

# Rose Ridge Subdivision

A Subdivision of Parcel 2 and a portion of Parcel 3 of Major Partition Plat Number 20070025T,  
 situated in the East half of Section 21,  
 Township 3 South, Range 40 East of the Willamette Meridian

## BASIS OF BEARING

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

SCALE: 1" = 100'

## REFERENCE MATERIAL

Union County Monumentation Records  
 Minor Partition Plat Number 011-1999  
 Minor Partition Plat Number 2001-02  
 Major Partition Plat Number 20070025T

### DEED REFERENCES

Microfilm Number 20072995  
 Survey Report number 45743  
 prepared by Abstract and Title Company  
 dated August 17, 2007

## LEGEND

- Found 2 1/2" brass cap on 1" pipe as per Union County Monumentation records
- △ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-011
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2001-02
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20070025T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line
- x - Existing Fence line
- - - City Limits Line

## NARRATIVE

This Subdivision was done at the request of Roger Goodman, representing the owners of the land within this Subdivision. The purpose of this plat is to create two buildable tracts from the existing ownership. The owners originally purchased all of Parcel 2 and a portion of Parcel 3. This was accomplished by a Lot Line Adjustment, but did not create two buildable lots. Lot 2 of this plat is the same configuration as Parcel 2 of Major Partition Plat Number 20070025T, with Lot 1 being the additional 1 acre that was accrued by Lot Line Adjustment. This is being processed as a Subdivision, as three parcels were already created from the original property this calendar year. The inclusion of these two Lots made this a subdivision as defined by O.R.S. Chapter 92. I find no unusual conditions on this subdivision.

## SURVEYOR'S EXACT COPY STATEMENT

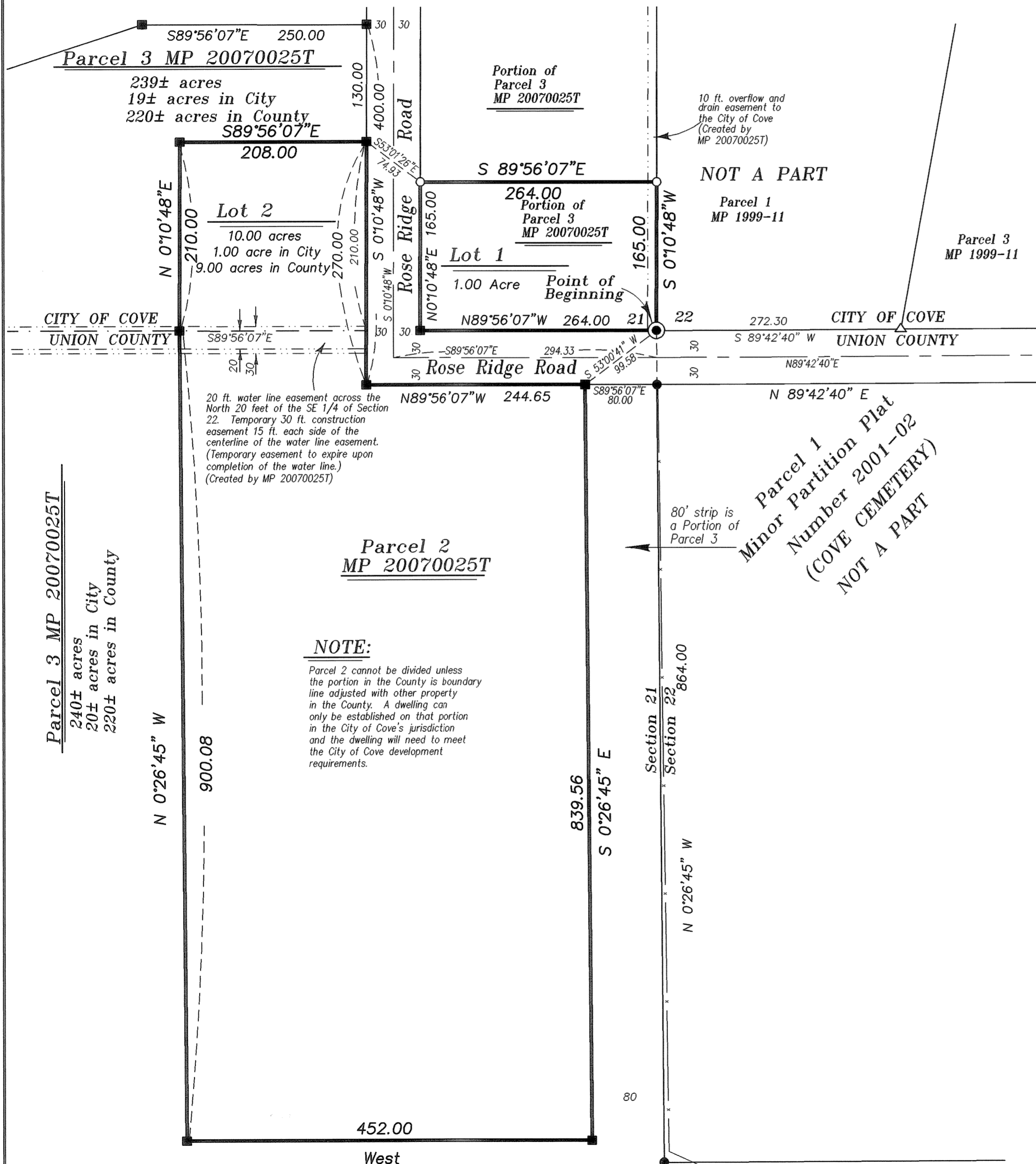
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the plat of Rose Ridge Subdivision and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C-944; C-945 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

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

Renewal Date: Dec. 31, 2008

*Rick G. Robinson*  
 Rick G. Robinson, OPLS 2219



### NOTE:

Parcel 2 cannot be divided unless the portion in the County is boundary line adjusted with other property in the County. A dwelling can only be established on that portion in the City of Cove's jurisdiction and the dwelling will need to meet the City of Cove development requirements.

# Rose Ridge Subdivision

Microfilm Number 20075863T  
Plat Cabinet Number C944 + C945

A Subdivision of Parcel 2 and a portion of Parcel 3 of Major Partition Plat Number 20070025T,  
situated in the East half of Section 21,  
Township 3 South, Range 40 East of the Willamette Meridian

## SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted Rose Ridge Subdivision, situated in the East half of Section 21, Township 3 South, Range 40 East of the Willamette Meridian, being a subdivision of Parcel Number 2 and a portion of Parcel 3 of Major Partition Plat Number 20070025T, as filed in the plat records of Union County, Oregon, the exterior of the subdivision being more particularly described as follows, with reference to said Partition Plat;

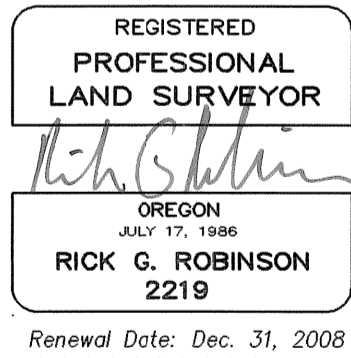
- Beginning at the East 1/4 corner of said Section 21,
- Thence; South 53°00'41" West, a distance of 99.58 feet, to a corner on the exterior of said Parcel 2,
- Thence; South 0°26'45" East, along the exterior of said Parcel 2, a distance of 839.56 feet, to the Southeast corner thereof,
- Thence; West, along the South line of exterior of said Parcel 2, a distance of 452.00 feet, to the Southwest corner thereof,
- Thence; North 0°26'45" West, along the West line of said Parcel 2, a distance of 900.08 feet, to an angle point in said West line,
- Thence; North 0°10'48" East, continuing along the West line of said Parcel 2, a distance of 210.00 feet, to the Northwest corner thereof,
- Thence; South 89°56'07" East, along the North line of said Parcel 2, a distance of 208.00 feet, to a Northeasterly corner of said Parcel 2,
- Thence; South 53°01'26" East, a distance of 74.93 feet, to the East right of way line of Rose Ridge Road,
- Thence; South 89°56'07" East, a distance of 264.00 feet, to the East line of said Section 21,
- Thence; South 0°10'48" West, along said East line, a distance of 165.00 feet, to the Point of Beginning of this description.

EXCEPTING THEREFROM the right of way for Rose Ridge Road, as platted by said Major Partition Plat Number 20070025T.

Said parcel containing 11.00 Acres

I further depose and say that I made the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

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



## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the plat of Rose Ridge Subdivision and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C944 + C945 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219

## DECLARATION

Know all people by these presents that GARY LAUSTSEN AND HENRIETTA LAUSTSEN are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and subdivided into the Lots shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Gary Laustsen  
GARY LAUSTSEN

Henrietta Laustsen  
HENRIETTA LAUSTSEN

Know all people by these presents that JOHN W. ROBINSON and CHERYL S. ROBINSON as trustees of the John W. Robinson and Cheryl S. Robinson Family Trust executed the 10th day of April 10, 2000, are the holders of that deed of trust filed as microfilm number 20073189 in the deed records of Union County, and do hereby consent to this subdivision, in accordance with the provisions of O.R.S. Chapter 92.

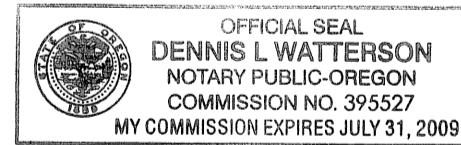
John W. Robinson  
JOHN W. ROBINSON, Trustee  
of the John W. Robinson and  
Cheryl S. Robinson Family Trust

Cheryl S. Robinson  
CHERYL S. ROBINSON, Trustee  
of the John W. Robinson and  
Cheryl S. Robinson Family Trust

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union  
Know all these people by these presents, on this 27 day of AUGUST, 2007, before me a Notary Public in and for said State and County, personally appeared GARY LAUSTSEN AND HENRIETTA LAUSTSEN 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.

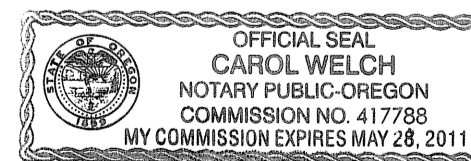
Dennis L. Waterson  
Notary Public for  
the State of Oregon



Notarial Seal

State of Oregon SS  
County of Union  
Know all these people by these presents, on this 7 day of Oct., 2007, before me a Notary Public in and for said State and County, personally appeared JOHN W. ROBINSON and CHERYL S. ROBINSON as trustees of the John W. Robinson and Cheryl S. Robinson Family Trust 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.

Carol Welch  
Notary Public for  
the State of Oregon



Notarial Seal

## APPROVALS

### Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 23 day of AUGUST, 2007.

by Richard A. Shaver  
Richard A. Shaver, Wallowa County Surveyor  
for the Union County Surveyor

### CITY OF COVE

Approved this 15<sup>th</sup> day of October, 2007.

for Richard H. Thew  
Richard H. Thew, Mayor

### Union County Planning Department

Approved this 15<sup>th</sup> day of October, 2007.

Hanley Jenkins, II  
Hanley Jenkins, II  
Union County Planning Director

### 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 2007-2008 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: 10/15/07  
Linda L. Hill, Union County Assessor/Tax Collector

## UNION COUNTY COMMISSION

Approved this 17<sup>th</sup> day of OCTOBER 2007.

Steve McClure Nellie Bogue Hibbert  
Steve McClure Nellie Bogue Hibbert

Colleen MacLeod  
Colleen MacLeod

## 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 17<sup>th</sup> day of October, 2007, at 9:30 o'clock A.M., and filed in Plat Cabinet No. C944 + C945, Union County records. Microfilm No. 20075863T.

Robin A. Church  
Union County Clerk  
by Karla Hopkins, Deputy