

Minor Partition Plat No. 1996-02

Microfilm No. 960115

Plat Cabinet B-417

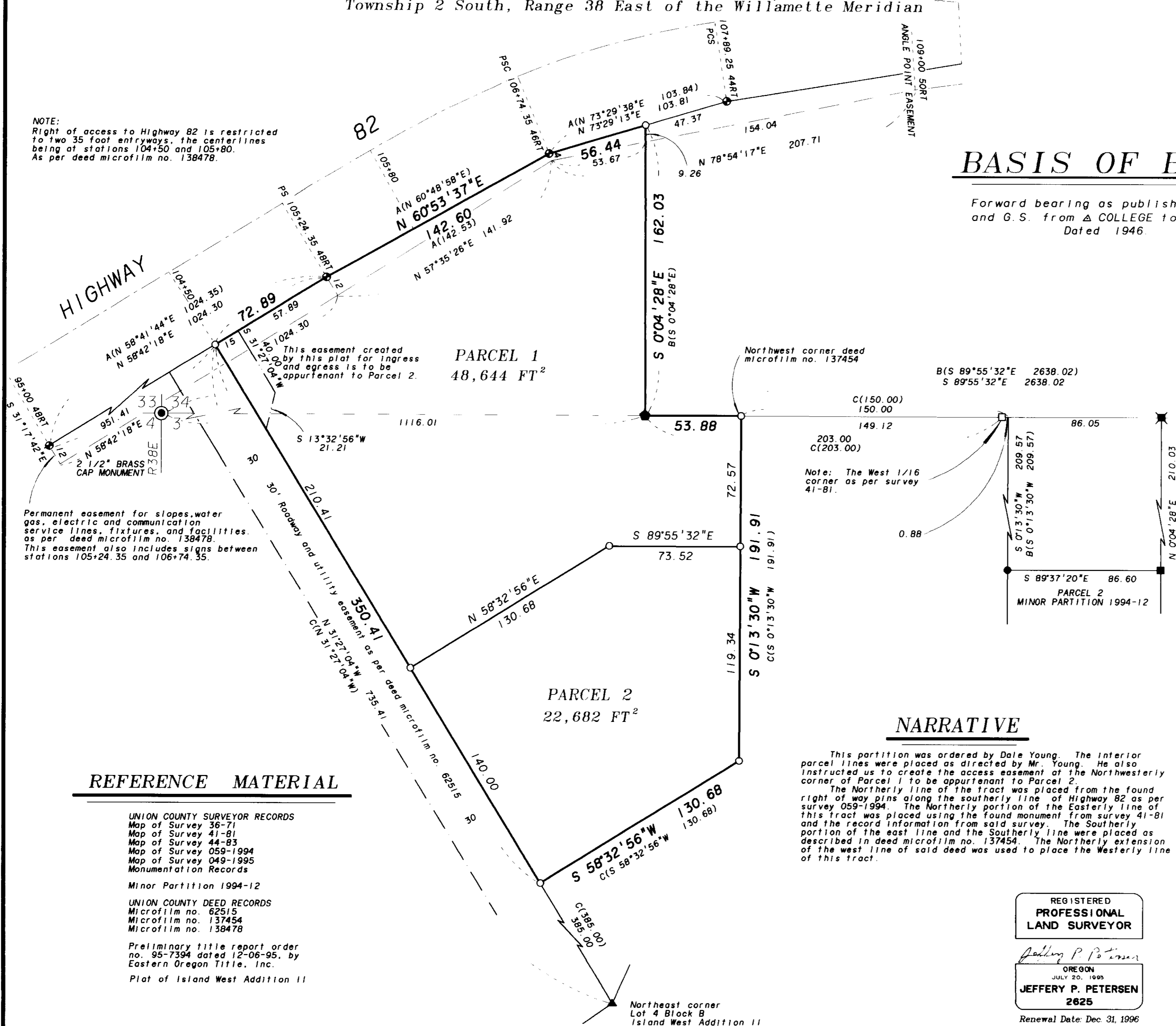
Located in the Northwest 1/4 of the Northwest 1/4 of Section 3 Township 3 South, Range 38 East of the Willamette Meridian and in the Southwest 1/4 of the Southwest 1/4 of Section 34 Township 2 South, Range 38 East of the Willamette Meridian

NOTE:
Right of access to Highway 82 is restricted to two 35 foot entryways, the centerlines being at stations 104+50 and 105+80. As per deed microfilm no. 138478.

BASIS OF BEARING

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

SCALE: 1" = 40'



Permanent easement for slopes, water gas, electric and communication service lines, fixtures, and facilities, as per deed microfilm no. 138478. This easement also includes signs between stations 105+24.35 and 106+74.35.

This easement created by this plat for ingress and egress is to be appurtenant to Parcel 2.

Note: The West 1/16 corner as per survey 41-81.

REFERENCE MATERIAL

- UNION COUNTY SURVEYOR RECORDS
- Map of Survey 36-71
- Map of Survey 41-81
- Map of Survey 44-83
- Map of Survey 059-1994
- Map of Survey 049-1995
- Monumentation Records
- Minor Partition 1994-12
- UNION COUNTY DEED RECORDS
- Microfilm no. 62515
- Microfilm no. 137454
- Microfilm no. 138478
- Preliminary title report order no. 95-7394 dated 12-06-95, by Eastern Oregon Title, Inc.
- Plat of Island West Addition II

LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGB SURVEY MARKER."
- Found monument as noted as per Union County Monumentation Records.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey 44-83.
- ✱ Found X chiseled in concrete as per survey 44-83.
- Position of West 1/16 on north line of Section 34, nothing found or set.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGB SURVEY MARKER" as per survey 049-1995.
- Found 5/8" iron pin (rebar) with aluminum cap marked "OSHD" as per survey 059-1994.
- ▲ Found 5/8" iron pin (rebar) as per survey 36-71.
- Found 5/8" iron pin (rebar) as per survey 41-81.
- A() Record information as per survey 059-1994.
- B() Record information as per survey 41-81.
- C() Record information as per deed microfilm no. 137454.
- Centerline
- - - Existing easement line
- New easement line

NARRATIVE

This partition was ordered by Dale Young. The interior parcel lines were placed as directed by Mr. Young. He also instructed us to create the access easement at the Northwestern corner of Parcel 1 to be appurtenant to Parcel 2. The Northernly line of the tract was placed from the found right of way pins along the southerly line of Highway 82 as per survey 059-1994. The Northernly portion of the Easterly line of this tract was placed using the found monument from survey 41-81 and the record information from said survey. The Southerly portion of the east line and the Southerly line were placed as described in deed microfilm no. 137454. The Northernly extension of the west line of said deed was used to place the Westerly line of this tract.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1995
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1996

Minor Partition Plat No. 1996-02

Located in the Northwest 1/4 of the Northwest 1/4 of Section 3 Township 3 South, Range 38 East of the Willamette Meridian and in the Southwest 1/4 of the Southwest 1/4 of Section 34 Township 2 South, Range 38 East of the Willamette Meridian

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SURVEYOR'S CERTIFICATE

I Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows:

A tract of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, and the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at a point on the North line of said Section 3. Said point bearing S 89°55'32" E, 1116.01 feet from the Northwest corner of said Section 3.

Thence: S 89°55'32" E, along the North line of said Section 3, a distance of 53.88 feet, to the Northwest corner of land described in Union County deed records microfilm no. 137454 (Young to Lighthouse United Pentecostal Church, Inc.);

Thence: S 0°13'30" W, along the Westerly line of said deed, 191.91 feet;

Thence: S 58°32'56" W, along the Westerly line of said deed, 130.68 feet;

Thence: N 31°27'04" W, along the Northerly extension of the Southerly portion of the Westerly line of said deed, 350.41 feet, to the Southerly right of way line of Highway 82;

Thence: along said Southerly right of way line the following courses,

N 58°42'18" E, 72.89 feet.

N 60°53'37" E, 142.60 feet.

N 73°29'13" E, 56.44 feet.

Thence: leaving said right of way, S 0°04'28" E, 162.03 feet to the Point of Beginning of this description.

Containing 71,326 square feet.

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Jeffery P. Petersen

OREGON
JULY 20, 1995
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1996

Jeffery P. Petersen
Jeffery P. Petersen, OPLS 2625
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

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 8th day of January, 1996, at 1:20 o'clock P.M. and recorded in Plat Cabinet No. B-417. Microfilm No. 960115. Union County records.

Union County Clerk by *R. Nellie Bogue Hibbert*
R. Church, deputy

DEDICATION

Know all people by these presents that Dale L. Young is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into parcels as shown on the annexed map, and does for his heirs and assigns, hereby dedicate, donate and convey forever the easement shown on the annexed map for the use as specified and at the location shown on the annexed map, all in accordance with O.R.S. Chapter 92.

Dale L. Young
Dale L. Young

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 8th day of January, 1996, before me a Notary Public in and for said County and State, personally appeared Dale L. Young, who is known to me to be the identical person named in the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily.

Gregory T. Blaine
Notary Public for
the State of Oregon

Notarial seal

APPROVALS

CITY OF ISLAND CITY

Approved this 5TH day of JANUARY, 1996.

Dale DeLong
Dale DeLong, Island City Mayor

UNION COUNTY ASSESSOR

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 1995-1996 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Patty Gooderham* Date: 1/3/96
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

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: 1/3/96
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 4TH day of JANUARY, 1996.

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