

HERITAGE ESTATES CONDOMINIUMS

Situated in the S 1/2 of the SW 1/4 of
 the SE 1/4 of Section 8,
 Twp 3 S, Rng 38 E, of the Willamette Meridian
 Sheet 1 of 4 Sheets

BASIS OF BEARING

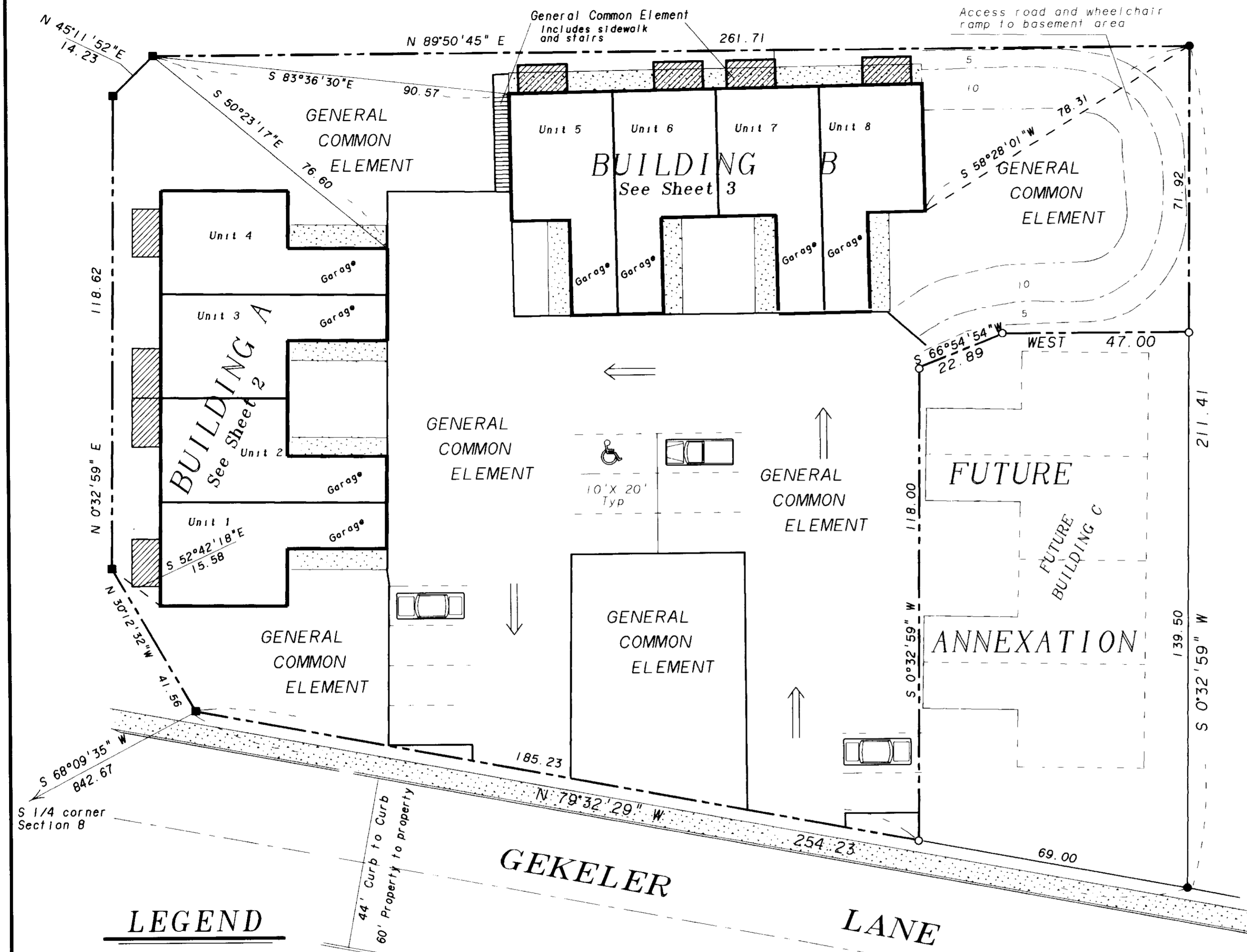
Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.



SCALE: 1" = 20'

NARRATIVE

This survey was made at the request of Gary Tucker to create the condominium as shown hereon. I surveyed and monumented this parcel in 1980, see Survey Number 1980-065. I found the monuments as hereon shown. I replaced the missing monuments at the identical positions called for on said Survey No. 1980-065. I segregated the parcel shown for future annexation. I located the buildings at the positions as shown hereon. I measured the interiors of the units to the interior walls and from floor to ceiling as shown. Vertical distances are shown as elevations.



LEGEND

- Found 5/8" X 30" rebar. Survey No. 1965-080
- Set 5/8" X 30" rebar with plastic cap. marked "BGB SURVEY MARKER"
- Monument set in Survey No. 1965-080 not found. Set 5/8" X 30" rebar with plastic cap. marked "BGB SURVEY MARKER"
- Centerline Gekeler Lane
- Property line
- ▨ 5 foot side walk.
- ▨ Patio Courtyard
- ▨ Limited Common Element

NOTE

GENERAL COMMON ELEMENTS include all land, main walls, roofs, foundations, supports, yards, and other items as set forth in the DECLARATION of UNIT OWNERSHIP to be included as a part of the plat. The DECLARATION of UNIT OWNERSHIP also delineates the LIMITED COMMON ELEMENTS. All in accordance with O.R.S. Chapter 100.

BENCH MARK
 Top of fire Hydrant
 Elevation 2787.45

SURVEYORS

BAGETT-GRIFFITH & BLACKMAN
 2006 Adams Avenue
 LaGrande, Oregon 97850
 Phone (503) 963-6092

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gregory T. Blackman
 OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991

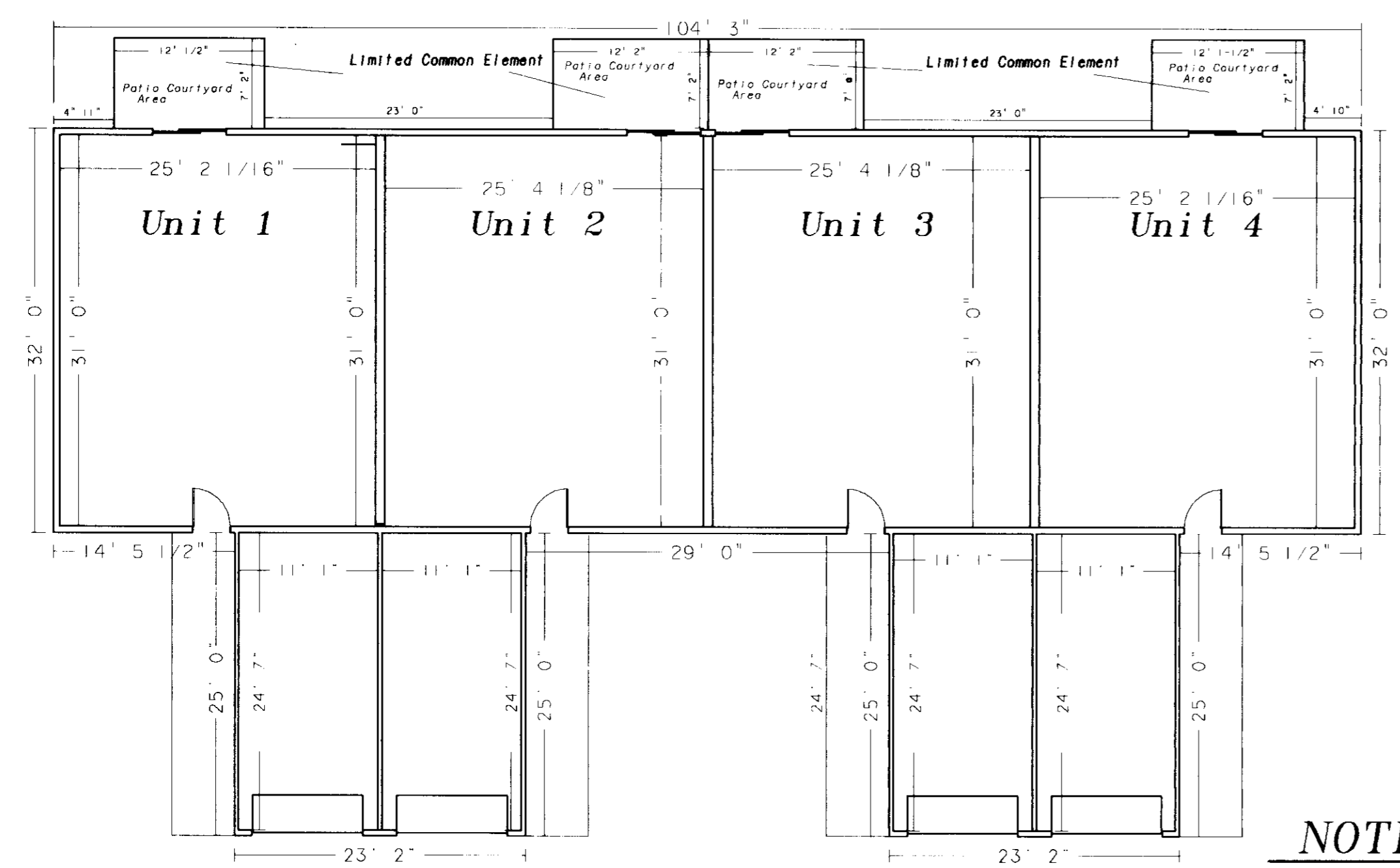
Renewal Date: Dec. 31, 1995

Building A

HERITAGE ESTATES CONDOMINIUMS

Sheet 2 of 4 Sheets

SCALE: 1"=10'



Ground Floor

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SURVEYORS

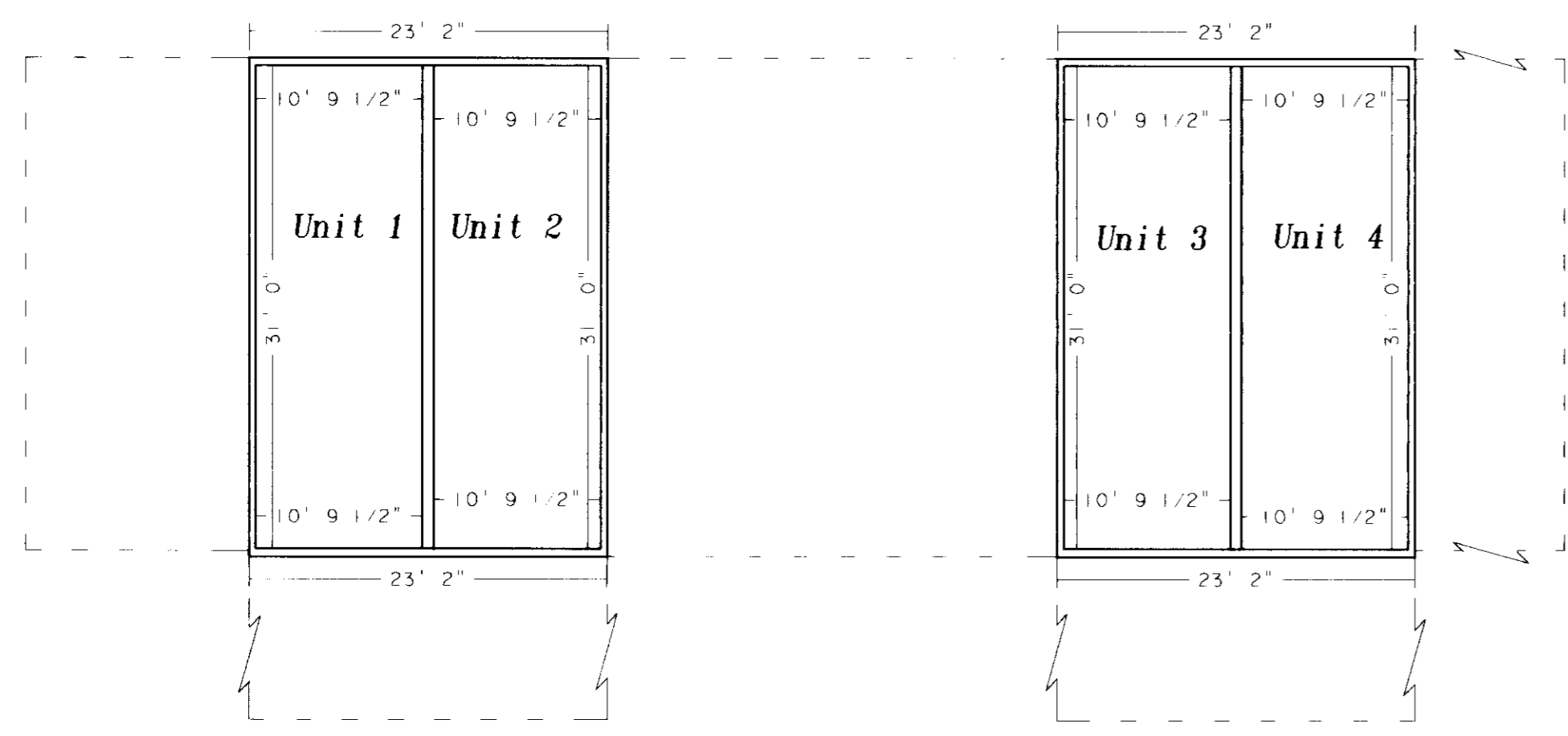
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REGISTERED
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 LAND SURVEYOR

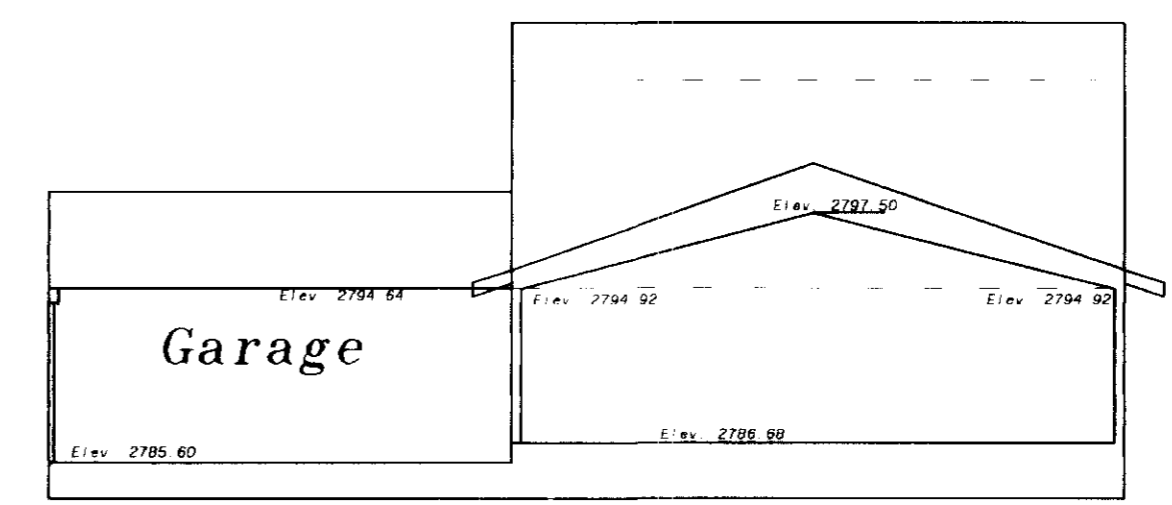
Gregory T. Blackman
 OREGON
 JULY 13, 1973
 GREGORY T. BLACKMAN
 991
 Renewal Date: Dec 31, 1996

NOTE

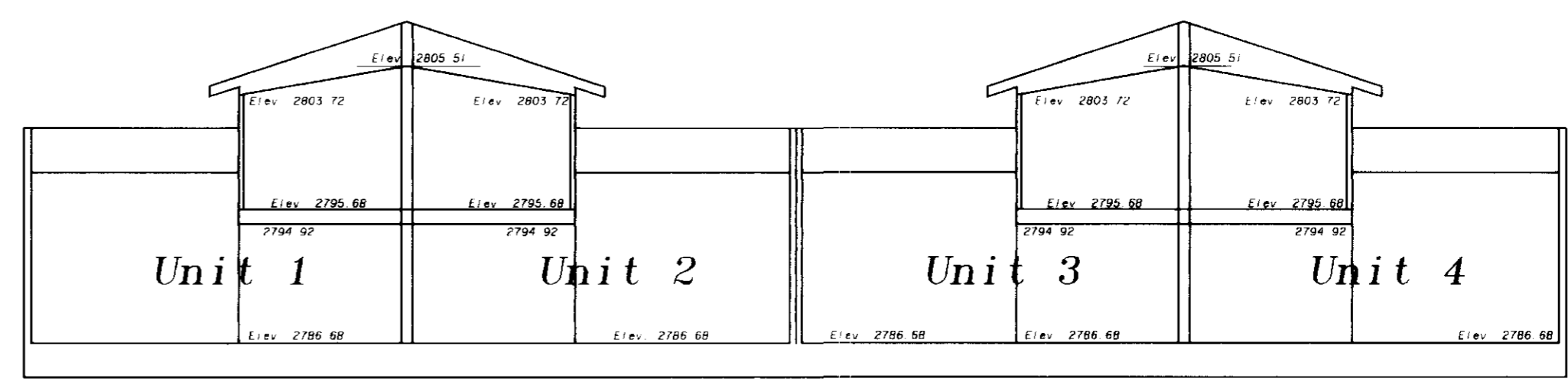
All units are square. The measurements are the same on opposite walls unless otherwise noted.



Top Floor



South View
 Typical for all Units

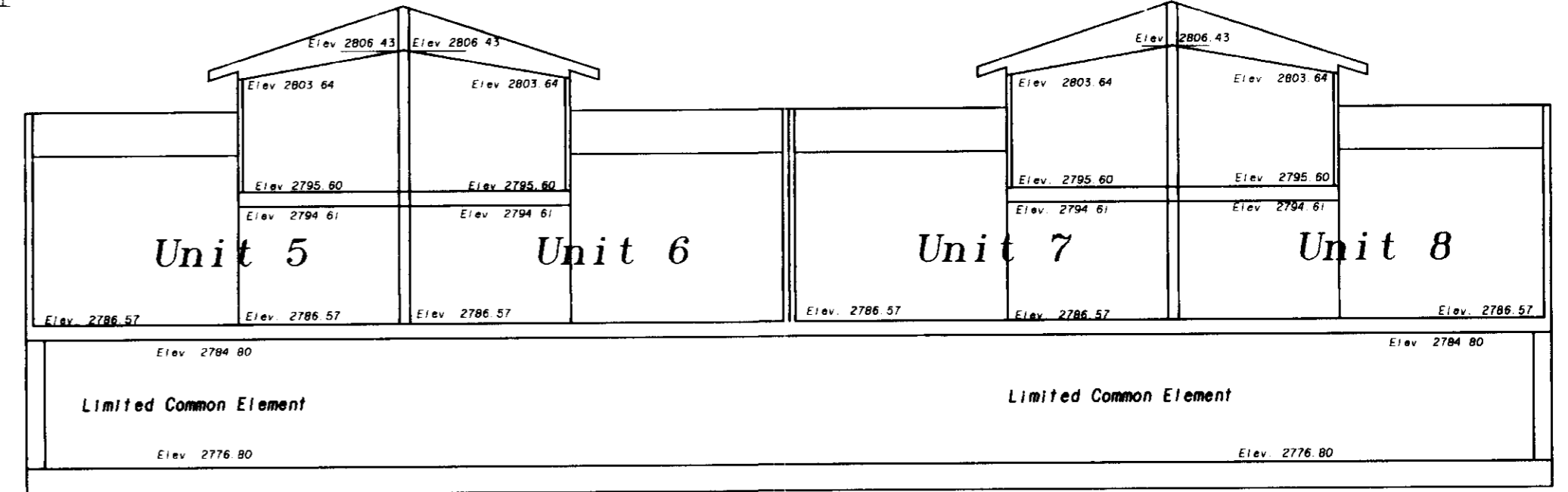
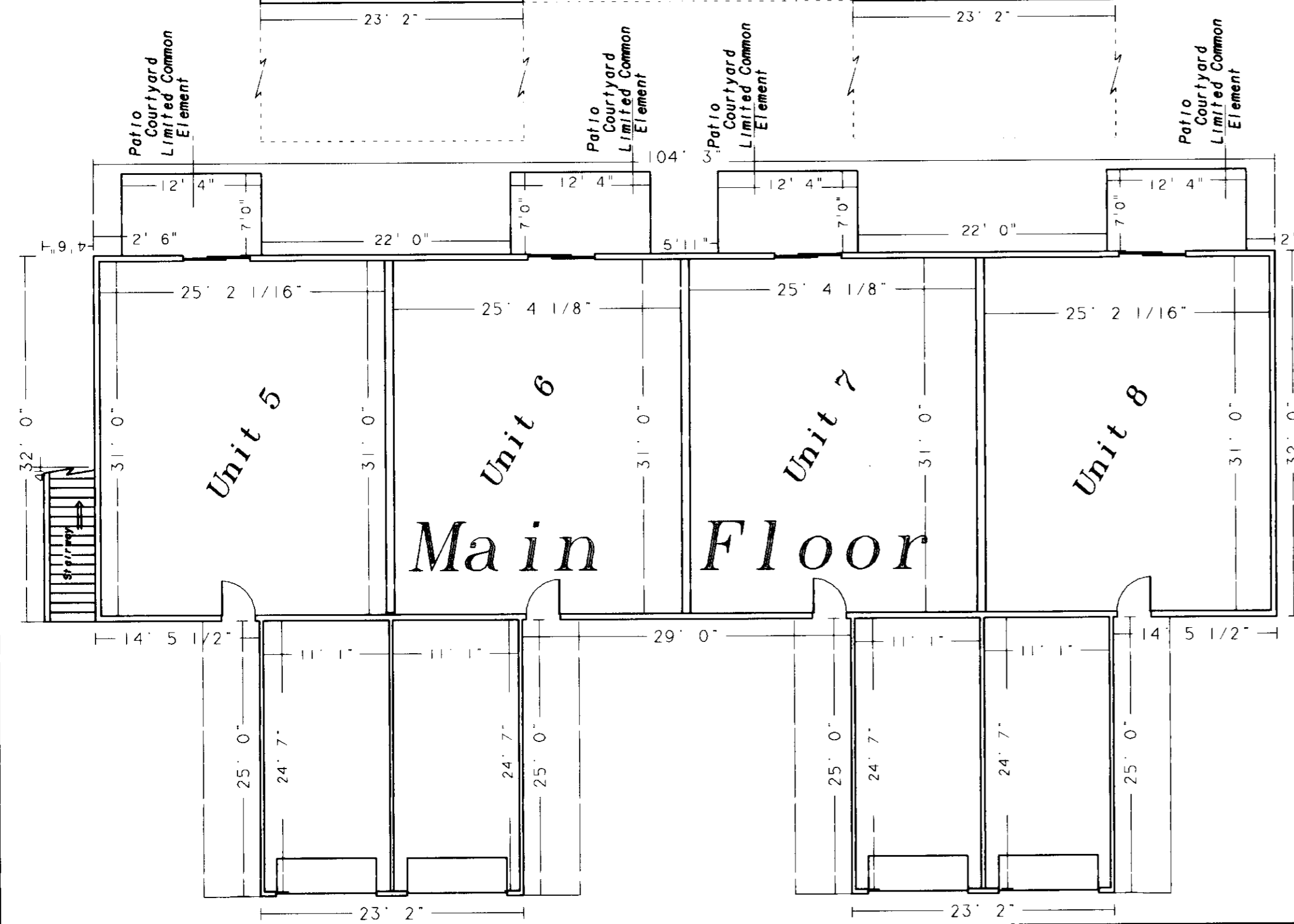
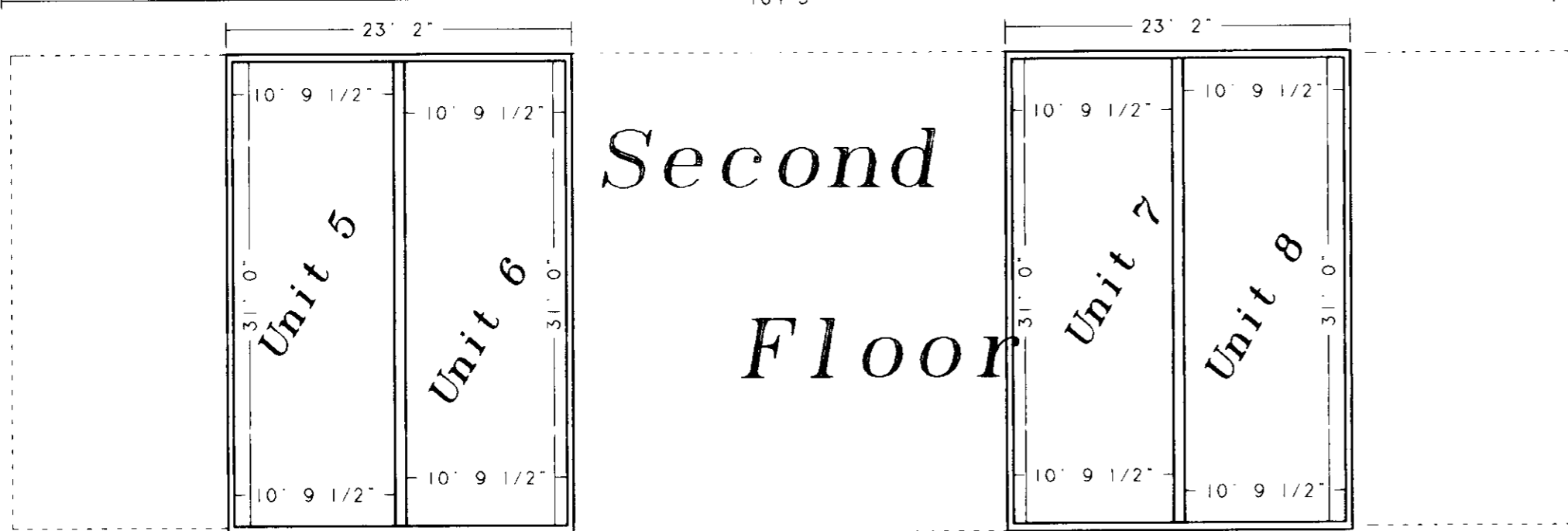
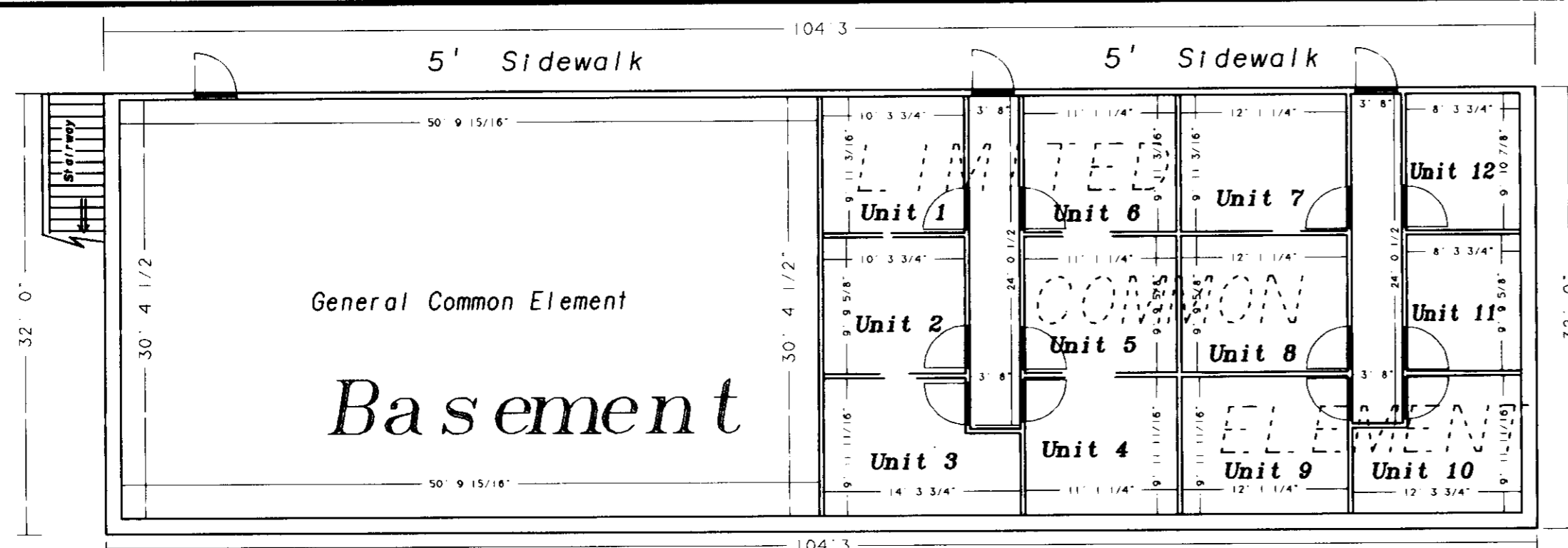


West View

HERITAGE ESTATES CONDOMINIUMS

Sheet 3 of 4 Sheets

Building B SCALE: 1"=10'



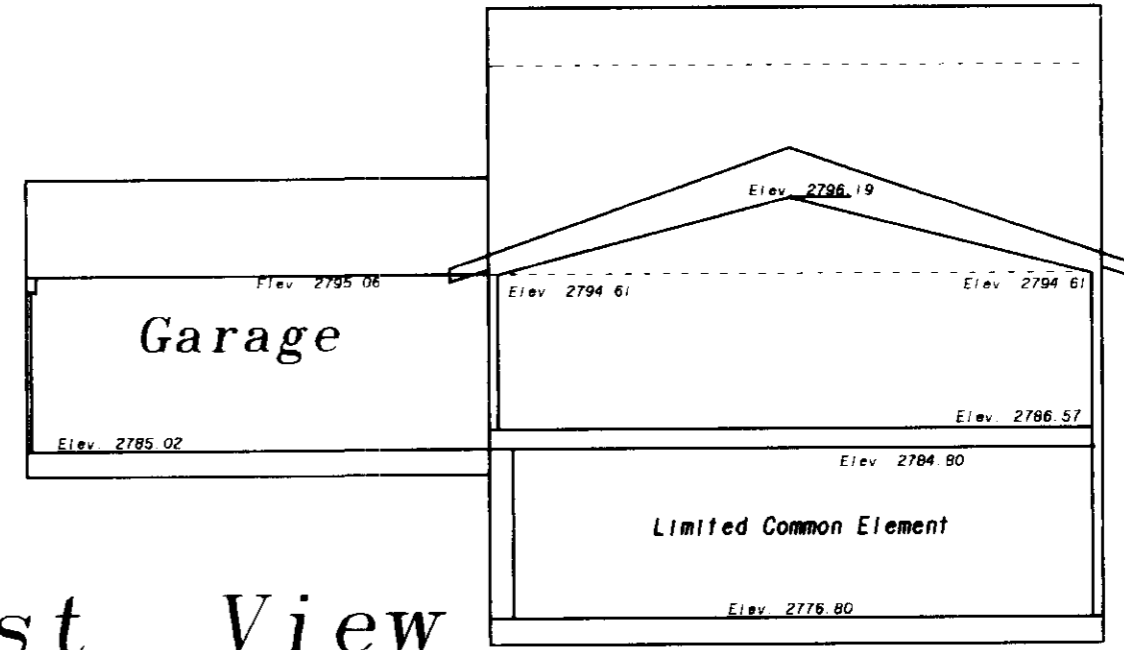
North View

NOTE

All units are square. The measurements are the same on opposite walls unless otherwise noted.

SURVEYORS
 BAGETT-GRIFFITH & BLACKMAN
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 LaGrande, Oregon 97850
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**PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
 OREGON
 JULY 13, 1975
GREGORY T. BLACKMAN
 991
 Renewal Date: Dec. 31, 1995



West View
 Typical for all Units

NOTE

GENERAL COMMON ELEMENTS include all land, main walls, roofs, foundations, supports, yards, and other items as set forth in the DECLARATION of UNIT OWNERSHIP to be included as a part of the plat. The DECLARATION of UNIT OWNERSHIP also delineates the LIMITED COMMON ELEMENTS. All in accordance with O.R.S. Chapter 100.

HERITAGE ESTATES CONDOMINIUMS

Situated in the S 1/2 of the SW 1/4 of the SE 1/4 of Section 8, Twp 3 S, Rng. 38 E. of the Willamette Meridian

Sheet 4 of 4

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, being duly sworn depose and say that I have surveyed and platted HERITAGE ESTATES CONDOMINIUMS, situated in the S 1/2 of the SW 1/4 of the SE 1/4 of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Map of Survey No. 1980-065, as filed in the office of the Union County Surveyor:

Beginning at a point on the north line of Gekeler Lane, said point being N 68°09'35" E, 942.67 feet from the south 1/4 corner of said section 8:

- Thence: N 30°12'32" W, 41.56 feet;
- Thence: N 0°32'59" E, 118.62 feet;
- Thence: N 45°11'52" E, 14.23 feet;
- Thence: N 89°50'45" E, 261.71 feet;
- Thence: S 0°32'59" W, 71.92 feet;
- Thence: West, 47.00 feet;
- Thence: S 66°54'54" W, 22.89 feet;
- Thence: S 0°32'59" W, 118.00 feet to the said north line of Gekeler Lane;
- Thence: N 79°32'29" W, along said north line, 185.23 feet to the point of beginning.

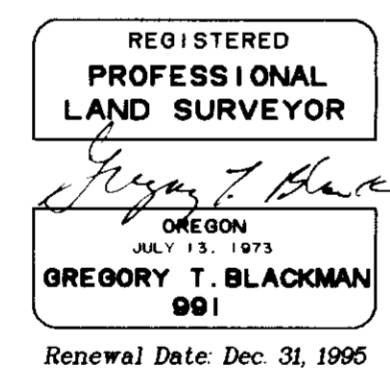
Said parcel containing 0.946 acres.

That I made this survey and plat by order of and under the direction of the owners thereof; That all corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. Chapter 92.050 and 92.060.

I certify that the plat fully and accurately depicts the boundaries of the units of the buildings and that the construction of the units and buildings as depicted on the plat have been completed.

Gregory T. Blackman
Gregory T. Blackman

BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850
Phone (503) 963-6092



DEDICATION

Know all men by these presents, that GARY TUCKER and BETTY L. HEHR, TRUSTEE of the BETTY L. HEHR TRUST, dated September 1, 1977, as tenants in common, do hereby establish and declare the accompanying map to be a true and correct map of HERITAGE ESTATES CONDOMINIUMS, said land being more particularly described in the "Surveyors Certificate". We further state that we caused same to be surveyed and platted, and do hereby commit the parcel hereon shown to the operation of the declaration of unit ownership law as set forth in O.R.S. Chapter 100.005 to 100.625.

Gary Tucker
Gary Tucker

Betty L. Hehr
Betty L. Hehr, Trustee

ACKNOWLEDGEMENTS

State of Oregon
County of Clatsamas

Know all these people by these presents, on this 12th day of April, 1995, before me a Notary Public in and for said County and State, personally appeared GARY TUCKER and BETTY L. HEHR who are known to me to be the identical persons named in the forgoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

John Carr
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 partition plat was received for record on the 7th day of August, 1995, at 3:05 o'clock P.M. and in cabinet No. B-403, Union County records. Microfilms No. 160371

R. NELLIE DOORE HIBBELT
Union County Clerk
by *D. Nelson*, Deputy

APPROVALS

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 partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid; I further certify that I have reviewed and approve the DECLARATION of UNIT OWNERSHIP for the HERITAGE ESTATES CONDOMINIUMS filed separately and simultaneously in accordance with O.R.S. 100.110.

by *Donna Lewis*, Chief Deputy Date: 8/1/95
for *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; I further certify that I have reviewed and approve the DECLARATION of UNIT OWNERSHIP for the HERITAGE ESTATES CONDOMINIUMS filed separately and simultaneously in accordance with O.R.S. 100.110.

by *Peggy Sutton* Date: 8/9/95
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNER

Approved by the City Planner this 20th day of July, 1995.

Dan Moore
Dan Moore, City Planner

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 18th day of July, 1995.

by *Norman J. Paulius, Jr.*
Norman J. Paulius, Jr.