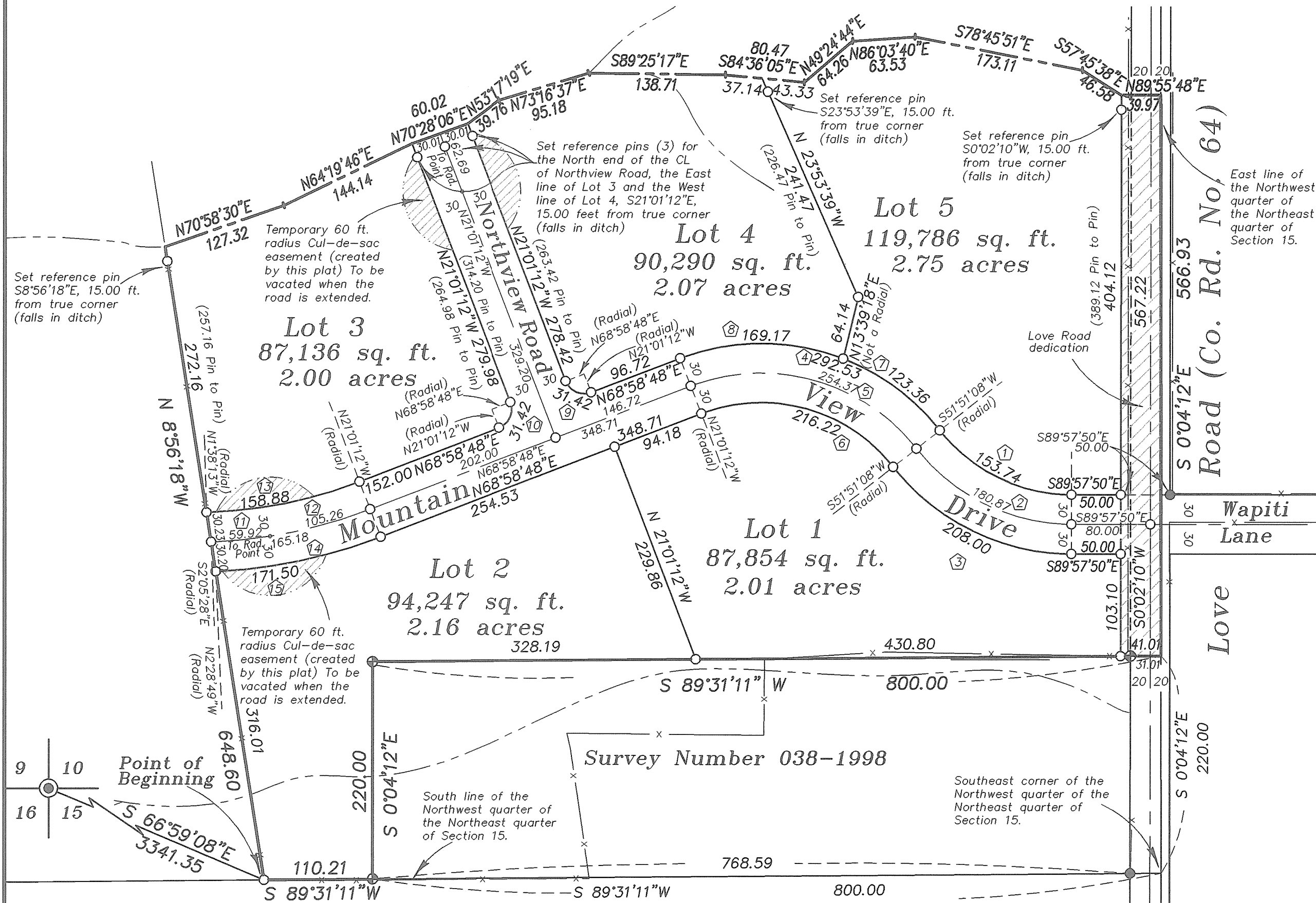


Mountain View Estates

A Subdivision of a portion of Parcel 1 of Minor Partition Plat Number 1997-15
 Situated in the Northwest quarter of the Northeast quarter of Section 15,
 Township 3 South, Range 40 East of the Willamette Meridian



LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Robinson's Subdivision
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set survey number 038-1998
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - - Easement Line
- - - - - Ditch
- x-x- Easement Line
- ▨ Area of dedication or easement (Other than Northview Road and Mountain View Lane)

NARRATIVE

This subdivision was done at the request of Tina Hurst, owner of the land within this subdivision. Section 15 was previously subdivided by survey number 5-80 and used by many subsequent surveys. I base the location of the subdivisional lines of the section on that survey. The majority of the Southerly line of this subdivision was determined by survey number 038-1998. The area North and West of this subdivision is still in the Hurst ownership. I place the West line of the subdivision along an existing fence and the North line of the subdivision along an existing ditch, both as directed by Ms. Hurst. I set reference pins for the Northerly lot corners to avoid destruction by ditch maintenance. The East line of this ownership is an aliquot line of Section 15, and not in common with the center line of Love Road. This plat dedicates the portion already within the existing right of way of Love Road, and an additional strip of land to make that portion of Love Road abutting this subdivision 30 ft. in width from the center line of the road to the West right of way line. This plat also creates two temporary cul de sac easements at the Westerly and Northerly terminus of the roads created by this plat. These easements are for a turn around for emergency vehicles, and will be vacated upon extension of the roads, should further development occur. I find no other unusual conditions with this subdivision.

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'

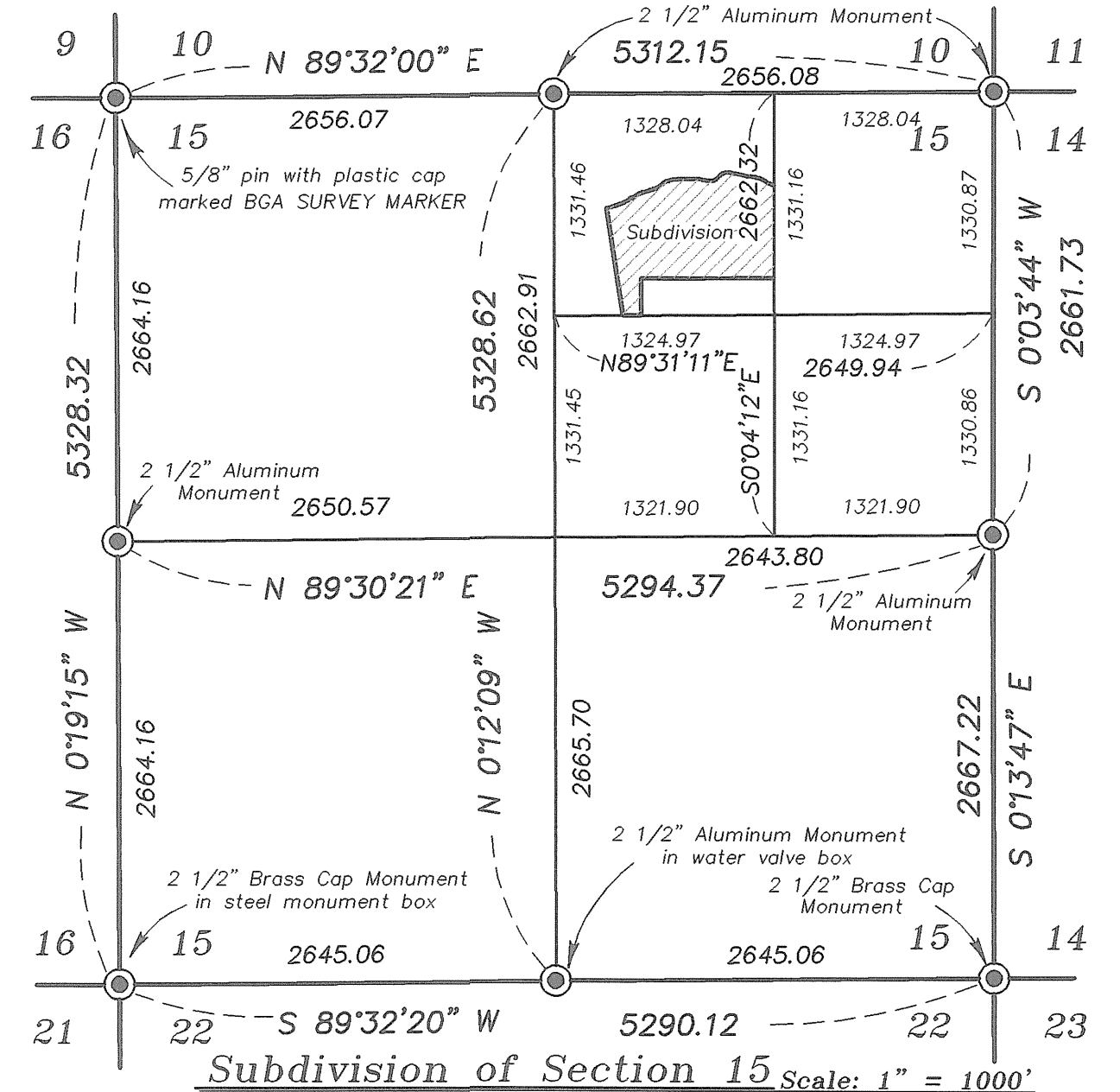
Microfilm Number 20050987T

Plat Cabinet Number C744, C745

REFERENCE MATERIAL

Union County Monumentation Records
 Plat of Robinson's Subdivision
 Survey Number 5-80
 Survey Number 038-1998
 Minor Partition Plat Number 1997-15

Lot Book Report Number 43402
 prepared by Abstract and Title
 Company, dated October 25, 2004



CURVE DATA

① East Curve S R/W Lot 5 Δ = 51°48'58" R = 170.00' L = 153.74' T = 82.58' L.C. = 148.56' S 64°03'21"E	② CL East Curve Δ = 51°48'58" R = 200.00' L = 180.87' T = 97.15' L.C. = 174.77' S 64°03'21"E	③ East Curve N R/W Lot 1 Δ = 51°48'58" R = 230.00' L = 208.00' T = 111.72' L.C. = 200.99' S 64°03'21"E	④ Total Curve S R/W Lots 4&5 Δ = 72°52'19" R = 230.00' L = 292.53' T = 169.79' L.C. = 273.21' S 74°35'02"E	⑤ CL Middle Curve Δ = 72°52'19" R = 200.00' L = 254.37' T = 169.79' L.C. = 237.57' S 74°35'02"E
⑥ Middle Curve N R/W Lot 1 Δ = 72°52'19" R = 170.00' L = 216.22' T = 125.50' L.C. = 201.93' S 74°35'02"E	⑦ Middle Curve S R/W Lot 5 Δ = 30°43'54" R = 230.00' L = 123.36' T = 63.20' L.C. = 121.89' S 53°30'49"E	⑧ Middle Curve S R/W Lot 4 Δ = 42°08'26" R = 230.00' L = 169.17' T = 88.61' L.C. = 165.38' S 89°56'59"E	⑨ Intersection S R/W Lot 4 Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' L.C. = 28.28' S 66°01'12"E	⑩ Intersection S R/W Lot 3 Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' L.C. = 28.28' S 23°58'48"W
⑪ West Curve W of Rad Pt Δ = 6°52'01" R = 500.00' L = 59.92' T = 30.00' L.C. = 59.89' S 84°28'32"W	⑫ West Curve E of Rad Pt Δ = 12°03'43" R = 500.00' L = 105.26' T = 52.83' L.C. = 105.07' S 75°00'40"W	⑬ West Curve S line Lot 3 Δ = 19°22'05" R = 470.00' L = 158.88' T = 80.20' L.C. = 158.12' S 78°39'51"W	⑭ West Curve Total CL Δ = 18°55'44" R = 500.00' L = 165.18' T = 83.35' L.C. = 164.43' S 78°26'40"W	⑮ West Curve N line Lot 2 Δ = 18°32'22" R = 530.00' L = 171.50' T = 86.50' L.C. = 170.75' S 78°14'59"W

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2006

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 MOUNTAIN VIEW ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C744, C745 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson, OPLS 2219

Mountain View Estates

A Subdivision of a portion of Parcel 1 of Minor Partition Plat Number 1997-15
Situating in the Northwest quarter of the Northeast quarter of Section 15,
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 the land within this subdivision, being a portion of Parcel 1 of Minor Partition Plat Number 1997-15, filed as microfilm number 973561 in the office of the Union County Clerk, being situated in the Northwest quarter of the Northeast quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at a point on the South line of said Parcel 1, said point being on the South line of the Northwest quarter of the Northeast quarter of said Section 15, said point being South 66°59'08" East, a distance of 3341.35 feet from the Northwest corner of said Section 15,

Thence; North 8°56'18" West, a distance of 648.60 feet, to the centerline of an existing ditch,

Thence; North 70°58'30" East, along said centerline, a distance of 127.32 feet,

Thence; North 64°19'46" East, along said centerline, a distance of 144.14 feet,

Thence; North 70°28'06" East, along said centerline, a distance of 60.02 feet,

Thence; North 53°17'19" East, along said centerline, a distance of 39.76 feet,

Thence; North 73°16'37" East, along said centerline, a distance of 95.18 feet,

Thence; South 89°25'17" East, along said centerline, a distance of 138.71 feet,

Thence; South 84°36'05" East, along said centerline, a distance of 80.47 feet,

Thence; North 49°24'44" East, along said centerline, a distance of 64.26 feet,

Thence; North 86°03'40" East, along said centerline, a distance of 63.53 feet,

Thence; South 78°45'51" East, along said centerline, a distance of 173.11 feet,

Thence; South 57°45'38" East, along said centerline, a distance of 46.58 feet,

Thence; North 89°55'48" East, departing from said centerline, a distance of 39.97 feet, to the East line of the Northwest quarter of the Northeast quarter of said Section 15,

Thence; South 0°04'12" East, along said East line, a distance of 566.93 feet, to a point 220.00 feet North of the Southeast corner of said Northwest quarter of the Northeast quarter,

Thence; South 89°31'11" West, parallel with the South line of said Northwest quarter of the Northeast quarter, a distance of 800.00 feet,

Thence; South 0°04'12" East, a distance of 220.00 feet to the South line of said Northwest quarter of the Northeast quarter,

Thence; South 89°31'11" West, along said South line, a distance of 110.21 feet, to the Point of Beginning of this description.

Said tract containing 13.30 Acres (579,434 Sq. Ft.)

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the lot corners and the boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2006

DECLARATION

Know all people by these presents that TINA R. HURST is the sole 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 plat, and I do hereby donate, dedicate, and convey to public use forever, the land within Mountain View Lane, Northview Road, and Love Road, and do further hereby create the temporary cul-de-sac easements at the end of Northview Road and Mountain View Lane, as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Tina R. Hurst

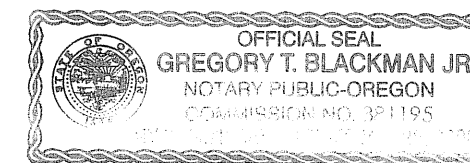
TINA R. HURST

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 23rd day of February, 2005, before me a Notary Public in and for said State and County, personally appeared TINA R. HURST, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that she executed the same freely and voluntarily.

Gregory T. Blackman Jr.
Notary Public for
the State of Oregon



Notarial seal

COVENANTS AND RESTRICTIONS

Covenants and restrictions have been created and are being filed simultaneously with this plat.

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 MOUNTAIN VIEW ESTATES, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C764, C765 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

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 2004-2005 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: 2/24/05
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 28th day of February, 2005.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 24th day of FEB, 2005.

by Wallowa County Surveyor Jack W. Burris
Jack W. Burris

UNION COUNTY COMMISSION

Approved this 20th day of MARCH, 2005.

Steve McClure
Steve McClure

John E. Lamoreau
John E. Lamoreau

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 20th day of MARCH, 2005, at 9:10 o'clock A.M., and recorded in Plat Cabinet No. C764, C765 Union County records. Microfilm Number 200508977

R. Nellie Doherty Hibbert
Union County Clerk

by AS Nelson, Deputy