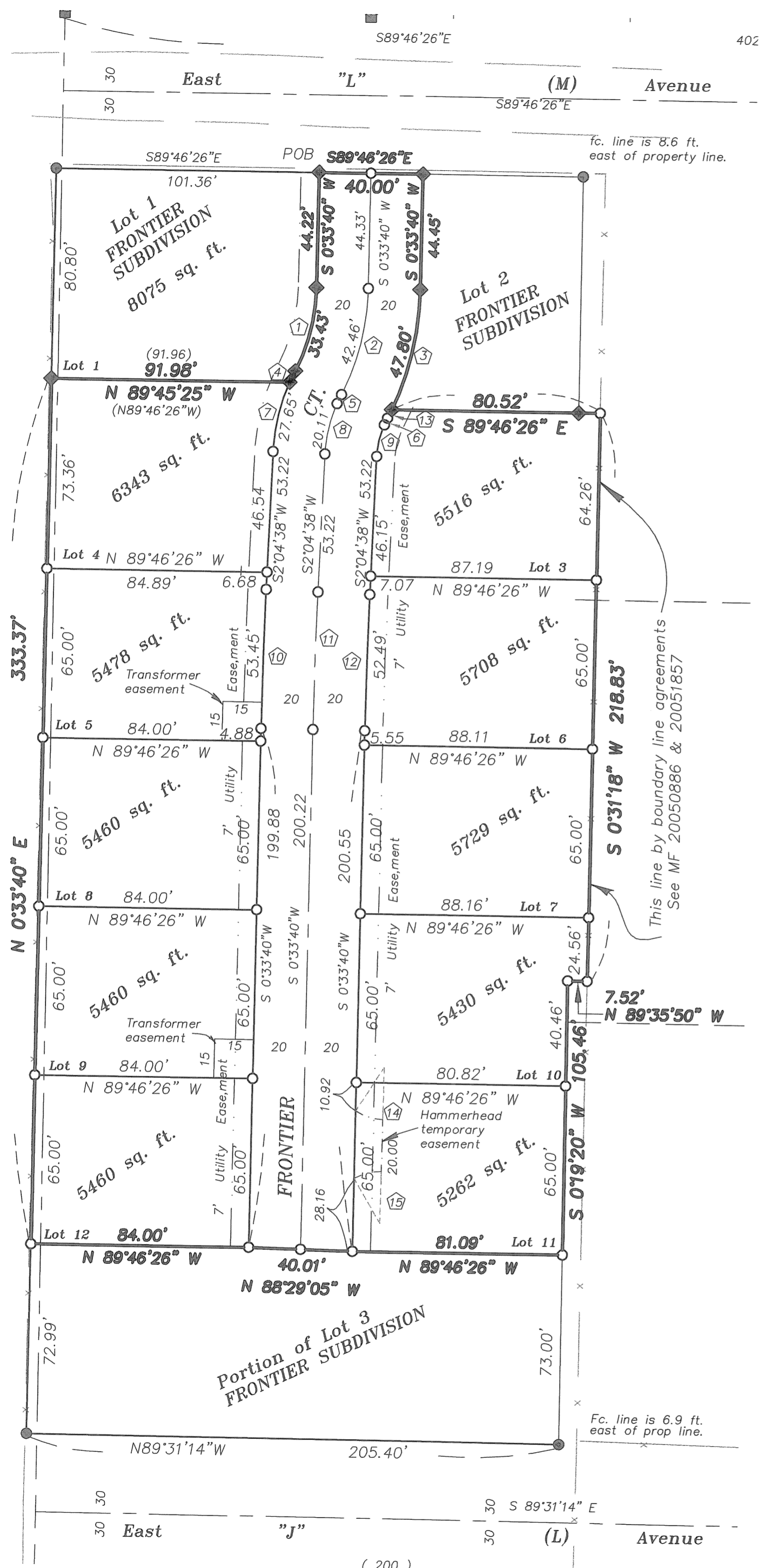
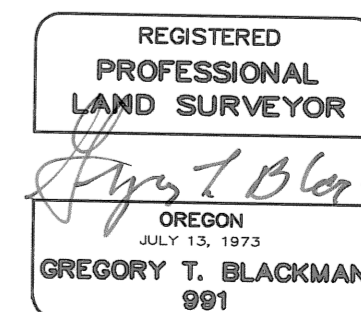
## NARRATIVE

This subdivision was ordered by Tracy Epping, of Epping Construction for the purpose of replatting Lot 1 and 3 of FRONTIER SUBDIVISION. Mr. Epping wished to create 11 new lots with this subdivision. The exterior of this plat was controlled by FRONTIER SUBDIVISION, and I accept the positions of the exterior monuments. Mr. Epping acquired additional land to the existing fence along the East boundary of this plat, which is shown as part of Lots 3, 6, 7, 10. I find no unusual conditions on this survey.

## SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Subdivision Plat and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C 802-803 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

*Gregory T. Blackman*  
 Gregory T. Blackman, OPLS 991



# Plat of FRONTIER SECOND ADDITION

Microfilm Number 20060271T  
Plat Cabinet Number C 802-803

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being a replat of a portion of Lot 3 of Frontier Subdivision, situated in the Southwest Quarter of the Northwest Quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows,

Beginning at the Northeast corner of Lot 1 of Frontier Subdivision, said point being on the South line of East "L" Avenue;

Thence; South 89°46'26" East, along said South line of East "L", Avenue a distance of 40.00 feet, to the Northwest corner of Lot 2 of Frontier Subdivision;

Thence; South 0°33'40" West, along the East line of Lot 2, a distance of 44.45 feet, to the Point of Curvature of a 114.00 ft. radius curve right,

Thence; Southwesterly around said curve right, a distance of 47.80 ft., (Long Chord bears South 12°32'57" West, a distance of 47.45 ft.), said point being the Southwest corner of said Lot 2;

Thence; South 89°46'26" East, a distance of 80.52 ft.,

Thence; South 0°31'18" West, a distance of 218.83 ft.,

Thence; North 89°35'50" West, a distance of 7.52 ft.,

Thence; South 0°19'20" West, a distance of 105.46 ft.,

Thence; North 89°46'26" West, a distance of 81.09 ft.,

Thence; North 88°29'05" West, a distance of 40.01 ft.,

Thence; North 89°46'26" West, a distance of 84.00 ft. to the West line of said Lot 3 of Frontier Subdivision,

Thence; North 0°33'40" East, along the West line of said Lot 3 a distance of 333.37 ft., to the Southwest corner of Lot 1 of said Frontier Subdivision;

Thence; South 89°45'25" East, along the South line of said Lot 1, a distance of 91.98 feet, to the Southeast corner of said Lot;

Thence; along a 114.02' radius curve right ( long chord bears North 25°03'00" East, 4.80 ft ) a distance of 4.80 feet, to the PC of a curve with a radius of 74.00 feet;

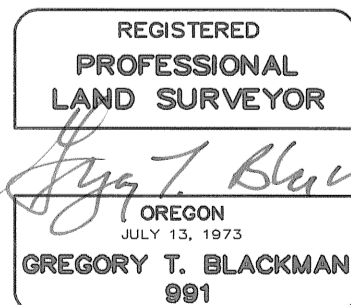
Thence; around said curve to the left, ( long chord bears North 13°28'00" East, 33.14' ) a distance of 33.43 feet, to the PT. of said curve;

Thence; North 0°33'40" East, a distance of 44.22 feet, to the point of beginning of this description.

Said parcel containing 72,527 sq. ft., 1.66 acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all Lot 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.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 2005

A Replat of Lot 3 of Frontier Subdivision,  
Situated in the SW 1/4 of the NW 1/4 of Section 9,  
Township 3 South, Range 38 East, WM,  
City of La Grande, Union County, Oregon

## DECLARATION

Know all people by these presents that Tracy Epping Development Co., an Oregon Corporation, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this subdivision, 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 we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever FRONTIER COURT, and do create the utility easements as shown, together with a temporary easement for a hammerhead turnaround situated on Lot 11, all in accordance with the provisions of O.R.S. Chapter 92, and pursuant to a resolution of its Board of Directors, has duly authorized Tracy Epping, President to sign on its behalf.

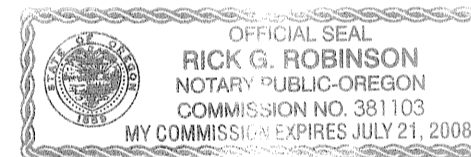
Tracy Epping AKA  
Tracy Epping  
Tracy Epping, President

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 5th day of December, 2005, before me a Notary Public in and for said County and State, personally appeared Tracy Epping, who stated that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Mich Gldman  
Notary Public for  
the State of Oregon



## UNION COUNTY COMMISSION

Approved this 14th day of December, 2005.

Steve McClure  
Steve McClure  
Colleen MacLeod  
Colleen MacLeod  
John E. Lamoreau  
John E. Lamoreau

## SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Subdivision Plat and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C 802-803 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991

## APPROVALS

### City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 5th day of December, 2005.

by Norman J. Paulus, Jr.  
Norman J. Paulus, Jr.  
City Surveyor

### City of LaGrande Planner

Approved this 19 day of JANUARY, 2006.

Michael J. Boquist  
Michael J. Boquist  
City Planner

### LA GRANDE CITY COUNCIL

Approved this 18 day of January, 2006.

Colleen MacLeod Mayor  
John E. Lamoreau Mayor Pro-Term  
John E. Lamoreau Councilor  
John E. Lamoreau Councilor  
Mary Ann Miesner Councilor  
John E. Lamoreau Councilor

### 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 2005-2006 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: 12/5/05  
Linda L. Hill, Union County Assessor/Tax Collector

## 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 19th day of January, 2006, at 10:45 o'clock A.M., and recorded in Plat Cabinet No. C 802-803 Union County records. Microfilm Number 20060271T

R. Nellie Bogue Hibbert,  
Union County Clerk, by R. Church, deputy