

# AMENDED PLAT OF THE RIDGE

A replat of Lots 1, 4, 5, 6, 7, 8, 9, 10, 14, 15 and 18 of THE RIDGE, a subdivision in the City of La Grande, Oregon, and a portion of the Northwest quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon

**BASIS OF BEARING**

**SCALE: 1"=50'**

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

## LEGEND

## REFERENCE MATERIAL

- Plat of The Ridge  
Minor Partition Number 20070016T
- DEED REFERENCES  
Microfilm Document Number 20082447  
Microfilm Document Number 20081496  
Microfilm Document Number 20102522  
Microfilm Document Number 20102523  
Microfilm Document Number 20084883A  
Microfilm Document Number 20091496
- Partition Plat Report 13-24373, prepared by Eastern Oregon Title, Inc., dated October 17, 2013

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Minor Partition 20070016T
- Found 3/4" iron pipe as per Plat of the Ridge
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Minor Partition 20070016T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Plat of The Ridge
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline
- Record measurement from the plat of The Ridge

## CURVE TABLE

① Ridge Dr. CL $\Delta=39^{\circ}17'15''$ $R=103.07'$ $L=70.67'$ $L.C.=69.30'$ $S22^{\circ}39'43''E$	② Ridge Dr. CL $\Delta=76^{\circ}51'56''$ $R=113.42'$ $L=152.16'$ $L.C.=141.00'$ $N5^{\circ}26'29''W$	③ Ridge Dr. CL $\Delta=32^{\circ}44'03''$ $R=204.30'$ $L=116.72'$ $L.C.=115.14'$ $S16^{\circ}37'29''W$	④ NE Lot 18 $\Delta=14^{\circ}10'03''$ $R=133.07'$ $L=32.90'$ $L.C.=32.82'$ $N36^{\circ}47'25''W$	⑤ SW Lot 4 $\Delta=12^{\circ}20'19''$ $R=143.42'$ $L=30.89'$ $L.C.=30.83'$ $N37^{\circ}42'18''W$	⑥ W. line Lot 5 $\Delta=44^{\circ}50'19''$ $R=143.42'$ $L=112.24'$ $L.C.=109.40'$ $N9^{\circ}06'59''W$	⑦ W. line Lot 6 $\Delta=19^{\circ}41'14''$ $R=143.42'$ $L=49.28'$ $L.C.=49.04'$ $N23^{\circ}08'48''E$
⑧ W. line Lot 8 $\Delta=15^{\circ}08'16''$ $R=174.30'$ $L=46.05'$ $L.C.=45.92'$ $S25^{\circ}25'22''W$	⑨ W. line Lot 10 $\Delta=17^{\circ}35'46''$ $R=174.30'$ $L=53.53'$ $L.C.=53.32'$ $S9^{\circ}03'21''W$	⑩ W. line Lot 9 $\Delta=10^{\circ}14'40''$ $R=114.14'$ $L=20.41'$ $L.C.=20.38'$ $S4^{\circ}51'52''E$	⑪ W. line Easement $\Delta=6^{\circ}45'52''$ $R=174.14'$ $L=20.56'$ $L.C.=20.55'$ $S3^{\circ}07'28''E$	⑫ E. line Ridge Dr. $\Delta=76^{\circ}51'56''$ $R=143.42'$ $L=192.40'$ $L.C.=178.30'$ $S5^{\circ}26'28''E$	⑬ E. Line Ridge Dr. $\Delta=32^{\circ}44'02''$ $R=174.30'$ $L=99.58'$ $L.C.=98.23'$ $S16^{\circ}37'29''W$	

## NARRATIVE

This replat was done at the request of Greg Sackos and Steve Weishaar, owners of the land within. They wanted to reconfigure the lots as shown hereon. I recover the monuments as shown hereon and place the new division lines at the direction of the owners. Monuments of the original lots of The Ridge that are no longer marking lot corners have been removed. The Southwest corner of Lot 2 was buried by construction. I replace it at record position as per plat of The Ridge. I find no other unusual conditions with this subdivision.

## NOTES AND EASEMENTS

- Easement to Oregon Trail Electric Consumers Cooperative, granted by MF 20082447 falls in B Avenue right of way.
- Reservation of easement, as described in MF 20102523 and terms and conditions of easement agreement as described in MF 20102522 are hereby vacated and replaced with the 20 foot utility easement along the South 20 feet of Lot 8, as shown hereon. This easement is for placement of utilities only and does not grant rights of ingress and egress to Lot 9 over Lot 8.
- A 15 foot wide easement over the North 15 feet of Lot 14 for utilities to Lot 15, created by this plat
- A 16 foot wide easement for utilities to Lot 7, over the South 16 feet of Lot 6, created by this plat.
- A 7 foot wide easement for utilities over the West 7 feet of Lot 9, created by this plat.
- Covenants, Conditions and Restrictions and Reservation of Easements for Homeowners Association of The Ridge recorded as MF 20084883A.
- Regulations, Assessments and Bylaws of Homeowners Association of the Ridge as recorded in MF 20091496.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

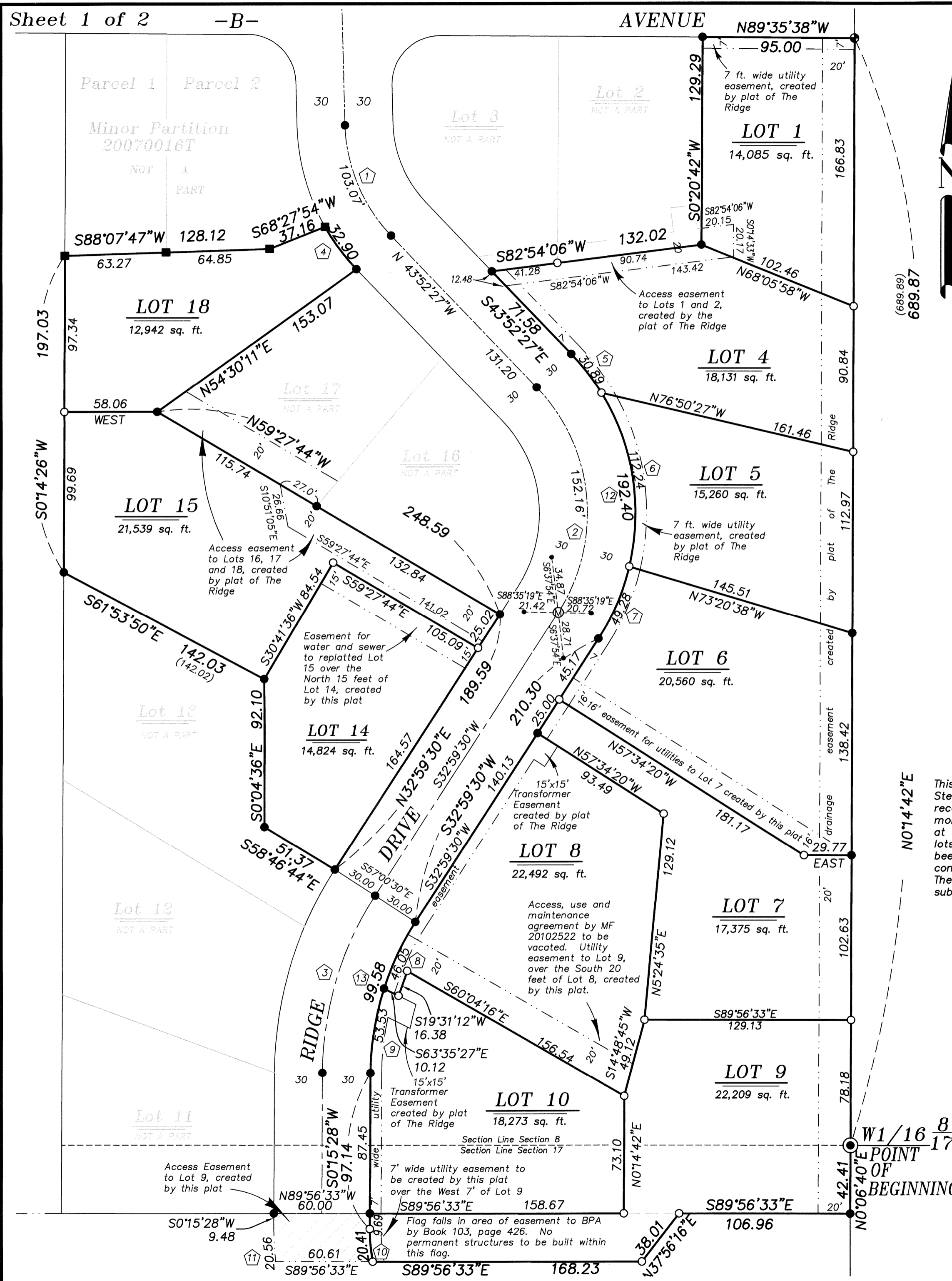
OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2015

## 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 subdivision plat of AMENDED PLAT OF THE RIDGE, and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D232-D233 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Jeffrey S. Hsu, OPLS 83571



# AMENDED PLAT OF THE RIDGE

A replat of Lots 1, 4, 5, 6, 7, 8, 9, 10, 14, 15 and 18 of THE RIDGE, a subdivision in the City of La Grande, Oregon, and a portion of the Northwest quarter of the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Oregon

Microfilm Number 201339467  
Plat Cabinet Number D232-D233

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Subdivision, situated in the Southwest Quarter of the Southwest Quarter of Section 8, and in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at the West Sixteenth corner between Section 8 and 17 of said Township and Range,

Thence: North 0°14'42" East, along the East line of Lots 1, 4, 5, 6, 7 and 9 of The Ridge subdivision, plat records of Union County, a distance of 689.87 feet to the Northeast corner of said Lot 1, said point being on the South right of way line of B Avenue,

Thence: North 89°35'38" West, along said South line, a distance of 95.00 feet, to the Northwest corner of Lot 1 of The Ridge,

Thence: South 0°20'42" West, along the West line of said Lot 1, a distance of 129.29 feet, to the Southwest corner of said Lot 1, said point also being on the North line of Lot 4 of said subdivision,

Thence: South 82°54'06" West, along the North line of said Lot 4, a distance of 132.02 feet to the Northwest corner of said Lot 4, said point being on the East right of way line of Ridge Drive,

Thence: South 43°52'27" East, along said East right of way line, a distance of 71.58 feet, to the PC of a 143.42-ft. radius curve to the right,

Thence: Along said curve, a distance of 192.40 feet, through a central angle of 76°51'56" (the long chord which bears South 5°26'28" East, a distance of 178.30 feet),

Thence: South 32°59'30" West, continuing along said East right of way line, a distance of 210.30 feet,

Thence: North 57°00'30" West, a distance of 60.00 feet, to the Southeast corner of Lot 14 of The Ridge, said point being on the West right of way line of Ridge Drive,

Thence: North 32°59'30" East, along said West right of way line, said line also being the East line of Lots 14 and 15 of The Ridge, a distance of 189.59 feet, to the Northeast corner of said Lot 15,

Thence: North 59°27'44" West, along the North line of said Lot 15, a distance of 248.59 feet, to an angle point in the South line of Lot 18 of The Ridge,

Thence: North 54°30'11" East, along said South line, a distance of 153.07, to the West right of way line of Ridge Drive, said point being on a 133.07-ft. radius curve to the right,

Thence: Along said curve, a distance of 32.90 feet, through a central angle of 14°10'03" (the long chord which bears North 36°47'25" West, a distance of 32.82 feet), to the Northeast corner of said Lot 18,

Thence: South 68°27'54" West, along the North line of said Lot 18, a distance of 37.16 feet, to an angle point in said North line,

Thence: South 88°07'47" West, a distance of 128.12 feet, to the Northwest corner of said Lot 18,

Thence: South 0°14'26" West, along the West line of Lots 18 and 15 of said subdivision, a distance of 197.03 feet, to the Southwest corner of said Lot 15,

Thence: South 61°53'50" East, along the South line of said Lot 15, a distance of 142.03 feet, to an angle point in the West line of Lot 14 of said subdivision,

Thence: South 0°04'36" East, along said West line, a distance of 92.10 feet, to the Southwest corner of said Lot 14,

Thence: South 58°46'44" East, along the South line of said Lot 14, a distance of 51.37 feet, to the West right of way line of Ridge Drive,

Thence: South 57°00'30" East, a distance of 60.00 feet, to the East line of said Ridge Drive, said point being the beginning of a 174.30 ft. radius curve to the left,

Thence: Along said curve, a distance of 99.58 feet, through a central angle of 32°44'02" (the long chord which bears South 16°37'29" West, a distance of 98.23 feet),

Thence: South 0°15'28" West, along said East right of way line and extension thereof, a distance of 97.14 feet, to the PC of a 114.14 ft. radius curve to the left,

Thence: Along said curve, a distance of 20.41 feet, through a central angle of 10°14'40" (the long chord which bears South 45°15'29" East, a distance of 20.38 feet),

Thence: South 89°56'33" East, a distance of 168.23 feet,

Thence: North 37°56'16" East, a distance of 38.01 feet,

Thence: South 89°56'33" East, along the South line of Lot 9 of The Ridge, a distance of 106.96 feet, to the Southeast corner thereof,


Thence: North 0°06'40" East, a distance of 42.41 feet to the Point of Beginning of this description.

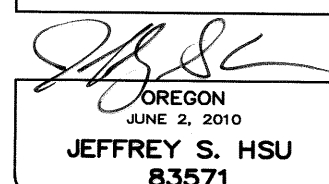
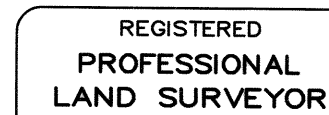
## SURVEYOR'S CERTIFICATE

Said parcel containing 197,690 sq. ft. (4.54 acres)

Said parcel subject to all easements as they exist or are of record.

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.

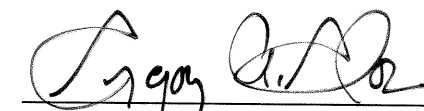
  
Jeffrey S. Hsu, OPLS 83571  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850




Renewal Date: June 30, 2015

## DECLARATION

Know all people by these presents that SHR LAND COMPANY, LLC, an Oregon limited liability company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Company Act ( ORS Chapter 63 ) and Steve Weishaar, are the owners 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 does hereby vacate the easement as described in MF 20102522 and 20102523, and does hereby create the 20' utility easement across Lot 8 for use of Lot 9, the 15 foot wide utility easement over Lot 14 for use of Lot 15, the 16 foot utility easement over Lot 6 for use of Lot 7, and the 7 foot utility easement over the West 7 feet of Lot 9, all as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, SHR LAND COMPANY, LLC, pursuant to the authority granted under the Operating Agreement of the LIMITED LIABILITY COMPANY, have authorized Gregory A. Sackos to sign this plat. All lands within this subdivision subject to Covenants, Conditions, Restrictions, and Reservation of Easements, Regulations and Assessments, and Bylaws of the Homeowners Association of The Ridge as recorded in Microfilm Document Number 20084883, 20084883A and 20091496.

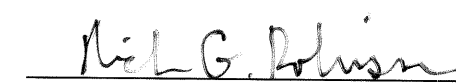
  
GREGORY A. SACKOS  
SHR LAND COMPANY, LLC

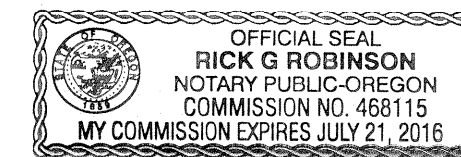
  
STEVE WEISHAAR

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union SS

Know all people by these presents, on this 30<sup>th</sup> day of OCTOBER, 2013, before me a Notary Public in and for said County and State, personally appeared GREGORY A. SACKOS, Member of SHR LAND COMPANY, LLC, and known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

  
Notary Public for  
the State of Oregon

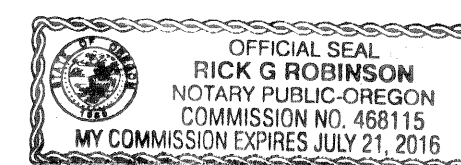


Notarial Seal

State of Oregon SS  
County of Union SS

Know all people by these presents, on this 30<sup>th</sup> day of OCTOBER, 2013, before me a Notary Public in and for said County and State, personally appeared STEVE WEISHAAR, and known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.


  
Notary Public for  
the State of Oregon



Notarial Seal

## SURVEYOR'S EXACT COPY STATEMENT

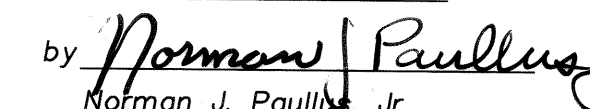
I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the subdivision plat of AMENDED PLAT OF THE RIDGE, and that the annexed tracing is an exact copy of said subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D232-D233 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

  
Jeffrey S. Hsu, OPLS 83571

## APPROVALS

### City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 30<sup>th</sup> day of OCTOBER, 2013.

by   
Norman J. Paullus, Jr.  
City Surveyor

### Union County Assessor / Tax Collector

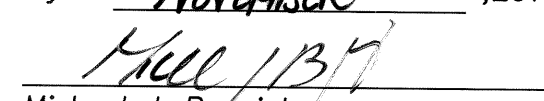
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2013-2014 tax roll which became a lien on the land within this Subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by  Date: 11/7/13

Linda L. Hill, Union County Assessor/Tax Collector

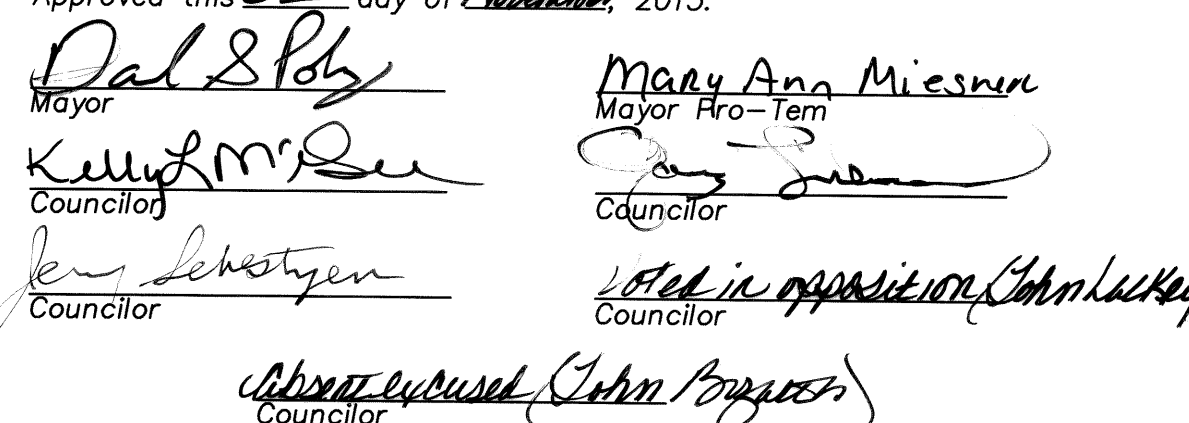
### City of LaGrande Planner

Approved this 6<sup>th</sup> day of NOVEMBER, 2013.

  
Michael J. Boquist  
City Planner

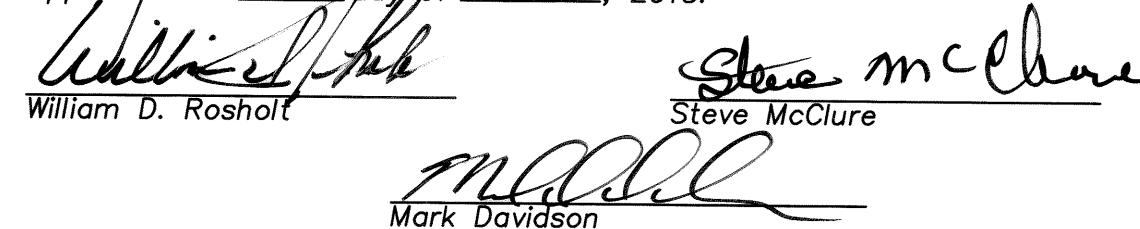
### La Grande City Council

Approved this 6<sup>th</sup> day of NOVEMBER, 2013.



### Union County Commissioners

Approved this 13<sup>th</sup> day of NOVEMBER, 2013.



## FILING STATEMENT

### Union County Clerk

State of Oregon SS  
County of Union SS

I do hereby certify that the attached Subdivision plat was received for record on the 13<sup>th</sup> day of NOVEMBER, 2013, at 9:15 o'clock A.M., and recorded in Plat Cabinet No. D232-D233 Union County records. Microfilm Number 201339467

Robin A. Church  
Union County Clerk by  Deputy Clerk