

Township 2 South 33 34 (N 89°55'32" W)  
 Township 3 South 4 3 N 89°54'51" W 2638.02  
 1/4 corner common to Sections 3 and 34. Found 3/4" pipe with cap set by A. H. McLain

# Major Partition Plat No. 1992-14

Situated in the Northeast 1/4 of Section 4,  
 Township 3 South, Range 38 East of the Willamette Meridian

### CURVE DATA

Curve	Radius (R)	Delta (Δ)	Tangent (T)	Length (L)	Chord (C)	Bearing
C1	30.00'	90°00'00"	30.00'	47.12'	42.43'	S76°17'35"E
C2	220.00'	30°55'52"	80.87'	118.77'	117.33'	S15°49'39"E
C3	230.00'	40°04'59"	83.90'	160.90'	157.64'	S20°24'12"E
C4	260.00'	40°04'59"	94.85'	181.89'	178.20'	S20°24'12"E
C5	290.00'	40°04'59"	105.79'	202.88'	198.77'	S20°24'12"E
C6	270.00'	40°45'23"	100.30'	192.06'	188.04'	S20°04'00"E
C7	Centerline	300.00'	40°45'23"	111.44'	213.40'	S20°04'00"E
C8	330.00'	40°45'23"	122.59'	234.74'	229.82'	S20°04'00"E

### BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. From Δ COLLEGE to Δ VALLEY Dated 1946.

### REFERENCE MATERIAL

Union County Survey Number 25-84  
 Union County Monumentation Records  
 ODOT Drawing Number 9B-34-15

Scale: 1"=100'

### NARRATIVE

The location of this partition is based on Union County Survey number 25-84, which located Section 4. The location of Highway 82 (Island Avenue) was based on the information shown on ODOT Drawing Number 9B-34-15, which based their information on the North line of the Northwest quarter of Section 3 as shown. There is a bearing switch from the basis of bearing of the Highway 82 to the basis of bearing of survey number 25-84 of 41 seconds as shown. All of the boundary lines of this partition other than the highway location were by lot line adjustment prior to the partition. I set the corner monuments in concrete at the owners request. I find no other unusual conditions on this partition.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

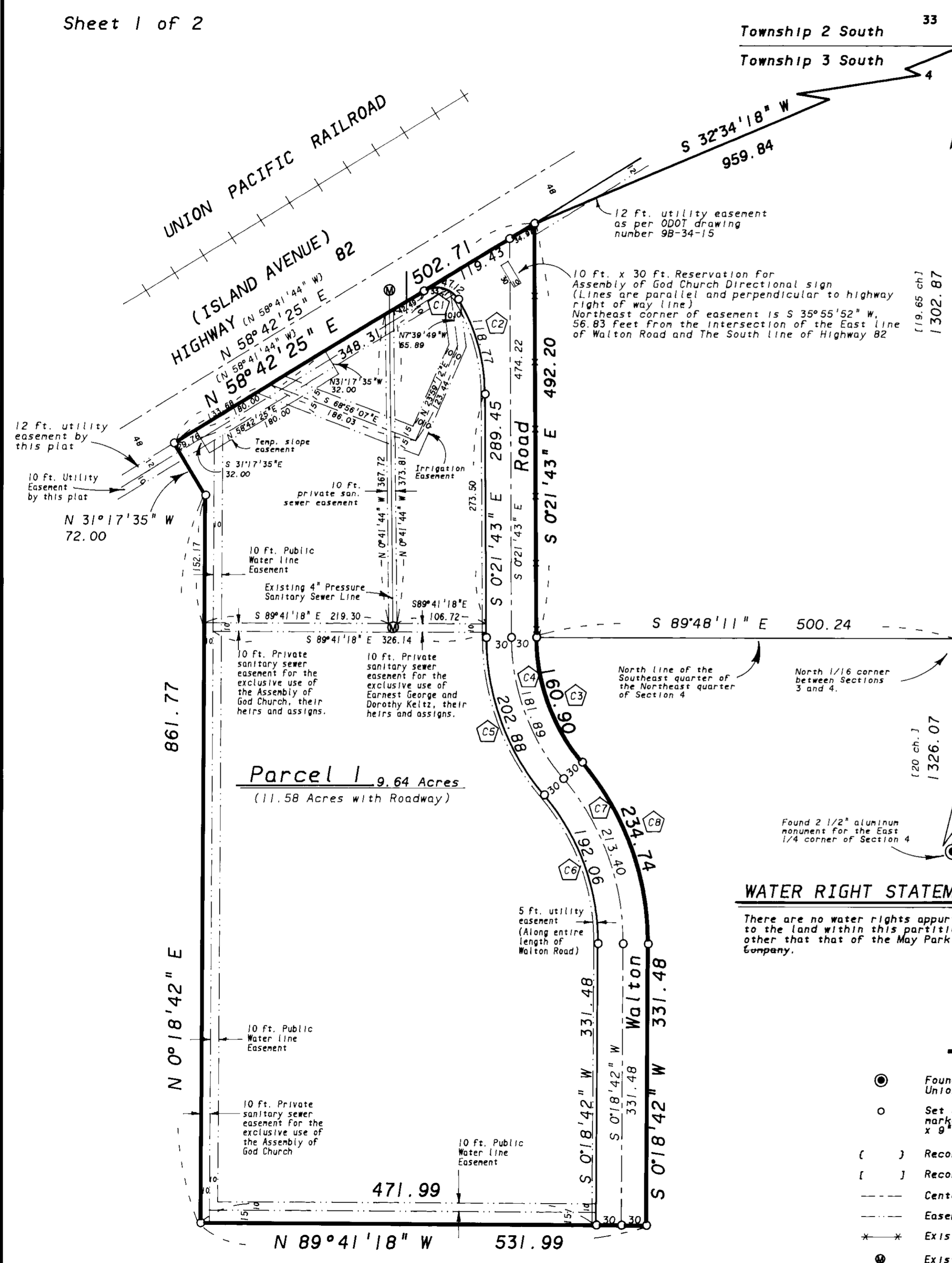
*Gregory T. Blackman*  
 OREGON  
 JULY 13, 1973  
 GREGORY T. BLACKMAN  
 991

### WATER RIGHT STATEMENT

There are no water rights appurtenant to the land within this partition, other than that of the May Park Water Company.

### LEGEND

- Found monument as described, as per Union County monumentation records
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER in 6" diameter x 9" deep concrete collar
- ( ) Record bearing of ODOT Drawing 9B-34-15
- [ ] Record GLO distance
- Centerline
- - - Easement line
- \* \* \* Existing fence line
- ⊙ Existing sanitary sewer manhole



Sheet 2 of 2

# Major Partition Plat No. 1992-14

Situated in the Northeast 1/4 of Section 4,  
Township 3 South, Range 38 East of the Willamette Meridian

## SURVEYOR'S STATEMENT

I, Gregory T. Blackman, hereby depose and say that I have correctly surveyed and partitioned into parcels, the land represented on the attached major partition map, in accordance with O.R.S. Chapter 92, the exterior of which is described as follows:

A parcel of land situated in the East half of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of that parcel conveyed to the State of Oregon by deed recorded on August 5, 1991, on microfilm number 138150, in the deed records of Union County, said point being South 32°34'18" West, a distance of 959.84 feet from the Northeast corner of said Section 4.

Thence: South 0°21'43" East, a distance of 492.20 feet, to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 4, said point being the Point of Curvature of a 230.00 ft. radius curve left.

Thence: Southeasterly along said curve, a distance of 160.90 feet. (Long chord bears South 20°24'12" East, a distance of 157.64 feet), to the Point of Curvature of a 330.00 ft. radius curve right.

Thence: Southeasterly around said curve a distance of 234.74 feet. (Long chord bears South 20°04'00" East, a distance of 229.82 feet.

Thence: South 0°18'42" West, a distance of 331.48 feet.

Thence: North 89°41'18" West, a distance of 531.99 feet.

Thence: North 0°18'42" East, a distance of 861.77 feet.

Thence: North 31°17'35" West, a distance of 72.00 feet, to the proposed Southerly right of way line of Oregon State Highway number 82.

Thence: North 58°42'25" East, along said right of way line, a distance of 502.71 feet to the Point of Beginning of this description.

Said parcel containing 504,905 square feet (11.59 acres)  
(11.59 Acres includes area within Walton Road)

*Gregory T. Blackman*  
Gregory T. Blackman, OPLS 991  
Bayett, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850



## APPROVALS

CITY OF ISLAND CITY  
Approved this 28<sup>th</sup> day of April, 1992.

*Dale DeLong*  
Dale DeLong, Mayor

UNION COUNTY SURVEYOR  
Approved this 10<sup>th</sup> day of APRIL, 1992.

by *Jack W. Burris*  
Jack W. Burris, Walla Walla County Surveyor

UNION COUNTY COMMISSION  
Approved and road dedication accepted,  
this 7<sup>th</sup> day of October, 1992.

*John Howard* *Lourence D. Savage*  
John Howard Lourence D. Savage

*Steve McClure*  
Steve McClure

## DEDICATION

Know all people by these presents that Wal-Mart Stores, Incorporated, a Delaware Corporation, Michael R. Nelson, Assistant Vice President of Real Estate, depose and say that Wal-Mart Stores, Inc. is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and that we did cause the same to be partitioned into parcels as shown on the annexed map, and that we do for ourselves, our heirs and assigns, hereby dedicate, donate, and convey to the public use forever any interest in Walton Road, with the reservation for the directional sign at the Northeast corner thereof, and all utility easements designated as public easements, as shown on the annexed map, all in accordance with O.R.S. Chapter 92.  
In witness whereof we set our hand this 6<sup>th</sup> day of April, 1992.

*Michael R. Nelson*  
Wal-Mart Stores, Incorporated  
Michael R. Nelson,  
Assistant Vice President of Real Estate

Know all people by these presents that MAY PARK WATER COMPANY, an Irrigation District, has a water right on a portion of this partition, more particularly described in the Surveyors Certificate, and does hereby consent to the partition as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

*Dennis Shea*  
May Park Water Company  
Dennis Shea, President

Know all people by these presents that David R. Dodds and Brian C. Shaw, Partners, dba Shaw and Dodds Autobody, has a leasehold interest on a portion of this partition, more particularly described in the Surveyor's Certificate, and does hereby consent to the partition, as shown on the annexed plat, in accordance with O.R.S. Chapter 92.

*Brian C. Shaw*  
Brian C. Shaw, Partner

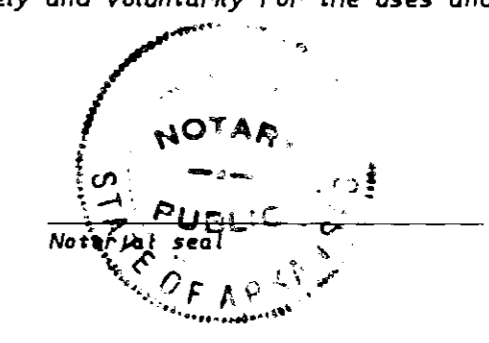
*David R. Dodds*  
David R. Dodds, Partner

## ACKNOWLEDGEMENTS

State of Arkansas  
SS  
County of Benton

Know all these people by these presents, on this 6<sup>th</sup> day of April, 1992, before me a Notary Public in and for said County and State, personally appeared Michael R. Nelson, Assistant Vice President of Real Estate, for Wal-Mart Stores, Inc., personally known to me to be the identical person who executed the above Dedication on behalf of said corporation, and who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

*Judy Smith*  
Notary Public for Arkansas  
My Commission expires 6-21-95



State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 20 day of April, 1992, before me a Notary Public in and for said state and county, personally appeared the above named Brian C. Shaw and David R. Dodds, Partners, dba Shaw and Dodds Autobody, being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 20 day of April, 1992.

*Mary Lou Dean*  
Notarial seal

12-2-92

## ACKNOWLEDGEMENTS

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 13 day of April, 1992, before me a Notary Public in and for said state and county, personally appeared Dennis Shea, President of the May Park Water Company, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

In witness whereof, I here onto set my hand and affix my official notary seal this 13 day of April, 1992.

*Mary Lou Dean*  
Notary Public - OREGON  
My Commission Expires 12-2-92

## FILING STATEMENT

UNION COUNTY CLERK

State of Oregon  
SS  
County of Union

I do hereby certify that the attached partition plat was received for record on the 28<sup>th</sup> day of April, 1992 at 4:05 o'clock P.M. and recorded as Partition Plat No. 1992-14 Plat Cabinet No. A.314 Microfilm No. 144162  
Union County records.  
*A. NIELSEN*  
Union County Clerk by *R. Nelson, Deputy*