

# VISTA ACRES

3-3-83  
Deed MICROWALUM 107686

SUBDIVISION FILE NO. A-243  
SURVEY NO. 5-83

3-3-83  
Gregory T. Blackman, DEPUTY



SCALE: 1" = 300'

## LEGEND

- FOUND MONUMENT OF RECORD
- SET 5/8" x 30' IRON PIN WITH PLASTIC CAP MARKED B-G-A SURVEY MARKER
- ⊙ FOUND 2" x 36" GALVANIZED IRON PIPE WITH BRASS CAP MARKED T3S, R40E, W.M. 1/4 S26 AND S35 P.L.S. 991
- EXISTING FENCELINE
- - - CENTERLINE OF ROAD
- ⋯⋯ EASEMENT

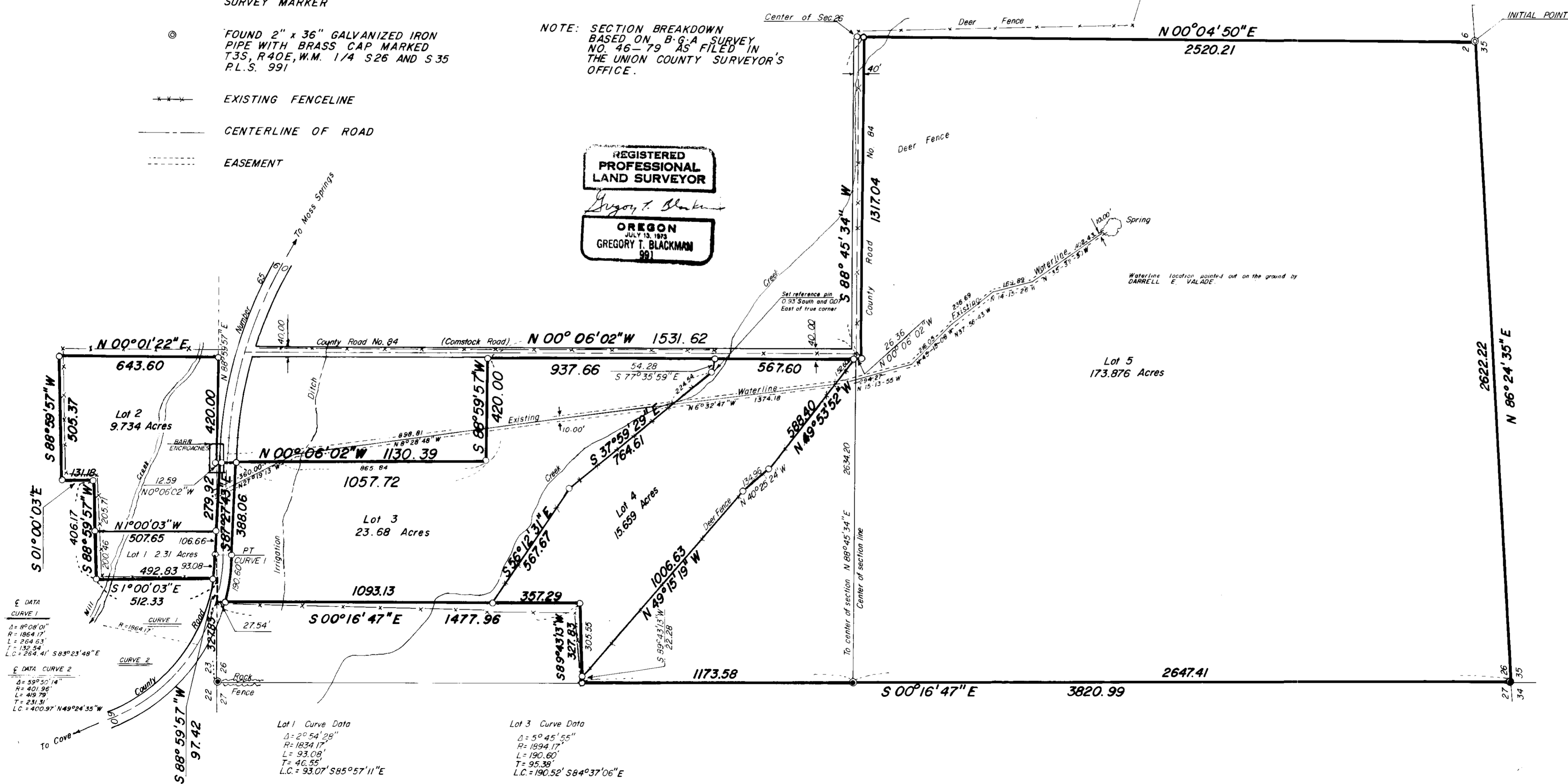
## BASIS OF BEARING

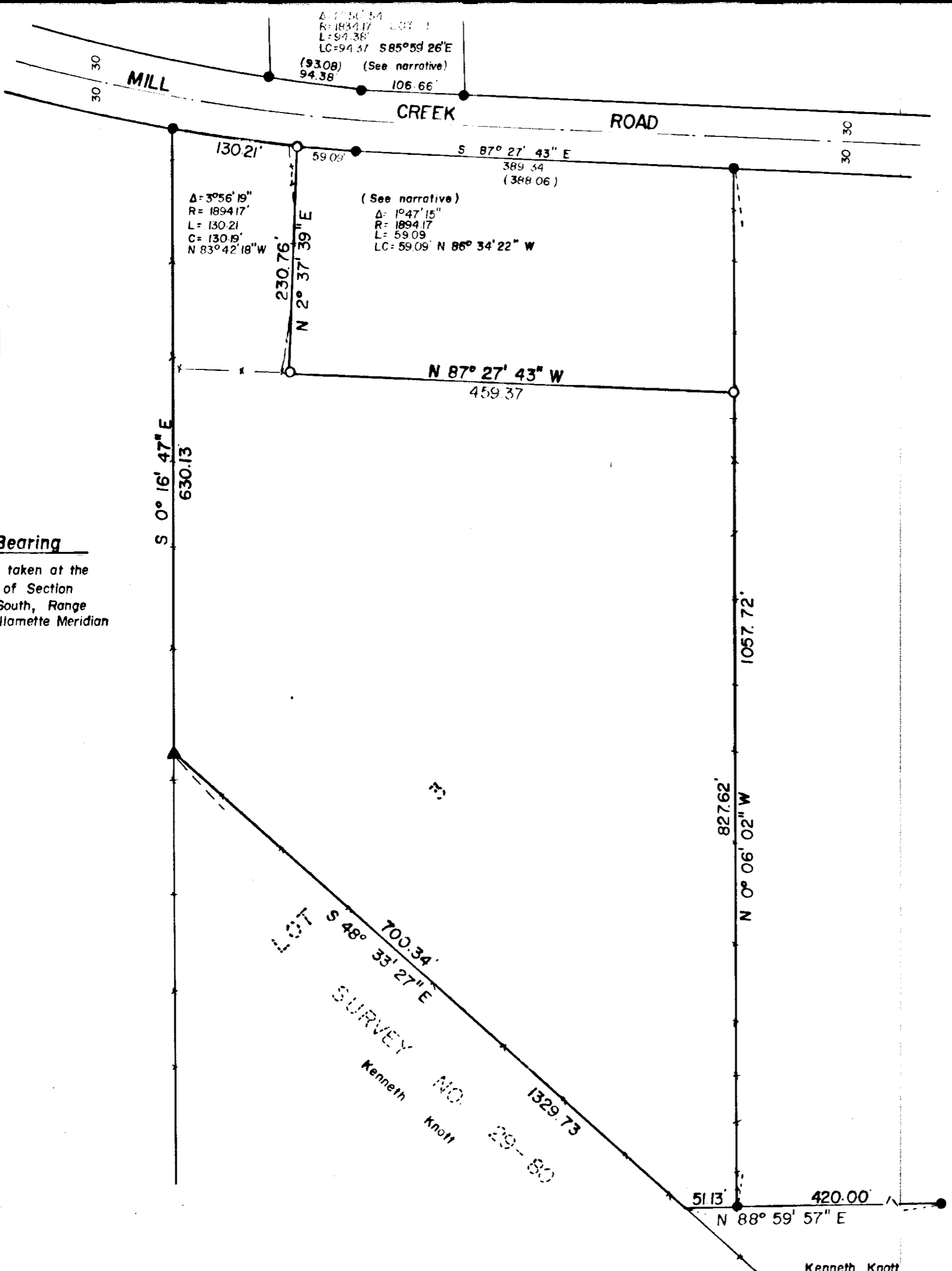
SURVEY NO. 12-78

NOTE: SECTION BREAKDOWN  
BASED ON B-G-A SURVEY  
NO. 46-79 AS FILED IN  
THE UNION COUNTY SURVEYOR'S  
OFFICE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gregory T. Blackman  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991



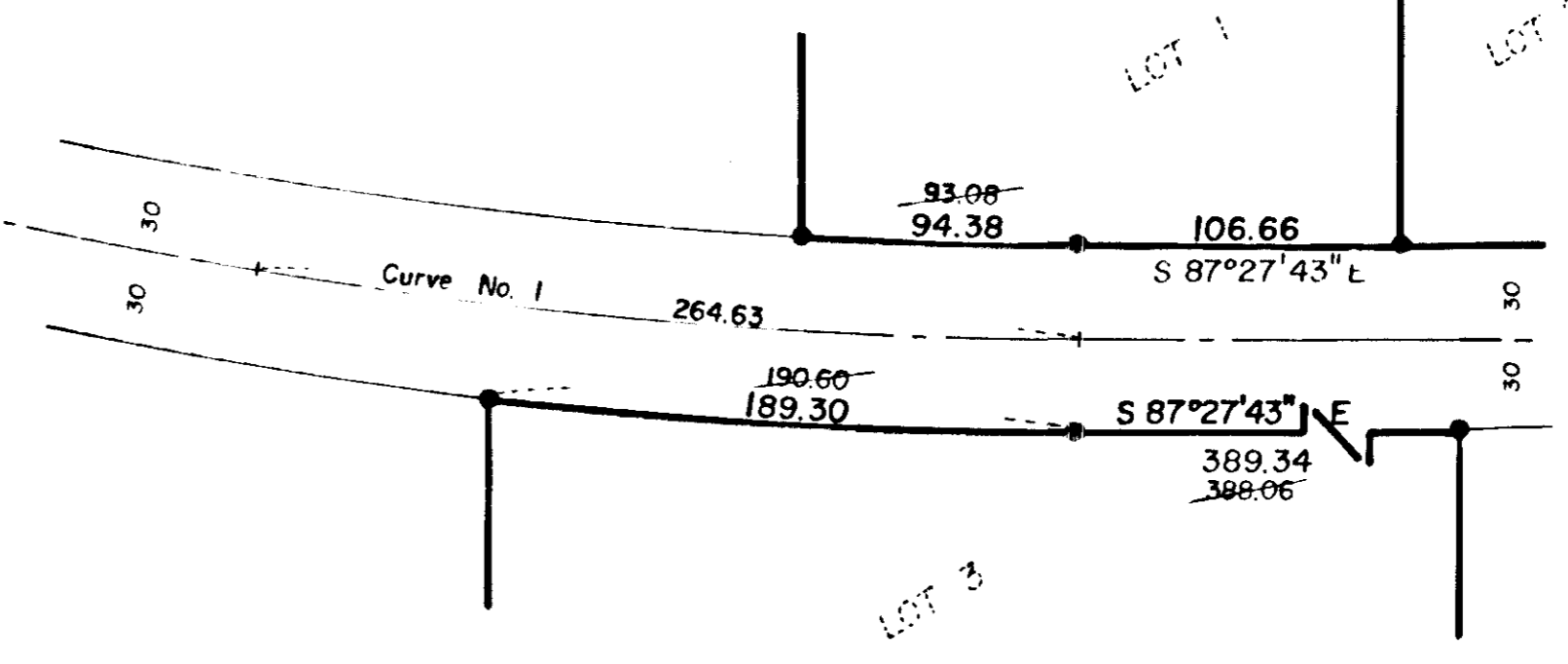


**Basis of Bearing**  
 Solar observation taken at the Northwest corner of Section 22, Township 3 South, Range 40 East of the Willamette Meridian

**Corrected Curve Data**

Lot 1	Lot 3
<del>Δ=2°54'28"</del>	<del>Δ=5°45'55"</del>
<del>R=1834.17'</del>	<del>R=1894.17'</del>
<del>T=47.20'</del>	<del>T=94.73'</del>
<del>L=94.38'</del>	<del>L=189.30'</del>
<del>LC=94.37'</del>	<del>LC=189.22'</del>
<del>S85°59'26"E</del>	<del>S84°36'01"E</del>
Δ=2°56'54"	Δ=5°43'34"
R=1834.17'	R=1894.17'
T=47.20'	T=94.73'
L=94.38'	L=189.30'
LC=94.37'	LC=189.22'
S85°59'26"E	S84°36'01"E

107626



**Detail of Plat Correction** Scale: 1"=60'

**NARRATIVE**

This survey was ordered by John Collins of North Pine Realty on behalf of Kenneth Knott and Pat Valade. The property surveyed was to include a fenced animal arena and the location of the Northeastly boundary was painted out on the ground by John Collins for both parties. I staked to the painted out location.

In the course of this survey I find an error on the plat of Vista Acres. The problem concerns only the P.T. of curve number one. I find that the curve data on the plat is in error but the monuments are in correct position for the curve centerlines. By using the curve information, Lot 1 will not close. I have discussed this with the County Surveyor and he has discussed the problem with the County Clerk. It was decided that a copy of this survey would be filed with the original plat as well as a letter of transmittal to the Union County Clerk.

The error does not affect the location of any of the lot corners proper, but it

reflects the position of the P.T. between the lot corners proper. I find that the information on the plat will not place the P.T. on the radial line from the radius point of the curve to the tangent line of the road by about 1.3 feet. The radial line at the P.T. must intersect the tangent at right angles, which according to the plat, it does not. I am therefore correcting the curve data for Lot 3 and Lot 1 as shown. This change is of a nature that will not adversely affect the location or size of the lots in question. The correct curve information will enable Lot 1 to close correctly. This survey and letter of transmittal will serve to put interested parties on notice that the error has been discovered and corrected. It should be noted that the monuments have not been moved, as they were in the correct position, and that the error was in computations. It appears that the error occurred when the coordinate positions were recorded on magnetic tape for storage for our records.

**REFERENCE MATERIAL**

PLAT of VISTA ACRES Subdivision  
 Survey number 29-80  
 DEEDS  
 M.F. 92286 M.F. 98239

STATE OF OREGON  
 County of Union  
 I certify that the within instrument of writing was received for record on the 10<sup>th</sup> day of Feb. 1983 at 8:30 o'clock A.M., and recorded on page 107626 in book \_\_\_\_\_ Record \_\_\_\_\_  
 Plats \_\_\_\_\_ of said County  
 SHIRLEY L. BOLIN, County Clerk  
*Shirley L. Bolin*

**LEGEND**

- ▲ Found 5/8" rebar with plastic cap set by survey number 29-80.
- Found 5/8" x 30" rebar with plastic cap set by plat of "VISTA ACRES" subdivision.
- Set 5/8" x 30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- Centerline of road
- Existing fence line

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gregory T. Blackman*  
 OREGON  
 GREGORY T. BLACKMAN  
 991

**BAGETT - GRIFFITH & ASSOCIATES**  
 La Grande, Oregon  
 Map of Survey

**A PORTION OF LOT 3  
 VISTA ACRES SUBDIVISION  
 COVE**  
 UNION COUNTY, OREGON

SURVEYED FOR	KENNETH KNOTT	
SURVEYED BY	GTB	1-83
Scale: 1"=100'	Drawn by: GTB	1-83

Survey Number 5-83

# VISTA ACRES

## DEDICATION

STATE OF OREGON SS:  
COUNTY OF UNION

I, DARRELL E. VALADE, DEPOSE AND SAY THAT I AM THE SOLE OWNER OF VISTA ACRES DESCRIBED IN THE ANNEXED SURVEYORS CERTIFICATE, THAT I DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED MAP.

Darrell E. Valade

SUBSCRIBED AND SWORN BEFORE ME THIS 18 DAY OF June, 1979

Mary Lou Dean  
NOTARY PUBLIC - OREGON  
My Commission Expires 12/12/80

UNION COUNTY PLANNING COMMISSION  
APPROVED THIS 25 DAY OF JUNE, 1979

Samuel Beck

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 12 DAY OF July, 1979

Samuel Beck

UNION COUNTY COURT

APPROVED THIS 11 DAY OF July, 1979

Samuel Beck Shirley A. Bolin Jo Gault

## UNION COUNTY ASSESSOR

I HEREBY CERTIFY THAT PURSUANT TO ORS 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 79/80 TAX ROLL WHICH BECAME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME.

Date 26 JUNE 1979 Assessor Roy L. Long by Dally G. Goodenham, Deputy

## 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 ON THE 79/80 TAX ROLL WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION AND THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID.

Date 26 JUNE 1979 Treasurer Barbara Dean

## FILING STATEMENT

## UNION COUNTY CLERK

85923 FILED FOR RECORD THIS 13 DAY OF July, 1979, AT 1:00 O'CLOCK P.M., IN BOOK 3 ON PAGE 92 OF PLATS OF UNION COUNTY, MICROFILM NO. 85922.

Shirley A. Bolin  
Union County Clerk

BY \_\_\_\_\_ Deputy

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Surveyor, being duly sworn, depose and say that I have surveyed and platted Vista Acres situated in the Southwest 1/4 of Section 23 and the West 1/2 of Section 26, Township 3 South, Range 40 East, Willamette Meridian in Union County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of Section 26, Township 3 South, Range 40 East, of the Willamette Meridian, thence; N 00° 04' 50" E, along the East line of the Southwest 1/4 of Section 26, 2520.21 feet to the South line of the dedicated County road number 84, known as Comstock Road, thence S 88° 45' 34" W, along said South line of Comstock Road, 1317.04 feet, thence; N 00° 06' 02" W, continuing along the West line of Comstock road, 1531.62 feet, thence S 88° 59' 57" W, 420.00 feet, thence; N 00° 06' 02" W, 1130.39 feet to the North line of Section 26, Township 3 South, Range 40 East, the Willamette Meridian, thence N 88° 59' 57" E, along said Section line, 420.00 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 23, thence; N 00° 01' 22" E, along said East line of the Southwest 1/4 of the Southwest 1/4, 643.60 feet, thence; S 88° 59' 57" W, 505.37 feet, thence; S 01° 00' 03" E, 131.18 feet, thence; S 88° 59' 57" W, 406.17 feet, thence; S 01° 00' 03" E, 512.33 feet, to the South line of Section 23, thence; S 88° 59' 57" W, along said Section line, 97.42 feet, thence; S 00° 16' 47" E, 1477.96 feet, thence; S 89° 43' 13" W, 327.83 feet to the West line of Section 26, thence; S 00° 16' 47" E, along said Section line, 3820.99 feet to the Southwest corner of Section 26, thence; N 86° 24' 35" E, along the South line of Section 26, 2622.22 feet to the Point of Beginning of this description; said parcel subject to previously dedicated county road number 65, as it exists, and that I made such a survey and plat by order of and under the direction of the owner thereof; that all corners are marked with iron pins as shown on the annexed map in accordance with O.R.S. 92.050 and 92.060, and that the width of the county road is as shown on the annexed map.

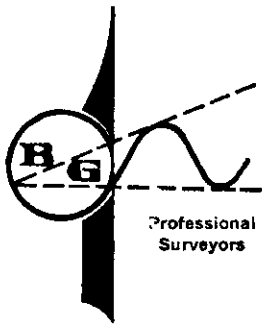
Subscribed and sworn before me this 18 day of June, 1979

Mary Lou Dean  
NOTARY PUBLIC - OREGON  
My Commission Expires 12/12/80

Gregory T. Blackman  
Baggett-Griffith and Associates  
Partner, O.P.L.S. 991

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gregory T. Blackman  
OREGON  
JULY 12, 1979  
GREGORY T. BLACKMAN  
891



**BAGETT, GRIFFITH & ASSOCIATES**

P. O. Box 576  
La Grande, Ore. 97850  
Phone 963-6092

Property Surveys  
Topographic Surveys  
Construction Surveys  
Subdivisions  
Tellurometer Control Surveys

107686

Shirley L. Bolin  
Union County Clerk  
Union County Court House  
LaGrande, Oregon

February 3, 1983

RE: VISTA ACRES subdivision

Ms. Bolin;

As per your request and the request of the Union County Surveyor, I am writing this letter of explanation in regards to the curve information recorded on the plat of " VISTA ACRES ". I have discovered an error as to the location of the P.T. of the curve of Lot 1 and Lot 3. After a lengthy discussion with the County Surveyor, it was decided to show the corrections on survey number 5-83, and file survey 5-83 with the plat. The County Surveyor would also make note on the original plat that a change has been made and refer to survey 5-83 for the correct information. I therefore offer this copy of survey number 5-83, as recorded in the records of the Union County Surveyor, to be recorded with the original plat. I have described in considerable detail the nature of the problem in the narrative of survey number 5-83, take note that the position of the P.T. in no way affects the size of the lots forementioned. I therefore submit this letter of transmittal and survey number 5-83 for filing with the original plat for the purpose of correcting the error on VISTA ACRES subdivision.

107686

Respectfully Yours;

*Gregory T. Blackman*  
Gregory T. Blackman

STATE OF OREGON }  
County of Union }

I certify that the within instrument

of writing was received for record on  
the 10th day of  
Feb. 1983 at 8:30  
o'clock A.M., and recorded on page  
         in book          Record         

Deeds of said County  
**SHIRLEY L. BOLIN** County Clerk

*Barbara Baker*  
Deputy