

Microfilm # 157374

Plat CUB A-379

MINOR LAND PARTITION PLAT NO. 1994-27

**IN NW 1/4, SEC.3, T.3 S., R.38 E., AND
IN THE NE 1/4, SEC.4, T.3 S., R.38 E.**

BASIS OF BEARING

N0°35'20"E BETWEEN THE NE CORNER AND THE SE CORNER OF THE NE 1/4 OF SEC. 4, T.3S, R.38E, AS SHOWN ON UNION COUNTY SURVEY 005-1993

LEGEND

- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BGA SURVEY MARKER" PER SURVEY CITED, UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IRON ROD (CONCRETE REINFORCING ROD) WITH YELLOW PLASTIC CAP ATTACHED MARKED "AP&A"
- () RECORD DIMENSION PER CITED RECORD
- x — EXISTING FENCE
- — SECTION LINE

REFERENCE MATERIAL

UNION COUNTY DEEDS

MICROFILM DEED NUMBERS

DEED DOCUMENT NO. 157371
 59722 141212 141213 143216 (EASEMENT) 143217 (EASEMENT) 155690 (EASEMENT)

UNION COUNTY SURVEY RECORDS

SURVEYS: 7-67, 25-84, 005-1993, 011-1994

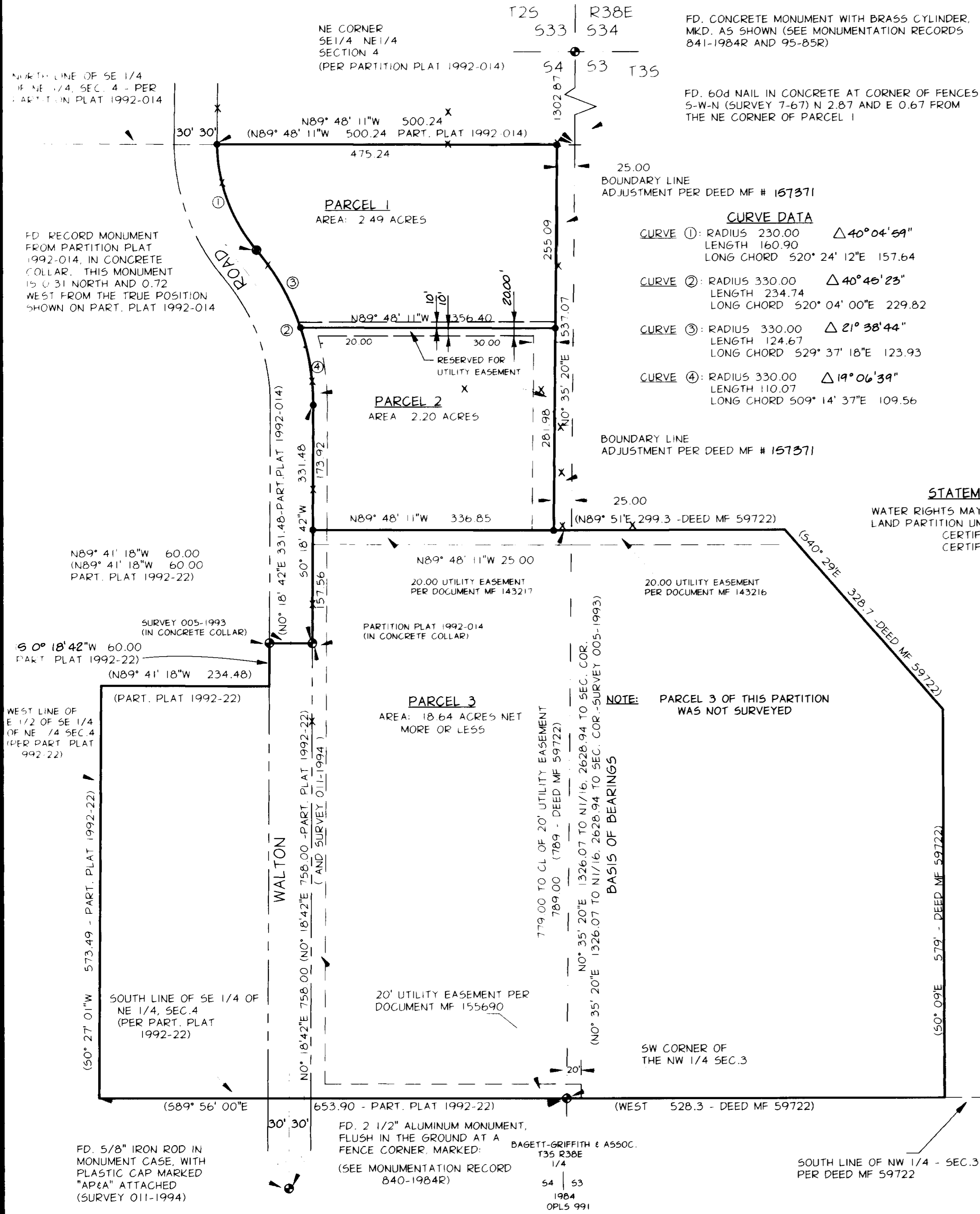
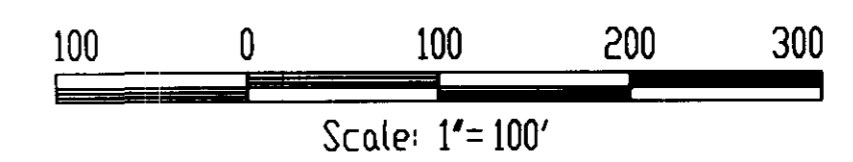
PLATS: PARTITION PLAT NO. 1992-022
PARTITION PLAT NO. 1992-014

CORNER REMONUMENTATION RECORDS 840-1984R 841-1984R 95-85R

MISCELLANEOUS RECORDS

PRELIMINARY TITLE REPORT - ORDER NO. 34595, DATED NOVEMBER 16, 1994 BY THE ABSTRACT & TITLE CO., LAGRANDE, OREGON

SCALE: 1"=100'



FD. CONCRETE MONUMENT WITH BRASS CYLINDER, MKD. AS SHOWN (SEE MONUMENTATION RECORDS 841-1984R AND 95-85R)

FD. 60d NAIL IN CONCRETE AT CORNER OF FENCES S-W-N (SURVEY 7-67) N 2.87 AND E 0.67 FROM THE NE CORNER OF PARCEL 1

FD. RECORD MONUMENT FROM PARTITION PLAT 1992-014, IN CONCRETE COLLAR. THIS MONUMENT IS 0.31 NORTH AND 0.72 WEST FROM THE TRUE POSITION SHOWN ON PART. PLAT 1992-014

CURVE DATA

CURVE ①:	RADIUS 230.00	Δ 40° 04' 69"
	LENGTH 160.90	
	LONG CHORD 520° 24' 12"E 157.64	
CURVE ②:	RADIUS 330.00	Δ 40° 46' 23"
	LENGTH 234.74	
	LONG CHORD 520° 04' 00"E 229.82	
CURVE ③:	RADIUS 330.00	Δ 21° 38' 44"
	LENGTH 124.67	
	LONG CHORD 529° 37' 18"E 123.93	
CURVE ④:	RADIUS 330.00	Δ 19° 06' 39"
	LENGTH 110.07	
	LONG CHORD 509° 14' 37"E 109.56	

STATEMENT OF WATER RIGHTS

WATER RIGHTS MAY BE APPURTENANT TO THIS MINOR LAND PARTITION UNDER THE FOLLOWING CERTIFICATES:
CERTIFICATE NO. 6193
CERTIFICATE NO. 6196

NOTE: PARCEL 3 OF THIS PARTITION WAS NOT SURVEYED

NOTE: BASIS OF BEARINGS

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary L. Langlitz

OREGON
JULY 22, 1977
GARY L. LANGLITZ
1089

EXPIRES: 12-31-94
12-29-94

MINOR LAND PARTITION
LOCATED IN SECTION 3 AND SECTION 4
T.3S., R.38E., W.M., UNION CO.

FOR: ERNEST G. AND DOROTHY N. KELTZ

11615 ISLAND AVE.
ISLAND CITY, OR. 97050

SCALE: 1" = 100'

DATE: DEC., 1994

JOB NO. 2712-20

Anderson Perry Associates, Inc.
ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.

SHEET **1/2**

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

SOUTH LINE OF NW 1/4 - SEC.3 PER DEED MF 59722

WEST LINE OF E 1/2 OF SE 1/4 OF NE 1/4 SEC.4 (PER PART. PLAT 1992-22)

(50° 27' 01"W 573.49 - PART. PLAT 1992-22)

SOUTH LINE OF SE 1/4 OF NE 1/4, SEC.4 (PER PART. PLAT 1992-22)

(S89° 56' 00"E

WALTON

N0° 18' 42"E 758.00 (N0° 18' 42"E 758.00 - PART. PLAT 1992-22) (AND SURVEY 011-1994)

20' UTILITY EASEMENT PER DOCUMENT MF 155690

779.00 TO CL OF 20' UTILITY EASEMENT 789.00 (789 - DEED MF 59722)

N0° 35' 20"E 1326.07 TO N1/16, 2628.94 TO SEC. COR. (AND SURVEY 005-1993)

SW CORNER OF THE NW 1/4 SEC.3

(WEST 528.3 - DEED MF 59722)

(50° 09'E 579 - DEED MF 59722)

(S40° 29'E 328.7 - DEED MF 59722)

20.00 UTILITY EASEMENT PER DOCUMENT MF 143216

20.00 UTILITY EASEMENT PER DOCUMENT MF 143217

PARTITION PLAT 1992-014 (IN CONCRETE COLLAR)

PARCEL 3
AREA: 18.64 ACRES NET
MORE OR LESS

N89° 48' 11"W 25.00

(N89° 51'E, 299.3 - DEED MF 59722)

N89° 48' 11"W 336.85

N89° 48' 11"W 356.40

N89° 48' 11"W 500.24 PART. PLAT 1992-014

N89° 48' 11"W 500.24

PARCEL 1
AREA: 2.49 ACRES

PARCEL 2
AREA: 2.20 ACRES

NE CORNER SE 1/4 NE 1/4 SECTION 4 (PER PARTITION PLAT 1992-014)

T25 R38E 533 534

54 53 T35

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MINOR LAND PARTITION
 PLAT NO. 1994-27

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 NORTHWEST ONE-QUARTER OF SECTION 3, AND IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID PARCEL CONSISTING OF TRACT A AND TRACT B AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A":

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;
 THENCE NORTH 89°48'11" WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE NORTH 89°48'11" WEST 475.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO WAL-MART STORES, INC. BY DEED RECORDED AS MICROFILM DOCUMENT NO. 141213, RECORDS OF UNION COUNTY, OREGON, SAID POINT ALSO BEING THE EAST LINE OF WALTON ROAD;
 THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID WAL-MART TRACT (WITH REFERENCE TO UNION COUNTY LAND PARTITION NO. 1992-014) ALONG A 230.00 FOOT RADIUS CURVE LEFT 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 FOOT 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 TO THE SOUTHEAST CORNER OF SAID WAL-MART STORES, INC. TRACT;
 THENCE NORTH 89°41'18" WEST, 60.00 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LA GRANDE'S NEW LIFE CENTER ASSEMBLY OF GOD, AN OREGON NON-PROFIT CORPORATION BY DEED RECORDED AS MICROFILM DOCUMENT NO. 141212, DEED RECORDS OF UNION COUNTY, OREGON;
 THENCE SOUTH 0°18'42" WEST A DISTANCE OF 60.00 FEET;
 THENCE NORTH 89°41'18" WEST, 234.48 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;
 THENCE SOUTH 0°27'01" WEST, ALONG SAID WEST LINE, 573.49 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER;
 THENCE SOUTH 89°56'00" EAST ALONG SAID SOUTH LINE 653.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4;
 THENCE NORTH 0°35'20" EAST 789.00 FEET ALONG THE EAST LINE OF SECTION 4 TO A POINT;
 THENCE NORTH 89°48'11" WEST 25.00 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4 TO A POINT;
 THENCE NORTH 0°35'20" EAST 537.07 FEET TO THE TRUE POINT OF BEGINNING.
 EXCEPTING THEREFROM ALL THAT PORTION INCLUDED WITHIN THE RIGHT-OF-WAY OF WALTON ROAD, AS SAID ROAD IS MORE PARTICULARLY DESCRIBED IN MAJOR PARTITION PLAT NO. 1992-22, FILED NOVEMBER 16, 1992, IN PLAT CABINET A., SLIDE 323, RECORDS OF UNION COUNTY, OREGON.

TRACT "B":

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3 IN TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 789 FEET TO THE SOUTH LINE OF LAND CONVEYED TO FRANK E. YOUNG AND OTHERS BY DEED RECORDED IN BOOK 136 AT PAGE 698 OF THE DEED RECORDS OF UNION COUNTY, OREGON; THENCE NORTH 89°51' EAST 299.3 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO FRANK W. POOLE AND OTHERS BY DEED RECORDED IN BOOK 104 AT PAGE 268 OF SAID DEED RECORDS; THENCE SOUTH 40° 29' EAST 328.7 FEET ALONG THE SOUTHERLY LINE OF SAID POOLE TRACT, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO ALBERT KEEFER AND WIFE BY DEED RECORDED IN BOOK 133 AT PAGE 235 OF SAID DEED RECORDS; THENCE SOUTH 0°09' EAST ALONG THE WEST LINE OF SAID KEEFER TRACT 579 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AT A POINT WHICH IS 2,111.7 FEET WEST OF THE CENTER OF SAID SECTION 3; THENCE WEST 528.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE COMBINED NET AREA OF TRACT A AND TRACT B IS 23.33 ACRES, MORE OR LESS.

DATE Dec. 29, 1994
Gary L. Langlitz
 GARY L. LANGLITZ, PLS 1099

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PARTITIONERS FOR THE PURPOSE OF DIVIDING THEIR PROPERTY INTO THE PARCELS SHOWN ON THIS PARTITION PLAT. THE SURVEY AND PARTITION RECORDS CITED IN THE LISTING OF REFERENCE MATERIAL FORM THE BASIS FOR THE PARTITION BOUNDARIES AND WERE FOUND TO BE IN GOOD AGREEMENT WITH THEIR RESPECTIVE RECORDS EXCEPT WHERE NOTED. AN ADJUSTMENT OF THE BOUNDARY ALONG THE EAST SIDE OF PARCELS 1 AND 2 WAS PERFORMED TO RESOLVE THE ENCROACHMENT OF A FENCE AND BUILDING ONTO THE PARTITIONER'S PROPERTY. THE ADJUSTED BOUNDARY IS SHOWN AND IS DOCUMENTED IN UNION COUNTY DEED MICROFILM DOCUMENT NO. 157371. EXISTING UTILITY EASEMENTS ARE SHOWN IN PARCEL 3 AND NEW UTILITY EASEMENTS BEING CREATED BY THIS PLATTING ARE SHOWN IN PARCEL 2. IT SHOULD BE NOTED THAT PARCEL 3 OF THIS PARTITION IS NOT SURVEYED.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ERNEST GEORGE KELTZ AND DOROTHY N. KELTZ, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY STATE THAT THEY, AS OWNERS, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO THE PARCELS SHOWN AND THEY HEREBY DEDICATE, DONATE, AND CONVEY TO THE PUBLIC THE UTILITY EASEMENTS SHOWN ON THIS PLAT ALONG THE EASTERLY, WESTERLY, AND NORTHERLY BOUNDARIES OF PARCEL 2 AND ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1.

Ernest G. Keltz
 ERNEST GEORGE KELTZ

Dorothy N. Keltz
 DOROTHY N. KELTZ

ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF December, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERNEST GEORGE KELTZ AND DOROTHY N. KELTZ AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Robin S. Gorham
 NOTARY PUBLIC OF THE STATE OF OREGON
 My Commission Expires: 3/17/97



APPROVALS

APPROVED THIS 29 DAY OF Dec., 1994
Gregory T. Blackman
 CITY OF ISLAND CITY

APPROVED THIS 29th DAY OF December, 1994
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 1994-1995 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 12/29/94
 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 12/29/94
 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 30th DAY OF December, 1994, AT 2:30 O'CLOCK PM., AND RECORDED AS PARTITION PLAT NO. 1994-27, UNION COUNTY RECORDS.
 UNION COUNTY CLERK BY: R. Churd, Deputy



MINOR LAND PARTITION	
LOCATED IN SECTION 3 AND SECTION 4 T.3S., R.38E., W.M., UNION CO.	
FOR: ERNEST G. AND DOROTHY N. KELTZ	
SCALE: NO SCALE	SHEET 2/2
DATE: DEC., 1994	 Anderson Perry & Associates, Inc. ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. LEWISTON, ID.
JOB NO. 2712-20	