

Minor Partition

Plat No. 1993-07 microfilm #148456

A partition of Parcel 3 of Minor Partition 1992-08

BASIS of BEARING

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

Scale: 1" = 50'



REFERENCE MATERIAL

Union County Minor Partition 1992-08
Union County Monumentation Records
ODOT Drawing Number 98-34-15

UNION COUNTY DEED RECORDS
Microfilm Nos.
89280
142126
142865
143799
145657

WATER RIGHT STATEMENT

The following water rights are appurtenant to the land within this partition:
Certificate No. 6196
May Park Water Company
Priority date-1885

LEGEND

- Found monument, as per Union County monumentation records
- Set 5/8"x30" iron pin with plastic cap marked "BGA SURVEY MARKER"
- Found 5/8"x30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER". From Minor Partition 1992-08.
- ▲ Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" in 6" diameter x 9" deep concrete collar from Minor Partition 1992-08.
- Centerline
- - - Easement line

EASEMENTS

Access easement by Microfilm No. 145657 as shown upon plat.
Access easement as granted by Indenture Of Access Microfilm No. 142865 as shown upon plat.
Access restriction along Highway 82 by Microfilm Nos. 142126 and 142865.
Utility and slope easement by Microfilm No. 142126 as shown upon plat.
Utility easement as described by Microfilm No. 143799, not shown upon plat.
Utility easement by Microfilm No. 89280 as shown upon plat.
This tract is subject to the easements, covenants, and restrictions as set forth by Microfilm No. 145657.

NARRATIVE

The location of this partition is based on Union County Minor Partition Number 1992-08. I break Parcel 3 of Minor Partition 1992-08 into 2 parcels as directed by the owner. The 25' access easement along and near the east line of this tract was placed by the site plan drawing as referenced by Microfilm No. 145657. No specific dimensions are given for the placement of the easement.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick S. Robinson

OREGON
JULY 17, 1988
RICK S. ROBINSON
2218

Renewal Date: Dec. 31, 1994

Minor Partition Plat No. 1993-07 Microfilm # 148453

A partition of Parcel 3 of Minor Partition 1992-08

DECLARATION

Know all people by these presents that Marizona, Incorporated, an Oregon Corporation owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map. In accordance with ORS Chapter 92.

Mark S. Zimel, Pres.
Marizona, Incorporated
Mark S. Zimel, President

APPROVALS

CITY OF ISLAND CITY

Approved this 26 day of July, 1993.

Dale DeLong
Dale DeLong, Mayor

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, being first duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, in accordance with O.R.S. Chapter 92, the exterior being described as follows:

Parcel 3 of Minor Partition 1992-08. Being more particularly described as follows:

Beginning at a point which bears S 37°46'49" W, 1908.51 feet from the Northeast corner of Section 4, Township 3 South, Range 38 East of the Willamette Meridian.

Thence: S 0°18'42" W, 316.13 feet.

Thence: N 89°41'18" W, 159.50 feet, to the West line of the East half of the Northeast quarter of said Section 4.

Thence: N 0°18'42" E, along said West line, 521.93 feet, to the Southerly right of way line of Oregon State Highway Number 82.

Thence: N 58°42'25" E, along said right of way line, 158.93 feet.

Thence: S 31°17'35" E, 46.05 feet.

Thence: S 0°18'42" W, 249.87 feet, to the Point of Beginning of this description.

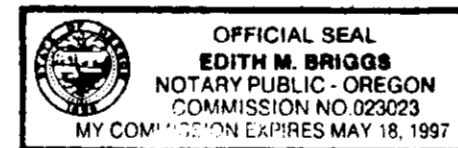
Containing 2.08 acres.

ACKNOWLEDGEMENT

State of Oregon
County of Washington

Know all these people by these presents, on this 19th day of July, 1993, before me a Notary Public in and for said state and county, personally appeared Mark S. Zimel, President of Marizona, Incorporated 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.

Edith M. Briggs
In witness whereof, I here onto set my hand and affix my official notary seal this 19th day of July, 1993.



UNION COUNTY SURVEYOR

Approved this 23rd day of JULY, 1993.

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

FILING STATEMENT

UNION COUNTY CLERK

STATE OF OREGON
COUNTY OF UNION

I do hereby certify that the attached plat was received for record on this 26th day of July, 1993, at 3:50 o'clock P.M. and recorded as Minor Partition Plat No. 148453 Union County records.

Union County Clerk
R. Nellie Bogue Hibbert
by R. Nellie Bogue Hibbert, Clerk

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bogert, Griffith and Associates
2006 Adams Avenue
LaGrande, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1993
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1994