

MINOR LAND PARTITION PLAT NO. 1994-05
 IN SW 1/4, SEC. 3, T.3 S., R.38 E.

FD. 2 1/2" ALUMINUM MONUMENT, FLUSH
 IN THE GROUND AT A FENCE CORNER,
 MARKED:
 BAGETT-GRIFFITH & ASSOC.
 T35 R38E
 1/4
 54 | 53
 1984
 OPLS 991
 (SEE REMONUMENTATION RECORD
 840-1984R)

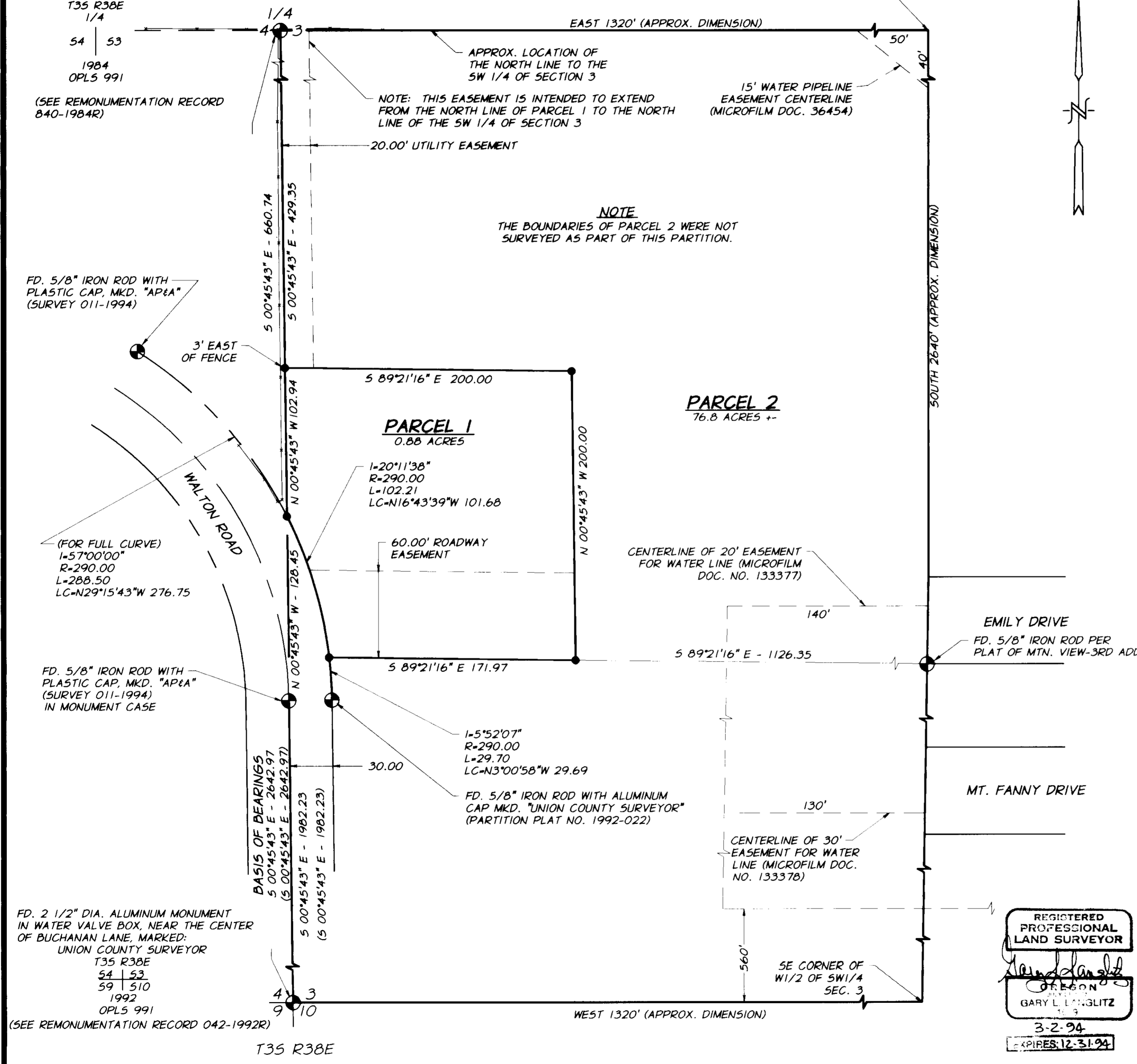
NE CORNER OF
 W1/2 OF SW1/4
 SEC. 3

BASIS OF BEARINGS
 N 0°45'43" W ALONG THE NORTH 1/2 OF THE LINE BETWEEN SECTIONS
 3 AND 4, T35 R38E, AS SHOWN ON UNION CO. MAJOR PARTITION PLAT
 NO. 1992-22.

LEGEND
 ⊕ FOUND MONUMENT PER SURVEY 011-1994 UNLESS NOTED OTHERWISE
 ● SET 5/8"X30" IRON ROD (CONCRETE REINFORCING ROD)
 WITH YELLOW PLASTIC CAP ATTACHED, MARKED "AP&A"
 () RECORD DIMENSION PER UNION CO. SURVEY 011-1994
 AND MAJOR PARTITION PLAT NO. 1992-22, UNLESS NOTED OTHERWISE
 -X- EXISTING FENCE

REFERENCE MATERIAL
UNION COUNTY DEEDS
MICROFILM DEED NUMBERS
 DEED DOCUMENT NO.
 35195
 36454
 133377
 133378
UNION COUNTY SURVEY RECORDS
 SURVEYS: 05-1993, 011-1994
 PLATS: PARTITION PLAT 1992-022
 MOUNTAIN VIEW THIRD ADDITION TO THE CITY OF ISLAND CITY,
 PLAT CABINET A, FOLDER 209-212
 CORNER REMONUMENTATION RECORD 840-1984R
 CORNER REMONUMENTATION RECORD 042-1992R

MISCELLANEOUS RECORDS
 PRELIMINARY TITLE REPORT - ORDER NO. 33926, DATED JANUARY 25, 1994
 BY THE ABSTRACT & TITLE CO., LAGRANDE, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 GARY L. LANGLITZ
 3-2-94
 EXPIRES 12-31-94

MINOR LAND PARTITION	
LOCATED IN SECTION 3 T.3S., R.38E., W.M., UNION CO.	
FOR: THE CITY OF ISLAND CITY 265 W. OREGON ISLAND CITY, OR 97630	
SCALE: 1" = 50'	Anderson Perry Associates, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.
DATE: JANUARY, 1994	
JOB NO. 560-62	
SHEET 1/2	

T35 R38E

MINOR LAND PARTITION
PLAT NO. 1994-05

SURVEYOR'S CERTIFICATE

I, GARY L. LANGLITZ, OREGON REGISTERED LAND SURVEYOR NO. 1099, DO HEREBY STATE THAT I HAVE PREPARED THIS MINOR LAND PARTITION IN ACCORDANCE WITH THE DESIRES OF THE PARTITIONERS AND IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, AND THAT THE FOLLOWING DESCRIPTION IS TRUE AND CORRECT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 3 T.35., R.38E., W.M. SAID PARCEL BEING APPROXIMATELY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE EAST 1320 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 3 TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHWEST ONE-QUARTER, THENCE SOUTH 2640 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SOUTHWEST ONE-QUARTER TO THE SOUTHEAST CORNER THEREOF, THENCE WEST 1320 FEET ALONG THE SOUTH LINE OF SAID WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 3 TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE NORTH 2640 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 3 TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ALL THAT PORTION INCLUDED IN THE RIGHT OF WAY OF WALTON ROAD AS SAID ROAD IS DESCRIBED AND DEDICATED IN MAJOR PARTITION PLAT NO. 1992-022 FILED NOVEMBER 16, 1992, IN PLAT CABINET "A", SLIDE 323, RECORDS OF UNION COUNTY, OREGON.

SUBJECT TO A WATER PIPELINE EASEMENT AS RECORDED IN UNION COUNTY MICROFILM DOCUMENT NO. 36454,
SUBJECT TO AN EASEMENT FOR WATER LINE AS RECORDED IN UNION COUNTY MICROFILM DOCUMENT NO. 133377,
SUBJECT TO AN EASEMENT FOR WATER LINE AS RECORDED IN UNION COUNTY MICROFILM DOCUMENT NO. 133378.
SUBJECT TO EASEMENTS FOR ROADS, UTILITIES, AND DITCHES AS THE SAME MAY NOW EXIST OR APPEAR OF RECORD ON AND ACROSS SAID PROPERTY.

DATE MARCH 2, 1994

Gary L. Langlitz
GARY L. LANGLITZ 1099

STATEMENT OF WATER RIGHTS

WATER RIGHTS MAY BE APPURTENANT TO THIS MINOR LAND PARTITION UNDER THE FOLLOWING CERTIFICATES:

CERTIFICATE NUMBER 6477
CERTIFICATE NUMBER 26813

SURVEY NARRATIVE

THIS SURVEY AND PARTITION WAS PERFORMED AT THE REQUEST OF THE CITY OF ISLAND CITY AND WITH THE CONSENT OF THE PARTITIONER. IT IS THE INTENT OF THE CITY OF ISLAND CITY TO ACQUIRE PARCEL 1 OF THIS PARTITION AND THE UTILITY EASEMENT SHOWN FOR MUNICIPAL PURPOSES.

UNION COUNTY MAJOR LAND PARTITION NO. 1992-022 AND UNION COUNTY SURVEY NO. 011-1994 ARE RECENT SURVEYS WHICH DOCUMENT THE ESTABLISHMENT AND REMONUMENTATION OF THE ALIGNMENT AND RIGHT-OF-WAY FOR WALTON ROAD. THESE TWO SURVEY DOCUMENTS HAVE BEEN FOUND TO BE IN GOOD AGREEMENT WITH THE CONDITIONS IN THE FIELD. THIS PARTITION SURVEY FOR THE CITY OF ISLAND CITY UTILIZES AND CONFORMS TO THESE PRIOR SURVEYS, AND THEREFORE, NO DESCREPARNCIES IN DIMENSIONS OR DESCRIPTIONS OF MONUMENTS ARE NOTED ON THIS PARTITION SURVEY.

THE SOUTH LINE OF PARCEL 1 IS LOCATED WITH REFERENCE TO EMILY DRIVE AS SHOWN IN AN ATTEMPT TO PROVIDE A SUITABLE LOCATION FOR THE POTENTIAL FUTURE EXTENSION OF EMILY DRIVE WESTERLY TO WALTON ROAD.

THE MAJORITY OF THE EXTERIOR OF PARCEL 2 WAS NOT SURVEYED AS A PART OF THIS PARTITION SURVEY.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROY R. LEONARD AS CONTRACT SELLER, AND RUSSELL ELMER, NORMA JEAN ELMER AND SHARON L. LESTER AS INDIVIDUALS AND AS CONTRACT PURCHASERS, UNDER THE ASSUMED BUSINESS NAME OF L&E FARMS WHICH IS NOT A PARTNERSHIP, DO HEREBY STATE THAT THEY ARE THE CONTRACT SELLER AND CONTRACT PURCHASERS OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THEY, AS SAID CONTRACT SELLER AND CONTRACT PURCHASERS, HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN.

Roy Leonard
ROY R. LEONARD
Sharon L. Lester
SHARON L. LESTER

Russell W. Elmer
RUSSELL ELMER
Norma Jean Elmer
NORMA JEAN ELMER

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF March, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROY R. LEONARD, RUSSELL ELMER, NORMA JEAN ELMER AND SHARON L. LESTER AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Judy A. Ross
NOTARY PUBLIC OF THE STATE OF OREGON
MY COMMISSION EXPIRES: 11-18-95

APPROVALS

APPROVED THIS 17 DAY OF MARCH, 1994

APPROVED THIS 25th DAY OF MARCH, 1994

Dale V. DeLong
CITY OF ISLAND CITY

Gregory T. Blackman
GREGORY T. BLACKMAN
UNION COUNTY SURVEYOR

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 1993-1994 TAX ROLL WHICH BECAME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

BY Patty Gooderham DATE 4-13-94
PATTY GOODERHAM, UNION COUNTY ASSESSOR

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 PARTITION AND THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME.

BY Peggy Sutton DATE 4-13-94
PEGGY SUTTON, UNION COUNTY TREASURER

FILING STATEMENT

STATE OF OREGON
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 13th DAY OF APRIL, 1994, AT 4:18 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 1994-05 UNION COUNTY RECORDS.
BY S. Nelson, Deputy
UNION COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary L. Langlitz
GARY L. LANGLITZ
3-2-94
EXPIRES: 12-31-94

MINOR LAND PARTITION	
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FOR: THE CITY OF ISLAND CITY	
SCALE: NO SCALE	SHEET 2/2
DATE: JANUARY, 1994	Anderson Perry Associates, Inc. ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.
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