

MINOR PARTITION PLAT NO. 1998-04

Microfilm Number 980954  
 Plat Cabinet Number B-49C

Situated in the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Lot 2 Block C of ISLAND WEST ADDITION II, and a portion of Lot 5 of NORTHWOOD ESTATES, Island City, Union County, Oregon.



BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 40 East of the Willamette Meridian.

SCALE: 1"=30'

LEGEND

- Found 5/8 x 30" iron pin with plastic cap marked BGA SURVEY MARKER set by Northwood Estates
- ⊙ Found 5/8 x 30" iron pin with plastic cap marked BGA SURVEY MARKER set by Island West Addition II
- ◆ Found 5/8 x 30" iron pin with plastic cap marked BGG SURVEY MARKER set by Survey No. 015-1997
- Existing easement line
- Centerline of road
- Original lines of Lot 2 of ISLAND WEST ADDITION II.

REFERENCE MATERIAL

Title report Number 97-8832 by Eastern Oregon Title, Inc. SURVEYS  
 Plat of ISLAND WEST ADDITION II Plat of NORTHWOOD ESTATES  
 Survey Number 015-1997

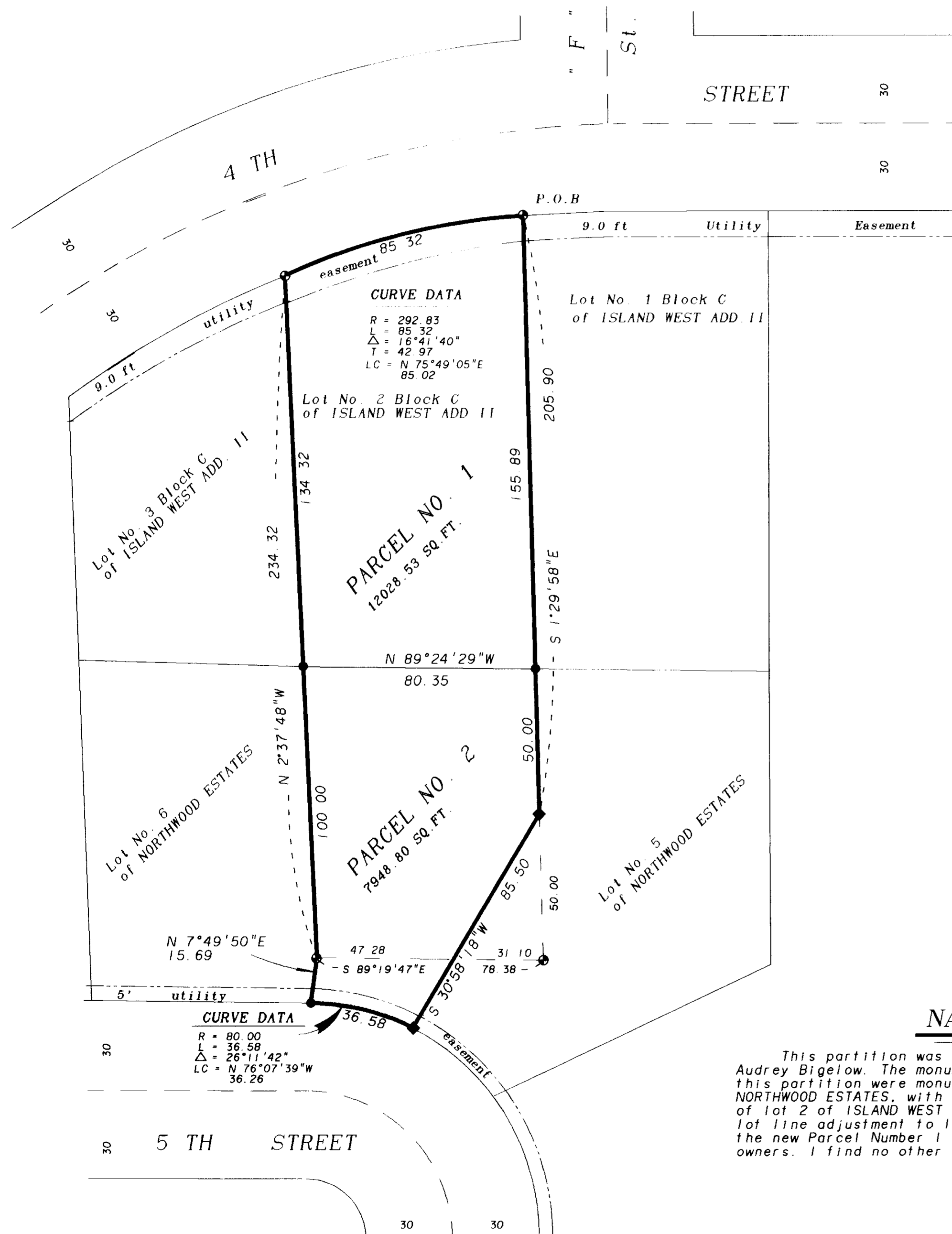
NARRATIVE

This partition was done at the request of Lester and Audrey Bigelow. The monuments as shown defining the lots on this partition were monumented by ISLAND WEST ADD II and NORTHWOOD ESTATES, with exception of the Southeasterly line of lot 2 of ISLAND WEST ADD II. This line was created by a lot line adjustment to lot 5 of NORTHWOOD ESTATES. I created the new Parcel Number 1 and Parcel Number 2 as directed by the owners. I find no other problems with this partition.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

*Gregory T. Blackman*  
 OREGON  
 JULY 31, 1973  
**GREGORY T. BLACKMAN**  
 991

Renewal Date: Dec. 31, 1999



# MINOR PARTITION PLAT No. 1998-04

Situated in the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Lot 2, Block "C" of ISLAND WEST ADDITION 11, and a portion of Lot 5 of NORTHWOOD ESTATES, Island City Union County, Oregon.

Microfilm No. 980954  
Plat Cabinet No. B-490

## SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition plat, in accordance with the provisions of O.R.S. Chapter 92, the exterior of which being described as follows:

Situated in the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, also being a portion of Lot 2, Block "C" of ISLAND WEST ADDITION 11, and a portion of Lot 5 of NORTHWOOD ESTATES, Island City, Union County, Oregon:

Beginning at the Northeast Corner of said Lot number 2, Block "C" of ISLAND WEST ADDITION 11:

Thence: S 1'29'58" E, along the East line of said Lot 2, a distance of 205.90 feet;

Thence: S 30'58'18" W, a distance of 85.50 feet to the intersection of the North line of 5th Street as platted by NORTHWOOD ESTATES subdivision;

Thence: Northwesterly along said North line of said street, and around a curve left with radius of 80.00 feet ( Long Chord bears N 76'07'39" W, a distance of 36.26 feet ) a distance of 36.58 feet to the P.T. of said curve, being the Southwest corner of said Lot 5;

Thence: N 7'49'50" E, along the West line of Lot 5 of said NORTHWOOD ESTATES, a distance of 15.69 feet to the Southwest corner of Lot 2 of Block "C" of ISLAND WEST ADDITION 11;

Thence: N 2'37'48" W, along the West line of said Lot 2, a distance of 234.32 feet, to the Northwest corner of said Lot 2, also being the intersection of a curve right, radius 292.83 feet and being on the South line of 4th Street as platted;

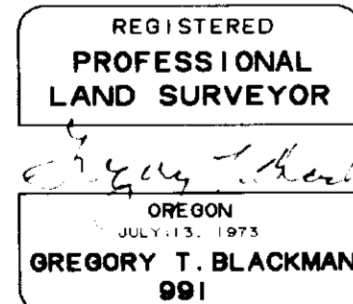
Thence: Northeasterly around said curve, ( Long Chord bears N 75'49'05" E, a distance of 85.02 feet ) a distance of 85.32 feet to the point of beginning;

Said parcel subject to all easements of record;

Parcel containing 0.46 Acres.

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, all property are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



## UNION COUNTY CLERK

State of Oregon  
SS  
County of Union

I do hereby certify that the attached minor partition plat was received for record on the 2nd day of March, 1998, at 5:50 o'clock PM, and recorded as Partition Plat No. 1998-04 Plat Cabinet No. B-490 Microfilm No. 980954 Union County Records

By: R. Neill Bogue Hibbert  
R. Neill Bogue Hibbert

## DECLARATION

Know all people by these presents that we, Lester J. Bigelow, and Audrey D. Bigelow, are the owners of the land within this partition. Said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Lester J. Bigelow  
Lester J. Bigelow

Audrey D. Bigelow  
Audrey D. Bigelow

## ACKNOWLEDGEMENT

State of Washington  
SS  
County of Yakima

Know all these people by these presents, on this 20 day of Feb, 1998, before me a Notary Public in and for said County and State, personally appeared Lester J. Bigelow and Audrey D. Bigelow who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Natalie D. Vallone  
Notary Public for  
the State of Washington



## APPROVALS

### 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 1997-1998 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: 3/2/98  
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, Deputy Date: 3-2-98  
Peggy Sutton, Union County Treasurer

### CITY OF ISLAND CITY

Approved this 26 day of Feb, 1998.

Walter DeLong  
Date DeLong, Island City Mayor

### UNION COUNTY SURVEYOR

Approved this 16<sup>TH</sup> day of Feb, 1998.

by Thomas J. Hanley  
Thomas J. Hanley, Baker County Surveyor