

MAGOTEAUX ESTATES
 SW1/4 SE1/4, SEC. 14
 TWN. 5 N., RA. 27 E, W.M.
 UMATILLA COUNTY, OREGON

APPROXIMATELY 2 MILES
 WEST OF UMATILLA

OWNER'S DECLARATION AND DEDICATION

I, JIM MAGOTEAUX, OWNER; HERBY ACKNOWLEDGE I HAVE CAUSED THIS SUBDIVISION, WHICH IS DESIGNATED AS "MAGOTEAUX ESTATES," TO BE SURVEYED AND PLATTED INTO LOTS IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE CHAPTER 152.

I HEREBY DEDICATE ACORN LANE, BEING A PRIVATE ROAD AND EASEMENT FOR INGRESS/EGRESS AND BURIED UTILITIES PURPOSES, SUCH BEING 60-FOOT WIDE, 509.94 FEET IN LENGTH AND TERMINATING IN A 50-FOOT RADIUS CUL-DE-SAC, SERVING LOTS 1, 2, 3, 4, 5 AND 6 AS SHOWN HEREON.

I HEREBY DEDICATE A 15-FOOT WIDE IRRIGATION EASEMENT FOR SHARED WATER DELIVERY AS SHOWN HEREON

Jim Magoteaux
 JIM MAGOTEAUX, OWNER
 MAGOTEAUX ENTERPRISES LLC

ACKNOWLEDGEMENT }
 STATE OF OREGON } SS
 COUNTY OF UMATILLA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 ON THIS 14th DAY OF September, 2021

BY JIM MAGOTEAUX
Jim Magoteaux
 NOTARY PUBLIC FOR THE STATE OF OREGON
Gordon Mickenuke
 MY COMMISSION EXPIRES: 10/28/2023
 COMMISSION NUMBER: 993089

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 09-27-2021

at 11:49 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 34
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7290191

MAGOTEAUX ESTATES
 FOR MAGOTEAUX ENTERPRISE, LLC

LOCATED WITHIN
 SW1/4 SE1/4, SECTION 14
 TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.
 UMATILLA COUNTY, OREGON

Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

SCALE 1 INCH = 100 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 16 JUL 21 Ending: 14 SEP 21
DRAWN BY R J L	CHECKED K L P	PROJECT No. D218 / 3135jm

LEGEND

- ◆ FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MKD: "OR PLS 1106, WA PLS 17372, PER "LEE ESTATES SUBDIVISION.
- FOUND, A 5/8 IRON ROD WITH YELLOW PLASTIC CAP MKD: "L.S. 2431," PER PPLAT 1994-41, UNLESS OTHERWISE NOTED.
- FOUND, A 5/8 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.," PER CS 20-100-B
- SET, A 5/8 X 30 INCH IRON REBAR LOT CORNER, OR CENTERLINE MONUMENT, WITH 1 1/2 INCH ALUMINUM CAP MKD: "WALLOWA ASSOC.," AND THE CORRESPONDING LOT NUMBERS. THE CENTERLINE MONUMENTS WERE SET BELOW ROAD SURFACE.
- PROPERTY LINES, EXTERIOR
- - - EXISTING EASEMENT SERVING PROPERTY
- - - ACCESS / UTILITY EASEMENT LINES, HERE DEDICATED
- - - IRRIGATION EASEMENT LINES, HERE DEDICATED
- * * * EXISTING FENCES
- [XXX] RECORD DIMENSION PER UMATILLA COUNTY DEED 2020-7100012
- CS COUNTY SURVEY
- PPLAT PARTITION PLAT
- I.R. IRON REBAR, AS ABOVE NOTED
- SFNF SEARCHED FOR, NOT FOUND

EASEMENT NOTES:

- EASEMENT, NEW**
 TENTATIVE NAME LANE. PURPOSE: INGRESS / EGRESS AND BURIED UTILITIES
 PER OWNER'S DEDICATION, SHOWN HEREON, AND AS DESCRIBED ON THE SHEETS OF THIS SUBDIVISION PLAT.
- EASEMENTS, EXISTING** PER ABOVE MENTIONED PRELIMINARY TITLE REPORT:
- BOOK 120, PAGE (NOT SHOWN), UMATILLA ELECTRIC COOPERATIVE ASS'N; APRIL 12, 1938. PURPOSE: RIGHT OF ENTRY.
 - REEL 72 PAGE 908 (SHOWN) PURPOSE: A 12-FOOT WIDE STRIP FOR AN IRRIGATION PIPELINE
 BEING UPON THE EAST 12 FEET OF THE NORTH 125 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE EAST 12 FEET THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 LYING NORTH OF THE WEST EXTENSION MAIN CANAL.
 - 2011-5810236 (NOT SHOWN), OREGON DEPT. OF TRANSPORTATION (O.D.O.T.)
 PER THE DESCRIPTION IN THIS DEED AND THE STATIONS / OFFSETS LISTED PER THE O.D.O.T. RIGHT-OF-WAY MAP WHICH IS CS 13-206-B, THIS EASEMENT IS NOT UPON THE CURRENT PROPERTY
 - A FEDERAL EASEMENT. SEE NOTE AT LOWER LEFT

REFERENCES :

- PRELIMINARY TITLE REPORT**
 PIONEER TITLE COMPANY
 ORDER NO.S : 101513 / 03-19550
 SEPTEMBER 29, 2020
- DEEDS**
 2020-7100012
 MORROW COUNTY DOCUMENT; VOLUME 28,
 PAGE 557
- SURVEYS, PARTITIONS, SUBDIVISIONS**
 CS 20-100-B PPLAT 1994-041
 CS N-087-A LEE ESTATES SUBDIVISION
 13-206-B, SHEET 8 OF 16, OREGON DEPT. OF TRANSPORTATION)
HISTORIC MAP
 "DEPARTMENT OF THE INTERIOR, UNITED STATES RECLAMATION SERVICE, UMATILLA PROJECT OREGON, FARM UNIT PLAT WEST EXTENSION, TOWNSHIP 5 NORTH RANGE 27 EAST W.M., SHOWING FARM UNITS AND IRRIGABLE AREAS FOR WHICH WATER RIGHT APPLICATIONS MAY BE MADE, 1918"
 PROVIDED BY WEST EXTENSION IRRIGATION DISTRICT

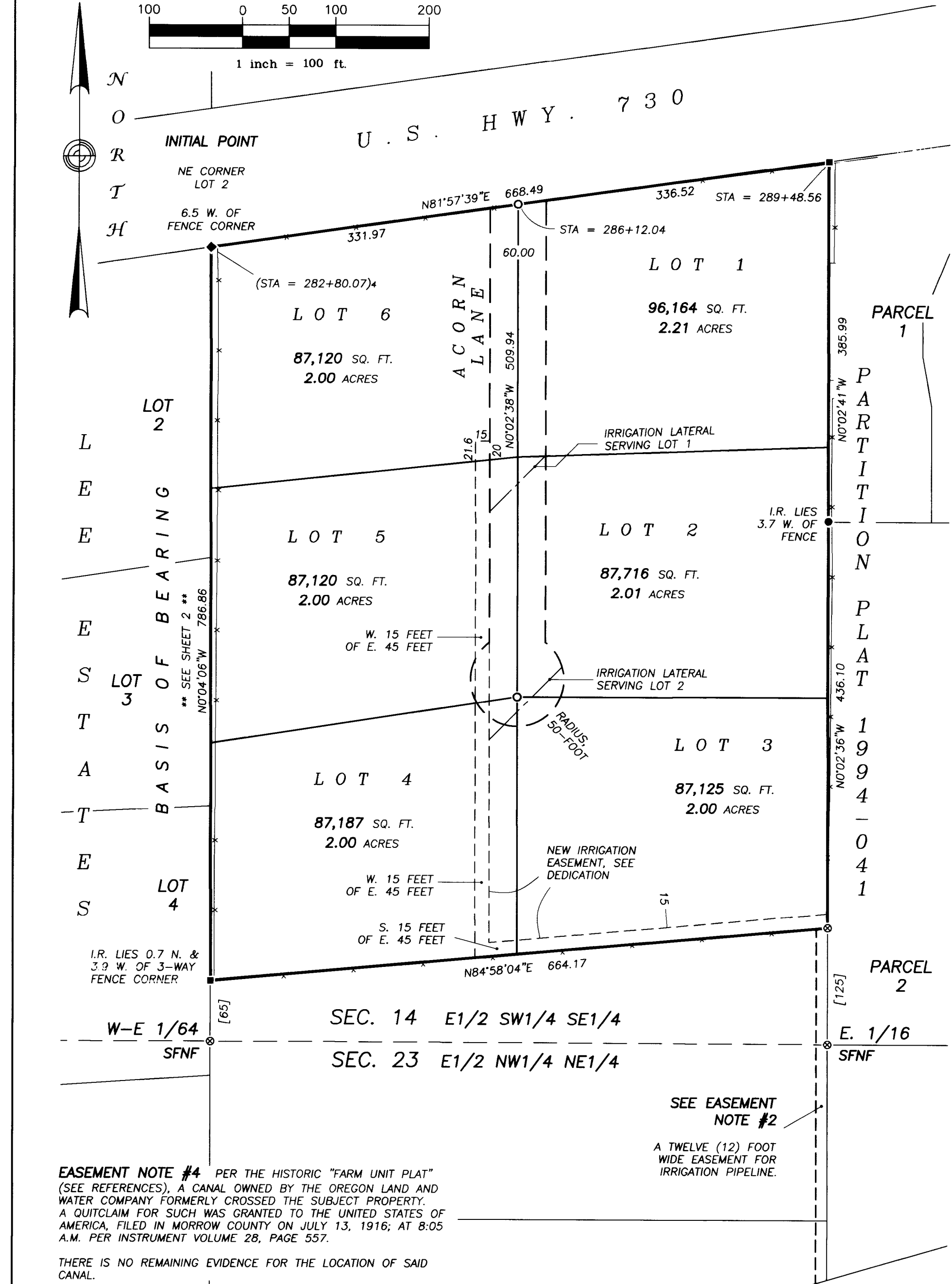
NARRATIVE

THIS SUBDIVISION PLAT WAS PERFORMED AT THE REQUEST OF JIM MAGOTEAUX FOR THE PURPOSE OF CREATING SIX (6) NEW LOTS, AND AN INGRESS-EGRESS / UTILITY EASEMENT. THE CONFIGURATION OF THE SIX (6) LOTS WAS DIRECTED BY MR. MAGOTEAUX.
 THE EXTERIOR BOUNDARY OF THIS TRACT HAD BEEN PREVIOUSLY SURVEYED AND MONUMENTED BY WALLOWA ASSOCIATES, LLC., AND MYSELF, DURING COUNTY SURVEY 2020-100-B. THE MONUMENTS OF RECORD FROM SAID SURVEY WERE FOUND TO BE INTACT AS REPORTED.
 THIS WORK WAS PERFORMED WITH TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM-522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE BOUNDARIES AND THE LOT CORNERS OF THIS PLAT OF MAGOTEAUX ESTATES, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE.
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF LEE ESTATES SUBDIVISION; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 730 N81°57'39"E, 668.49 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF UMATILLA COUNTY PARTITION PLAT 1994-41; THENCE S0°02'41"W, 385.99 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION; THENCE ALONG THE WEST LINE OF SAID PARCEL 2 S0°02'26"E, 436.10 FEET TO A POINT 125 FEET NORTHERLY OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE S84°58'04"W, 664.17 FEET TO THE EAST LINE OF LEE ESTATES SUBDIVISION AT A POINT 65 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE ALONG SAID EAST LINE N0°04'08"W, 786.86 FEET TO THE POINT OF BEGINNING.
 CONTAINING 12.22 ACRES.

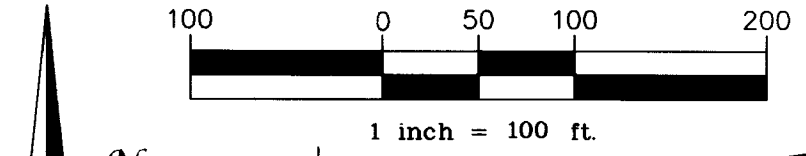
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Rodney J. Lewis
 OREGON
 JULY 14, 1998
RODNEY J. LEWIS
 2872
 EXPIRES 12-31-22



EASEMENT NOTE #4 PER THE HISTORIC "FARM UNIT PLAT" (SEE REFERENCES), A CANAL OWNED BY THE OREGON LAND AND WATER COMPANY FORMERLY CROSSED THE SUBJECT PROPERTY. A QUITCLAIM FOR SUCH WAS GRANTED TO THE UNITED STATES OF AMERICA, FILED IN MORROW COUNTY ON JULY 13, 1916; AT 8:05 A.M. PER INSTRUMENT VOLUME 28, PAGE 557.
 THERE IS NO REMAINING EVIDENCE FOR THE LOCATION OF SAID CANAL.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PLAT OF MAGOTEAUX ESTATES
Rodney J. Lewis
 RODNEY J. LEWIS, P.L.S.

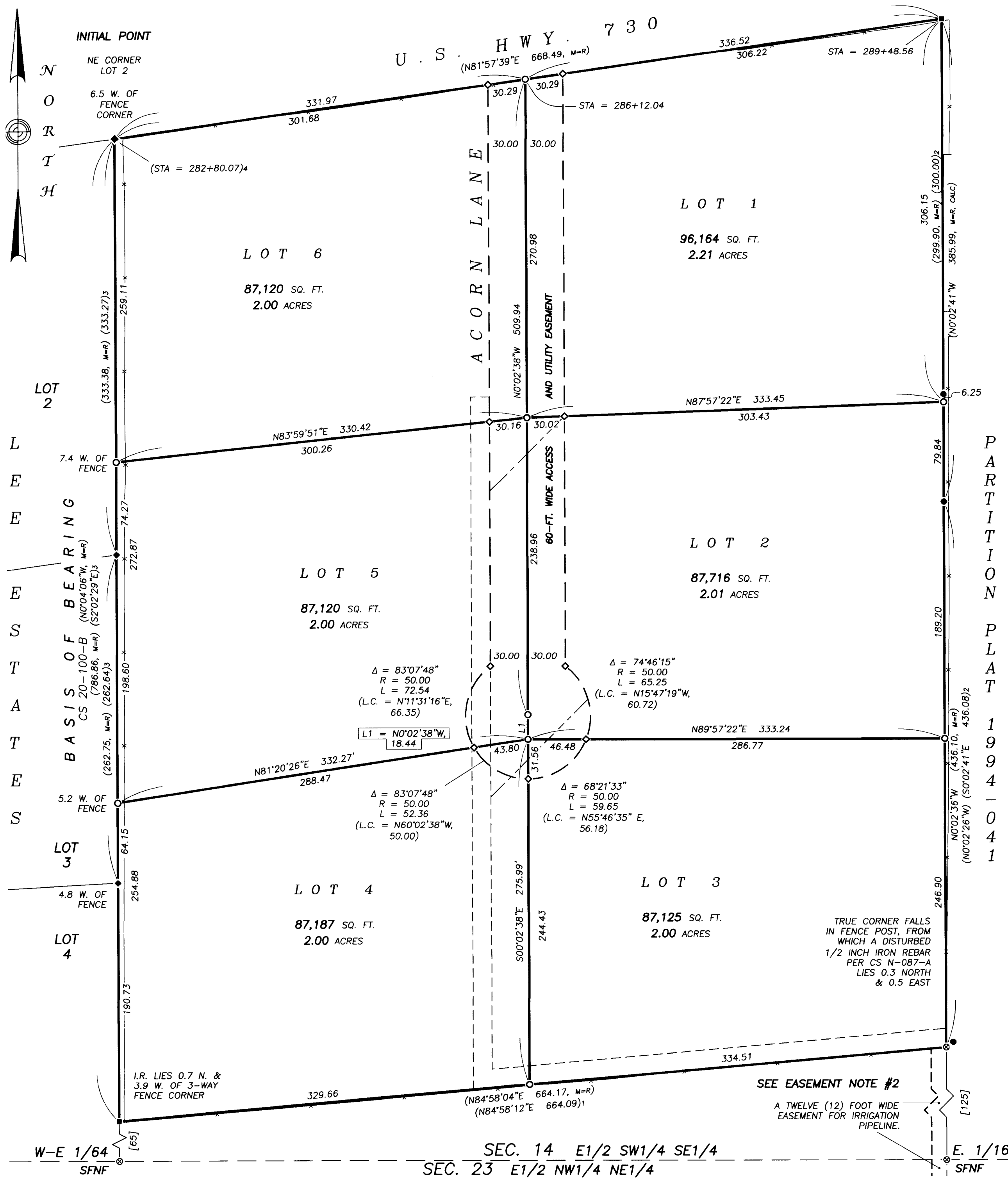
RECEIVED BY
 Umatilla County Surveyor
 Date: 9/28/21
 Rec'd By: CT
 No.: 21-106-B



NORTH
 OREGON
 RECORDS
 TITLE
 HISTORY
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 BASIS OF BEARING
 ** SEE SHEET 2 **
 N0°04'06"W 786.86
 N0°02'38"W 509.94
 N0°02'41"W 385.99
 N0°02'36"W 436.10
 N0°04'08"W 786.86
 [65]

PARCEL 1
 PARCEL 2
 [125]

WEST EXTENSION
 MAIN CANAL



LEGEND

- ◆ FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MKD: "OR PLS 1106, WA PLS 17372, PER "LEE ESTATES SUBDIVISION.
- FOUND, A 5/8 IRON ROD WITH YELLOW PLASTIC CAP MKD: "L.S. 2431," PER PPLAT 1994-41, UNLESS OTHERWISE NOTED.
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- ◇ SET, A 5/8 X 30 INCH IRON REBAR WITH A LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.," UPON LOT LINES AT THE EDGE OF THE ROAD EASEMENT.
- PROPERTY LINES
- - - EXISTING EASEMENT, SERVING PROPERTY
- - - ACCESS / UTILITY EASEMENT LINES, HERE DEDICATED (SEE SHEET 1)
- - - IRRIGATION EASEMENT LINES, HERE DEDICATED (SEE SHEET 1)
- [XXX.XX] RECORD DIMENSION PER UMATILLA COUNTY DEED 2020-7100012
- (XXX.XX) RECORD DATA PER CS 20-100-B
- (XXX.XX)¹ RECORD DIMENSION PER CS N-087-A
- (XXX.XX)² RECORD DIMENSION PER PPLAT 1994-41
- (XXX.XX)³ RECORD DIMENSION PER "LEE ESTATES SUBDIVISION"
- (XXX.XX)⁴ RECORD DIMENSION PER CS 13-206-B, OREGON DEPT. OF TRANSPORTATION
- XXX.XX, M=R)X MEASURED EQUALS RECORD, PER SURVEY NOTED
- XXX.XX, CALC)X CALCULATED DIMENSION PER SURVEY NOTED
- CS COUNTY SURVEY
- PPLAT PARTITION PLAT
- SFNF SEARCHED FOR, NOT FOUND
- I.R. IRON REBAR

MAGOTEAUX ESTATES
SW1/4 SE1/4, SEC. 14
TWN. 5 N., RA. 27 E, W.M.
UMATILLA COUNTY, OREGON
APPROXIMATELY 2 MILES WEST OF UMATILLA

APPROVALS

UMATILLA COUNTY SURVEYOR
EXAMINED AND APPROVED
ON THIS 21 DAY OF Sept., 2021
David H. Lewis
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS
EXAMINED AND APPROVED
ON THIS 23 DAY OF Sept., 2021
Gene M. Mank
CHAIRMAN
John Self
COMMISSIONER
Absent
COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR
WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THE TRACT HERE DESIGNATED AS "MAGOTEAUX ESTATES," EXAMINED AND APPROVED
ON THIS 23 DAY OF September, 2021
Richard Reynolds
ASSESSOR
Richard Reynolds
TAX COLLECTOR

WEST EXTENSION IRRIGATION DISTRICT
EXAMINED AND APPROVED
ON THIS 14th DAY OF Sept, 2021
Beverly J. Bridgewater
WEST EXTENSION IRRIGATION DISTRICT

RECEIVED BY
Umatilla County Surveyor
Date: 9/28/21
Rec'd By: CT
No.: 21-106-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-22

MAGOTEAUX ESTATES
FOR MAGOTEAUX ENTERPRISE, LLC

LOCATED WITHIN
SW1/4 SE1/4, SECTION 14
TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.
UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 60 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 16 JUL 21 Ending: 14 SEP 21
DRAWN BY R J L	CHECKED K L P	PROJECT No. D218 / 3135jm