

# R and R Community Court

A Subdivision of a portion of Lots 15, 16, 17 and 18 of Highway Acres Subdivision situate in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 2013423T  
Plat Cabinet Number D234-D235

## BASIS OF BEARING

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

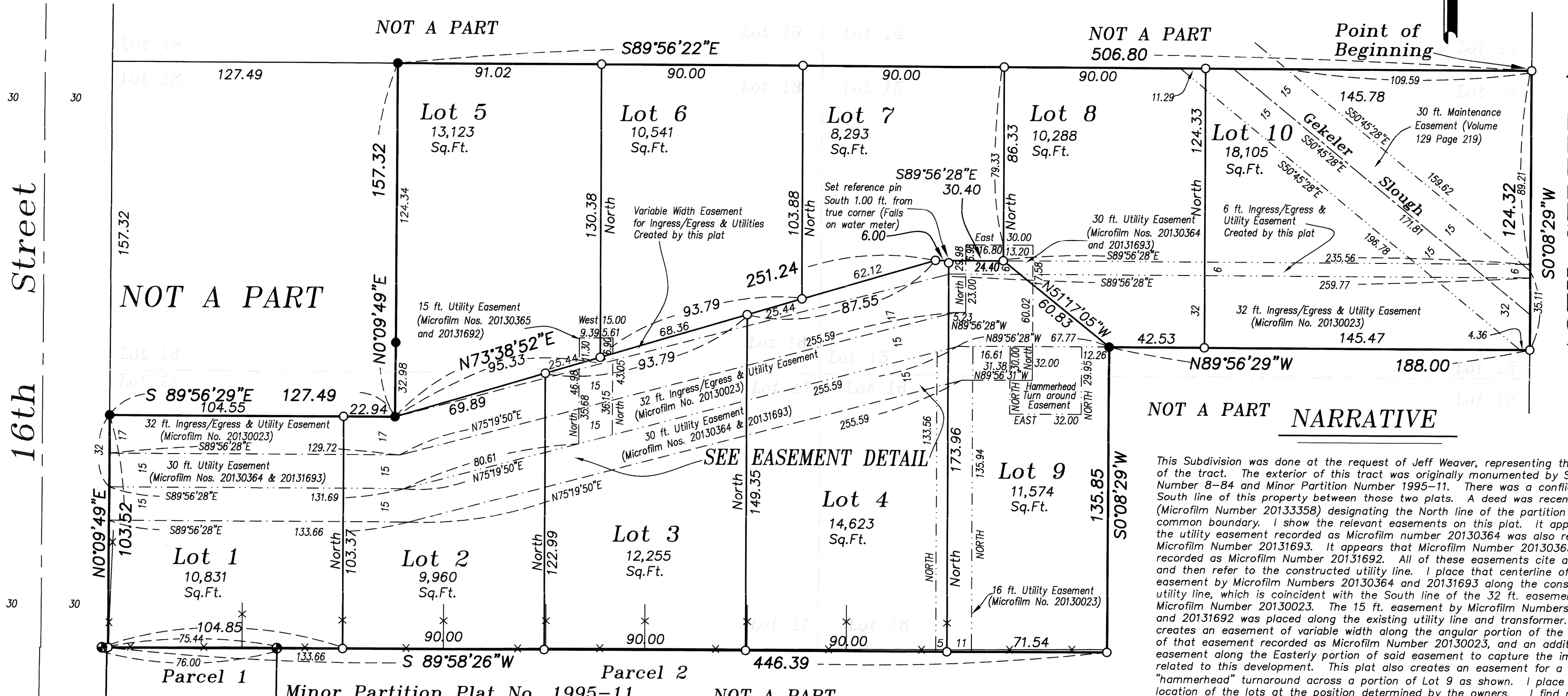
SCALE: 1"=40'

## REFERENCE MATERIAL

Plat of Highway Acres Subdivision UNRECORDED Plat of Russell Tracts Survey Number 8-84 Survey Number 56-94 Minor Partition Plat Number 1995-11

### DEEDS REFERENCES

Volume 129 Page 219  
Microfilm Number 27899  
Microfilm Number 962953  
Microfilm Number 20122040  
Microfilm Number 20122823  
Microfilm Number 20130023  
Microfilm Number 20130364  
Microfilm Number 20130365  
Microfilm Number 20131692  
Microfilm Number 20131693  
Microfilm Number 20133358  
Survey Report Number 13-24385 prepared by Eastern Oregon Title, Incorporated dated October 17, 2013



## NARRATIVE

This Subdivision was done at the request of Jeff Weaver, representing the owners of the tract. The exterior of this tract was originally monumented by Survey Number 8-84 and Minor Partition Number 1995-11. There was a conflict on the South line of this property between those two plats. A deed was recently filed (Microfilm Number 20133358) designating the North line of the partition as the common boundary. I show the relevant easements on this plat. It appears that the utility easement recorded as Microfilm number 20130364 was also recorded as Microfilm Number 20131693. It appears that Microfilm Number 20130365 was also recorded as Microfilm Number 20131692. All of these easements cite a location and then refer to the constructed utility line. I place that centerline of the 30 ft. easement by Microfilm Numbers 20130364 and 20131693 along the constructed utility line, which is coincident with the South line of the 32 ft. easement by Microfilm Number 20130023. The 15 ft. easement by Microfilm Numbers 20130365 and 20131692 was placed along the existing utility line and transformer. This plat creates an easement of variable width along the angular portion of the North line of that easement recorded as Microfilm Number 20130023, and an additional 6 ft. easement along the Easterly portion of said easement to capture the improvements related to this development. This plat also creates an easement for a "hammerhead" turnaround across a portion of Lot 9 as shown. I place the location of the lots at the position determined by the owners. I find no unusual conditions with this plat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*

OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2014

## LEGEND

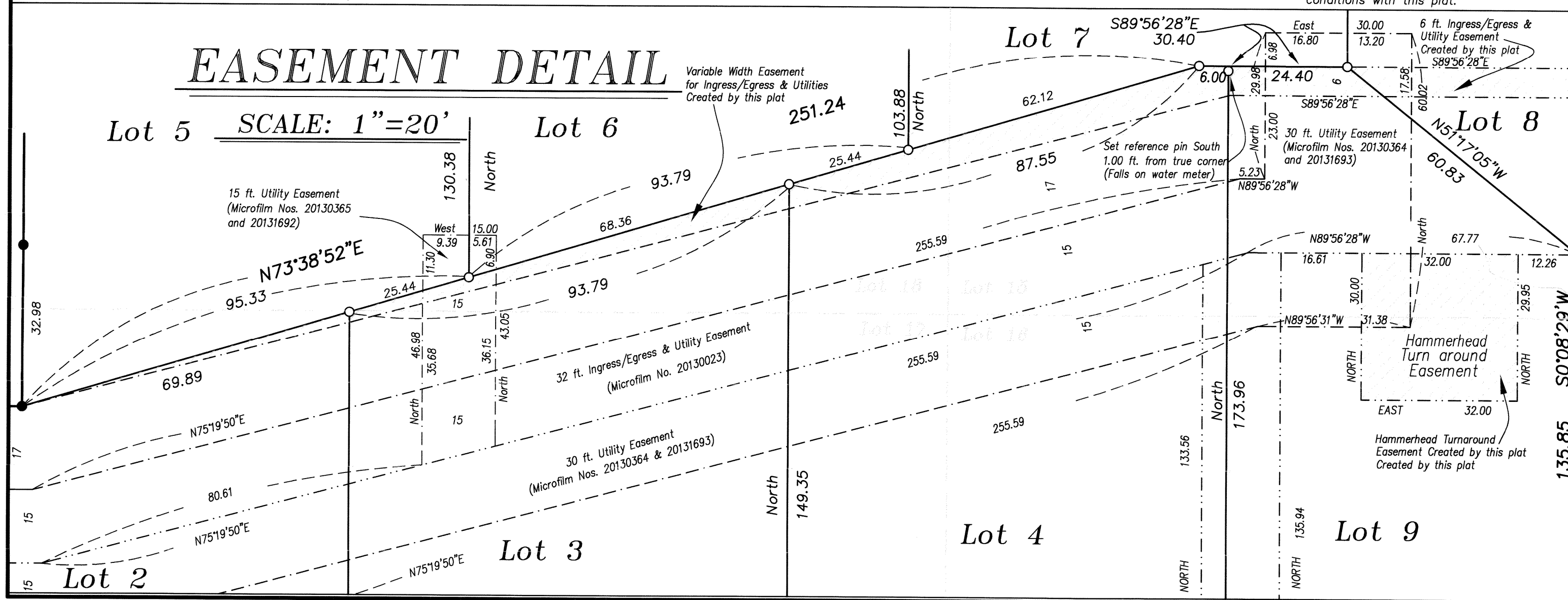
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 8-84
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Survey Number 1995-11
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- x- Existing Fenceline
- - - Easement Line (MF 2013023, Vol. 129 Pg. 219 and that created by this plat)
- - - Easement Line (MF Nos. 20130364, 20130365, 20131692 and 20131693)
- [ ] Record information of Microfilm Number 20130023

## 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 R and R Community Court, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D234-D235 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 Sheet 1 of 2

## EASEMENT DETAIL



# R and R Community Court

Microfilm Number 20134323T  
Plat Cabinet Number D234-D235

A Subdivision of a portion of Lots 15, 16, 17 and 18 of Highway Acres Subdivision situate in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

## 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 Subdivision of a portion of Lots 15, 16, 17 and 18 of Highway Acres Subdivision situate in the Northeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows:

Beginning at the Northeast corner of said Lot 15;

Thence; South 0°08'29" West, along the East line of said Lot 15, said line also being the West right of way line of 18th Street, a distance of 124.32 feet,

Thence; North 89°56'29" West, a distance of 188.00 feet, to the Northwest corner of that tract conveyed to Jack Rudd, et ux, by deed recorded July 16, 1996 as Microfilm Number 962953 of the deed records of Union County,

Thence; South 0°08'29" West, along said Rudd tract, and along the West line of that tract conveyed to Jackie and Patricia Rudd deed recorded as Microfilm Number 27899 the deed records of Union County, a distance of 135.85 feet, to the North line of Minor Partition Plat Number 1995-11, recorded as Microfilm Number 159443 and stored in plat Cabinet "A" in slide 393 of the plat records of Union County,

Thence; South 89°58'26" West, along said North line, a distance of 446.39 feet, to the West line of Lot 17 of said Highway Acres Subdivision,

Thence; North 0°09'49" East, along said West line, said line also being the East right of way line of 16th Street, a distance of 103.52 feet,

Thence; South 89°56'29" East, a distance of 127.49 feet,

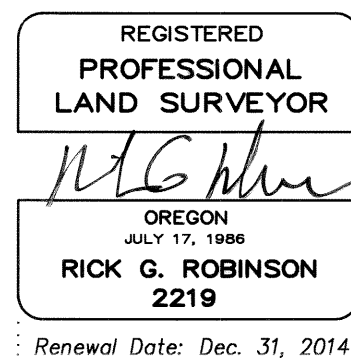
Thence; North 0°09'49" East, a distance of 157.32 feet, to the North line of Lot 18 of said Subdivision,

Thence; South 89°56'22" East, along said North line and along the North line of Lot 15 of said Subdivision, a distance of 506.80 feet, to the Point of Beginning of this description.

Said tract containing 2.75 Acres (119,593 Sq. Ft.).

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that the boundary and lot corners are marked with monuments as indicated on the annexed plat, in accordance with 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



## 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 R and R Community Court, and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D234-D235 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 SIMPLY INCOME, LLC, an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, 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 an easement of variable width along the angular portion of the North line of that easement recorded as Microfilm Number 20130023, and an additional 6 ft. easement along the Easterly portion of said easement. These easements are subject to the same terms and conditions cited on deed microfilm number 20130023, and does also hereby create an additional 32 ft. wide hammerhead turnaround easement as shown on the annexed map, all in accordance with O.R.S. Chapter 92 and pursuant to a resolution of its Board of Directors, has duly caused ROBIN R. SMITH to sign on its behalf.

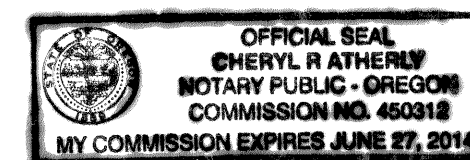
Robin R. Smith  
ROBIN R. SMITH, Agent  
SIMPLY INCOME, LLC

## ACKNOWLEDGMENT

State of Oregon SS  
County of Clackamas

Know all people by these presents, on this 01 day of Nov, 2013, before me a Notary Public in and for said State and County, personally appeared ROBIN R. SMITH, Agent for SIMPLY INCOME, LLC, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

G. G.  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 19<sup>th</sup> day of November, 2013.

by Norman J. Paulus, Jr.  
Norman J. Paulus, Jr.  
City Surveyor

### City of La Grande Planner

Approved this 11<sup>th</sup> day of DECEMBER, 2013.

Michael J. Baquist  
Michael J. Baquist  
City Planner

### 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 Linda L. Hill Date: 11/26/13  
Linda L. Hill, Union County Assessor/Tax Collector

### La Grande City Council

Approved this 11<sup>th</sup> day of December, 2013.

David S. Polyz Mayor  
John J. Feen Councilor  
Jerry Sebestyen Councilor  
Mary Ann Mesina Mayor Pro Tem  
Kelly J. McDevitt Councilor  
John B. Borchert, absent excused Councilor  
Gary Hillard, absent excused Councilor

## 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 this 16<sup>th</sup> day of December, 2013 at 10:00 o'clock A.M., and recorded in Plat Cabinet No. D234-D235 Union County records. Microfilm Number 20134323T

Robin A. Church  
Union County Clerk by Shirley K. Kennedy, Deputy Clerk