

# Minor Partition Plat No. 1996-02

Microfilm No. 138478  
Plat Cabinet B-433

Parcel 1 of M.P. 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

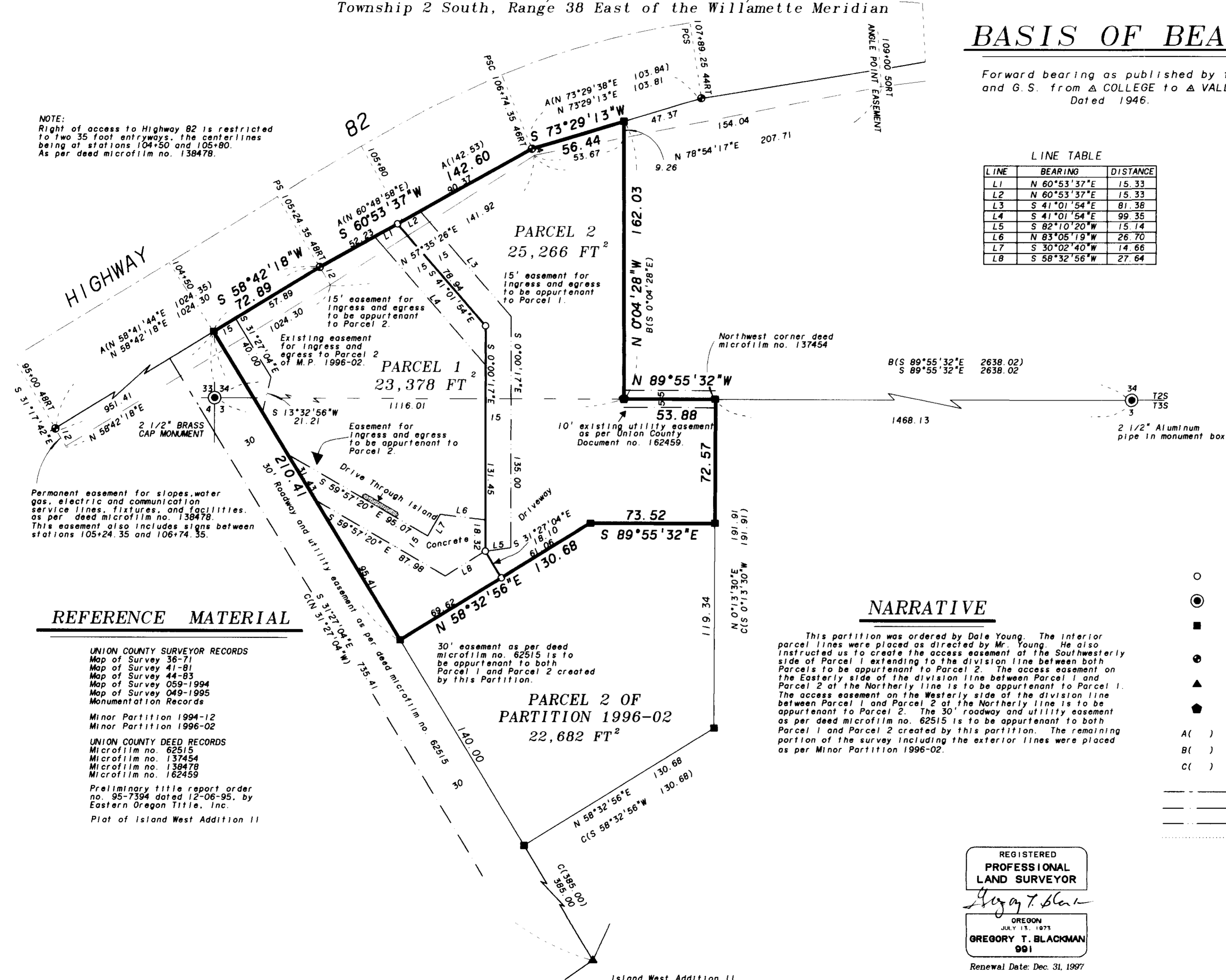
NOTE:  
Right of access to Highway 82 is restricted to two 35 foot entryways, the centerlines being at stations 104+50 and 105+80. As per deed microfilm no. 138478.

## BASIS OF BEARING

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

LINE	BEARING	DISTANCE
L1	N 60°53'37"E	15.33
L2	N 60°53'37"E	15.33
L3	S 41°01'54"E	81.38
L4	S 41°01'54"E	99.35
L5	S 82°10'20"W	15.14
L6	N 83°05'19"W	26.70
L7	S 30°02'40"W	14.66
L8	S 58°32'56"W	27.64

SCALE: 1"=40'



### 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  
Minor Partition 1996-02
- UNION COUNTY DEED RECORDS  
Microfilm no. 62515  
Microfilm no. 137454  
Microfilm no. 138478  
Microfilm no. 162459
- Preliminary title report order no. 95-7394 dated 12-06-95, by Eastern Oregon Title, Inc.  
Plat of Island West Addition II

### 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 Southwesterly side of Parcel 1 extending to the division line between both Parcels to be appurtenant to Parcel 2. The access easement on the Easterly side of the division line between Parcel 1 and Parcel 2 at the Northerly line is to be appurtenant to Parcel 1. The access easement on the Westerly side of the division line between Parcel 1 and Parcel 2 at the Northerly line is to be appurtenant to Parcel 2. The 30' roadway and utility easement as per deed microfilm no. 62515 is to be appurtenant to both Parcel 1 and Parcel 2 created by this partition. The remaining portion of the survey including the exterior lines were placed as per Minor Partition 1996-02.

### LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BOB SURVEY MARKER."
- Found monument as noted as per Union County Monumentation Records.
- Found 5/8" iron pin (rebar) with plastic cap marked "BOB SURVEY MARKER" as per Minor Partition Number 1996-02.
- ⊙ 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
- ..... Concrete access driveway

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1997

# Minor Partition Plat No. 2254

Parcel 1 of M.P. 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

Microfilm No. 2025  
Plat Cabinet B-433

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, 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:

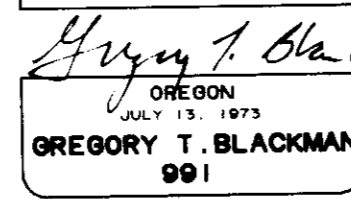
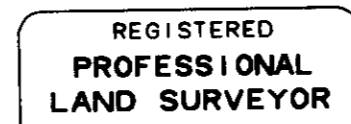
Parcel 1 of Minor Partition 1996-02 located in the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, and the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Highway 82, said point being the Northwest corner of Parcel 1 as per Plat Number 1996-02.

- Thence: leaving said right of way, S 31°27'04" E, 210.41 feet to the Southwest corner of said Parcel 1;
- Thence: N 58°32'56" E, 130.68 feet to an angle point in the Southerly line of said Parcel 1;
- Thence: S 89°55'32" E, 73.52 feet to the Southeast corner of said Parcel 1;
- Thence: N 0°13'30" E, 72.57 feet, to the Northwest corner of land described in Union County deed records microfilm no. 173454 (Young to Lighthouse United Pentecostal Church, Inc.) and an angle point on the East line of said Parcel 1;
- Thence: N 89°55'32" W, 53.88 feet along the North line of Section 3, to an angle point on the East line of said Parcel 1;
- Thence: N 0°04'28" W, 162.03 feet, to a point on the Southerly right of way line of Highway 82 and the Northeast corner of said Parcel 1;
- Thence: along said Southerly right of way line and the North line of said Parcel 1 the following courses:  
S 73°29'13" W, 56.44 feet.  
S 60°53'37" W, 142.60 feet.  
S 58°42'18" W, 72.89 feet to the point of Beginning of this description.

Containing 48,644 square feet.

Gregory T. Blackman  
Gregory T. Blackman, OPLS 991  
Bogert, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



Renewal Date: Dec. 31, 1997

## DECLARATION

Know all people by these presents that Island West Enterprises, an Oregon Limited Liability Company, do hereby depose and say that said Limited Liability Company is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey forever the easements 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, General Manager and Organizer

Michael A. Becker  
Michael A. Becker, Organizer

## ACKNOWLEDGEMENT

State of Oregon  
SS  
County of Union

Know all these people by these presents, on this 24th day of JUNE, 1996, before me a Notary Public in and for said County and State, personally appeared Dale L. Young, General Manager and Organizer, and Michael A. Becker, Organizer, of Island West Enterprises, a Oregon Limited Liability Company, who be duly sworn, stated that the foregoing instrument was executed on behalf of the Limited Liability Company, and who acknowledged to me that they executed the same freely and voluntarily.

Nick S. Whinn  
Notary Public for  
the State of Oregon

Notarial seal

## 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 24th day of June, 1996, at 4:55 o'clock P. M. and recorded in Plat Cabinet No. B-433.  
Microfilm No. 462653, Union County records.

Union County Clerk by R. Nellie Beane Gilbert  
R. Nellie Beane Gilbert

## APPROVALS

### CITY OF ISLAND CITY

Approved this 26th day of JUNE, 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: 6/26/96  
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: 6-27-96  
Peggy Sutton, Union County Treasurer

### UNION COUNTY SURVEYOR

Approved this 25th day of JUNE, 1996.

by Baker County Surveyor James D. Hanley  
James D. Hanley