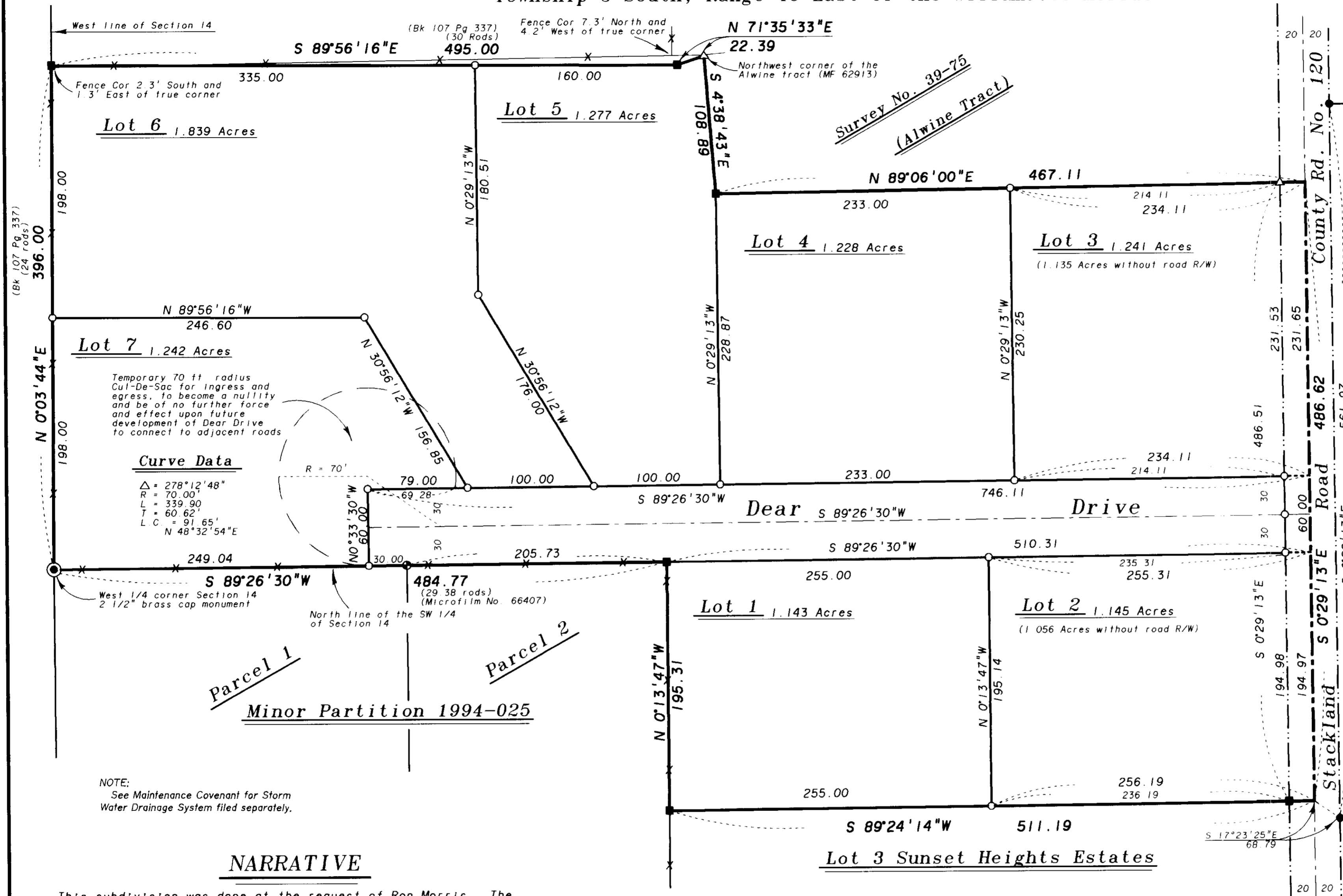


SUNSET VISTA

A subdivision of Lot 4, Sunset Heights Estates Subdivision,
Situating in the West half of the West half of Section 14,
Township 3 South, Range 40 East of the Willamette Meridian.



SCALE: 1"=60'

BASIS OF BEARING

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

REFERENCE MATERIAL

- Union County Monumentation Records Survey No. 39-75 Survey Number 7-84 Minor Partition Number 1994-025 Plat of Sunset Heights Estates
- DEED REFERENCES
 - Volume X Page 134
 - Volume 40 Page 11
 - Volume 107 Page 337
 - Volume 159 Page 37
 - Microfilm Number 61428
 - Microfilm Number 62913
 - Microfilm Number 66407
 - Microfilm Number 106157
 - Microfilm Number 113422
- Plat report number 94-6255 prepared by Eastern Oregon Title, Inc.

LEGEND

- △ Found 5/8" iron pin set by survey number 39-75
- ⊙ Found monument as described, as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 7-84
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Sunset Heights Estates
- ⊕ Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by Minor Partition No. 1994-025
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- x-x- Existing fence line
- () Record distance and deed reference

NOTE: See Maintenance Covenant for Storm Water Drainage System filed separately.

NARRATIVE

This subdivision was done at the request of Ron Morris. The exterior of the subdivision was monumented by and documented by the plat of Sunset Heights Estates. I place the dividing lines of the lots at the direction of Mr. Morris. The location of the dedication of Dear Drive was mandated by the Union County Planning Commission to accommodate future dedication to the South along the dividing lines of the parcels of Minor Partition 1994-025. The temporary cul-de-sac was required by the planning commission to provide a place to turn around until the road to the South is developed. I find the fence along the North line of Minor Partition number 1994-025 was moved to the true property line since the platting of Sunset Heights Estates. The remaining fences are still in the positions shown by that plat. As with the previous subdivision, the County Road along the East line of the subdivision is an easement, and I place reference pins along the West right of way line. I find no other unusual conditions on this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1996

SUNSET VISTA

A subdivision of Lot 4, Sunset Heights Estates Subdivision,
Situated in the West half of the West half of Section 14,
Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor No. 2219, hereby certify that I have correctly surveyed and platted SUNSET VISTA as shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said subdivision being a subdivision of Lot 4, Sunset Heights Estates, said subdivision being situated in the West half of the West half of Section 14, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the West quarter corner of said Section 14,

Thence: North 0°03'44" East, along the West line of said Section 14, a distance of 396.00 feet.

Thence: South 89°56'16" East, perpendicular to said West line, a distance of 495.00 feet.

Thence: North 71°35'33" East, a distance of 22.39 feet, to the Northwest corner of land conveyed to William D. and Hatsuyo Alwine recorded on deed microfilm number 62913, deed records of Union County, Oregon.

Thence: South 4°38'43" East, along the West line of said Alwine tract, a distance of 108.89 feet to the Southwest corner thereof.

Thence: North 89°06'00" East, along the South line of said Alwine tract, a distance of 467.11 feet to the centerline of Stackland Road, (Union County Road Number 120).

Thence: South 0°29'13" East, along said centerline, a distance of 486.62 feet.

Thence: South 89°24'14" West, a distance of 511.19 feet, to a line 484.77 feet (29.38 rods) East of and parallel to the West line of said Section 14.

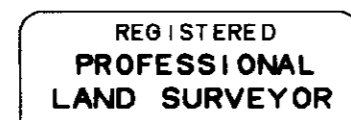
Thence: North 0°13'47" West, along said parallel line, a distance of 195.31 feet, to the North line of the Southwest quarter of said Section 14.

Thence: South 89°26'30" West, along said North line, a distance of 484.77 feet, to the Point of Beginning of this description.

Subject to County Road Number 120 across the East side of the above described parcel.

Said parcel containing 10.142 acres, including easement for County Road, (Said parcel containing 9.918 acres excluding easement for County Road.)

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



Rick G. Robinson
OREGON
JULY 17, 1996
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 1996

DEDICATION

Know all people by these presents that Ronald Morris and Thomasine A. Morris, depose and say that we are the owners of the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be subdivided into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public use forever, the area depicted as Dear Drive on the annexed map, and further dedicate the temporary easement for ingress and egress at the West end of Dear Drive, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Ronald Morris
Ronald Morris

Thomasine A. Morris
Thomasine A. Morris

Know all people by these presents that Western Farm Bureau Service Company, Inc. depose and say that we are contract holders on the land within this subdivision, being more particularly described in the accompanying Surveyor's Certificate, and hereby consent to the same being subdivided into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public use forever, the area depicted as Dear Drive on the annexed map, and further dedicate the temporary easement for ingress and egress at the West end of Dear Drive, as shown on the annexed map, in accordance with O.R.S. Chapter 92.

Roy Schmett
Roy Schmett, Treasurer of Western Farm Bureau Service Company, Inc.

ACKNOWLEDGEMENTS

State of Oregon
County of Union SS

Know all these people by these presents, on this 29th day of NOV., 1995, before me a Notary Public in and for said County and State, personally appeared Ronald Morris and Thomasine A. Morris, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Lornie Lester
Notary Public for
the State of Oregon

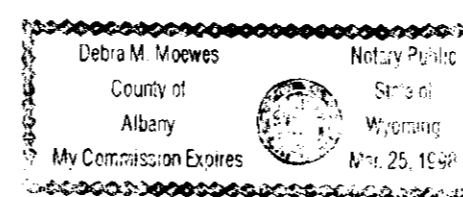


Notarial seal

State of Wyoming
County of Albany SS

Know all these people by these presents, on this 5th day of Dec., 1995, before me a Notary Public in and for said County and State, personally appeared Roy Schmett, Treasurer of Western Farm Bureau Service Company, Inc., who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Debra M. Moeves
Notary Public for
the State of Wyoming



Notarial seal

APPROVALS

UNION COUNTY ASSESSOR

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 1995-1996 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 Patty Gooderham Date: 10/11/95
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this subdivision and that are now due and payable have been paid to me.

by Peggy Sutton Date: 12/11/95
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 15TH day of DECEMBER, 1995.

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

UNION COUNTY PLANNING COMMISSION

Approved this 5th day of March, 1995.

Ed Barton
Ed Barton, Chairman

UNION COUNTY COMMISSION

Approved this 6TH day of MARCH, 1995

John Howard

Lorence D. Savage
Lorence D. Savage

Steve McClure
Steve McClure

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union SS

I do hereby certify that the attached partition plat was received for record on the 6th day of MARCH, 1996, at 1:30 o'clock P.M. and filed in Plat Cabinet No. B-419, Union County records.

Microfilm No. 960865

R. VELUE DOBUE HIBBERT
Union County Clerk
by B. Nelson, Deputy