

BLUE SKY AIRPARK

A Subdivision of Lot 9, Block A of La Grande/Union County
Airport Commercial/Industrial Park Subdivision

Microfilm Number 20132550T
Plat Cabinet Number D228-D229

BASIS OF BEARING






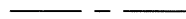

Forward bearing as published by the U.S.C.
and G.S. from Δ COLLEGE to Δ VALLEY
Dated 1946.

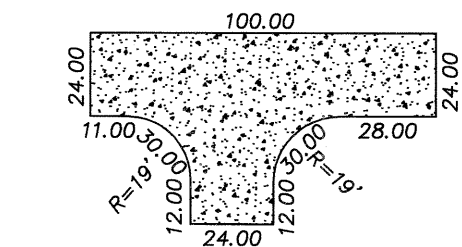
SCALE: 1" = 30'

REFERENCE MATERIAL

Plat of La Grande/Union County Airport
Commercial/Industrial Park Subdivision
Union County Court Order 2008-46
MF 160568
MF 20085212
MF 20093817

LEGEND

-  Found 5/8" iron pin with plastic cap marked "APA" set by the plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision
-  Set 5/8" iron pin with plastic cap marked "BGB Survey Marker"
-  Electrical Transformer
-  Record Bearing and Distance from Plat of La Grande/Union County Airport Commercial/Industrial Park Subdivision
-  Easement line
-  Centerline
-  Existing Fence line




Hammerhead Detail
Union County

NARRATIVE

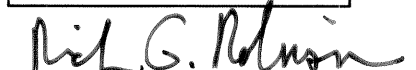
This subdivision was platted at the request of Roy Hanan, owner of the land being developed. This is a subdivision of Lot 9 Block A of the La Grande/Union County Airport Commercial/Industrial Park Subdivision. I found the original monuments at all four corners of the lot and accept them as controlling the location of the exterior. The interior lots were placed at the direction of Mr. Hanan. To comply with the planning requirements, this plat creates two easements for ingress, egress and utilities. These are 30 feet in width, with a varying width at the terminus of the easements to accommodate a hammerhead turnaround for each area. This plat also creates a taxiway easement across the Lots, 30 feet in width on Lots 2 through 5 and 10 feet in width across Lot 1. I find that Blue Sky Drive was created by Union County Court Order 2008-46. The description of the roadway is "The West 30 feet of Tax Lot 200, Section 24CA, Twp. 3S, Range 38 EWM". That tax lot represents Lot 9 of Block A. The site plan associated with this Court Order shows the Northwesterly hangar building as on this plat, but the legal description calls for the roadway to extend the full length of Lot 9, creating an encroachment of the hangar building. The only other existing easement on the property is a utility easement granted to OTEC by MF 20096817. As discussed on previous plats, the description is constructed as beginning at a certain bearing and distance from the Center 1/4 corner of Section 24, thence North 20 feet, being 15 feet in width. The older easements had the clause "or as constructed on the ground". This however does not. I believe the transformer this easement is intended to describe is the one lying Northwest of the records placement of the easement. This falls within the utility easement created by the plat of the La Grande/Union County Airport Commercial/Industrial Park Subdivision. I find no other unusual conditions on this subdivision.

SURVEYOR'S EXACT COPY STATEMENT

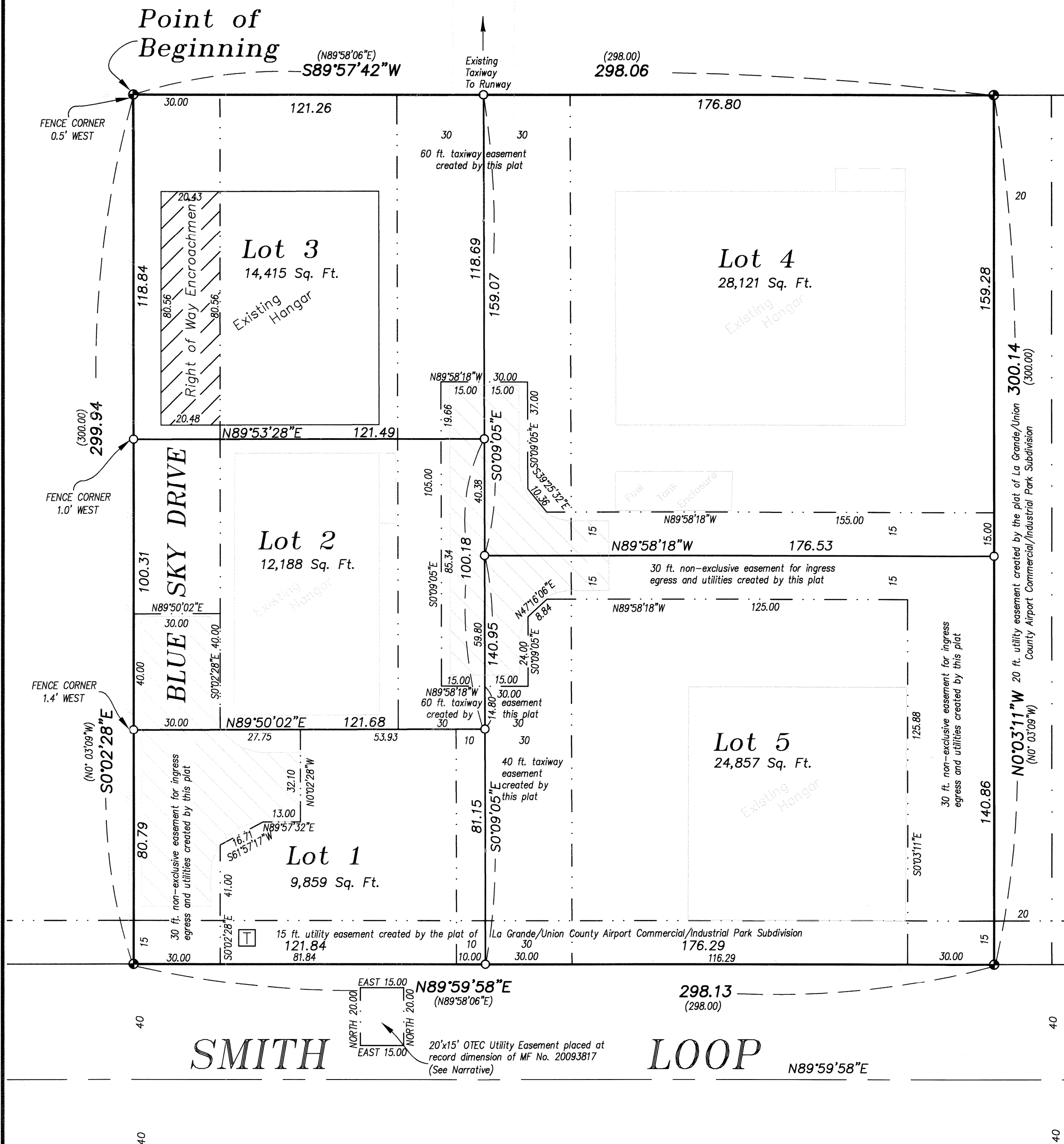
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of BLUE SKY AIRPARK and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D228-229 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014



BLUE SKY AIRPARK

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Airport Commercial/Industrial Park Subdivision

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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have surveyed and platted the land within this subdivision, being a subdivision of Lot 9, Block A of La Grande/ Union County Airport Commercial/Industrial Park Subdivision, said tract being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 9 of Block A,

Thence; South 0°02'28" East along the Westerly line of said Lot 9, a distance of 299.94 feet to the Southwest corner of said Lot 9;

Thence; North 89°59'58" East along the Southerly line of said Lot 9, a distance of 298.13 feet to the Southeast corner of said Lot 9;

Thence; North 0°03'11" West along the Easterly line of said Lot 9, a distance of 300.14 feet to the Northeast corner of said Lot 9;

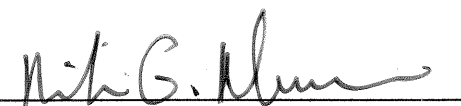
Thence; South 89°57'42" West along the Northerly line of said Lot 9, a distance of 298.06 feet to the POINT OF BEGINNING of this description;

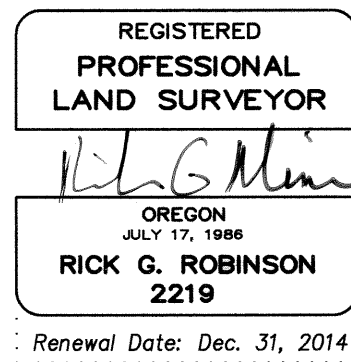
Said tract contains 2.05 acres (89,442 Sq. Ft.).

SUBJECT TO memorandum of sale of hanger agreement, including the terms and provisions thereof, dated November 7, 2008 as Microfilm Number 20085212, of the deed records of Union County, Oregon

ALSO SUBJECT TO right of way for Blue Sky Drive, across the West 30 feet of said Lot 9 as disclosed by Union County Court Order 2008-46


I further certify that I made this plat by order of and under the direction of the owner thereof and that all boundary and lot corners are monumented in accordance with O.R.S. 92.050 and 92.060.


Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

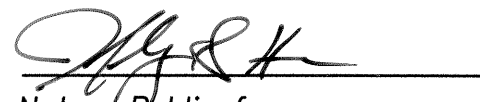
Know all people by these presents that ROY T. HANAN is the owner of the land within this subdivision, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed map, and does hereby create the 30 ft. non-exclusive easements becoming varying in width at the terminus to accommodate a hammerhead turnaround for ingress, egress and utilities within this subdivision for the use of lots 2, 3, & 4 of this subdivision and the 60 ft. and 40 ft. taxiway easements across the lots within the subdivision for the use of all lots in the subdivision as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

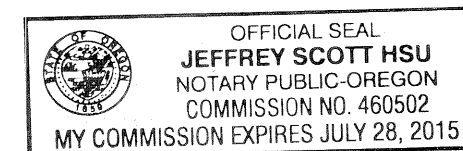

ROY T. HANAN

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 17 day of July, 2013 before me a Notary Public in and for said State and County, personally appeared ROY T. HANAN 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

SURVEYOR'S EXACT COPY STATEMENT

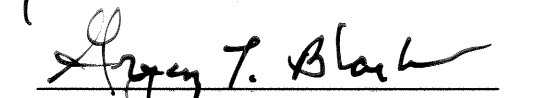
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Rick G. Robinson, OPLS 2219

APPROVALS


Union County Surveyor

Approved this 17th day of July, 2013.


Gregory T. Blackman
Deputy Wallowa County Surveyor

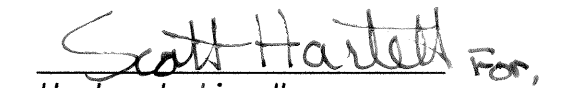
Union County Assessor / Tax Collector

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: 7/22/13
Linda L. Hill, Union County Assessor/Tax Collector

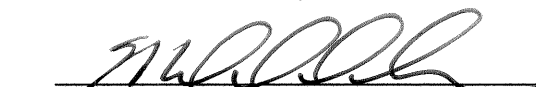


Union County Planning Commission

Approved this 22 day of July, 2013.


Hanley Jenkins II
Union County Planning Director

UNION COUNTY COMMISSION

Approved this 24th day of July, 2013.

 
Mark D. Davidson Steve McClure

William D. Rosholt

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 24th day of July, 2013, at 9:20 o'clock A.M., and recorded in Plat Cabinet No. D228-D229 Union County records. Microfilm Number 20132550T

Robin A. Church
Union County Clerk 