

**PARTITION PLAT NO. 1999-13**

**LEGEND**

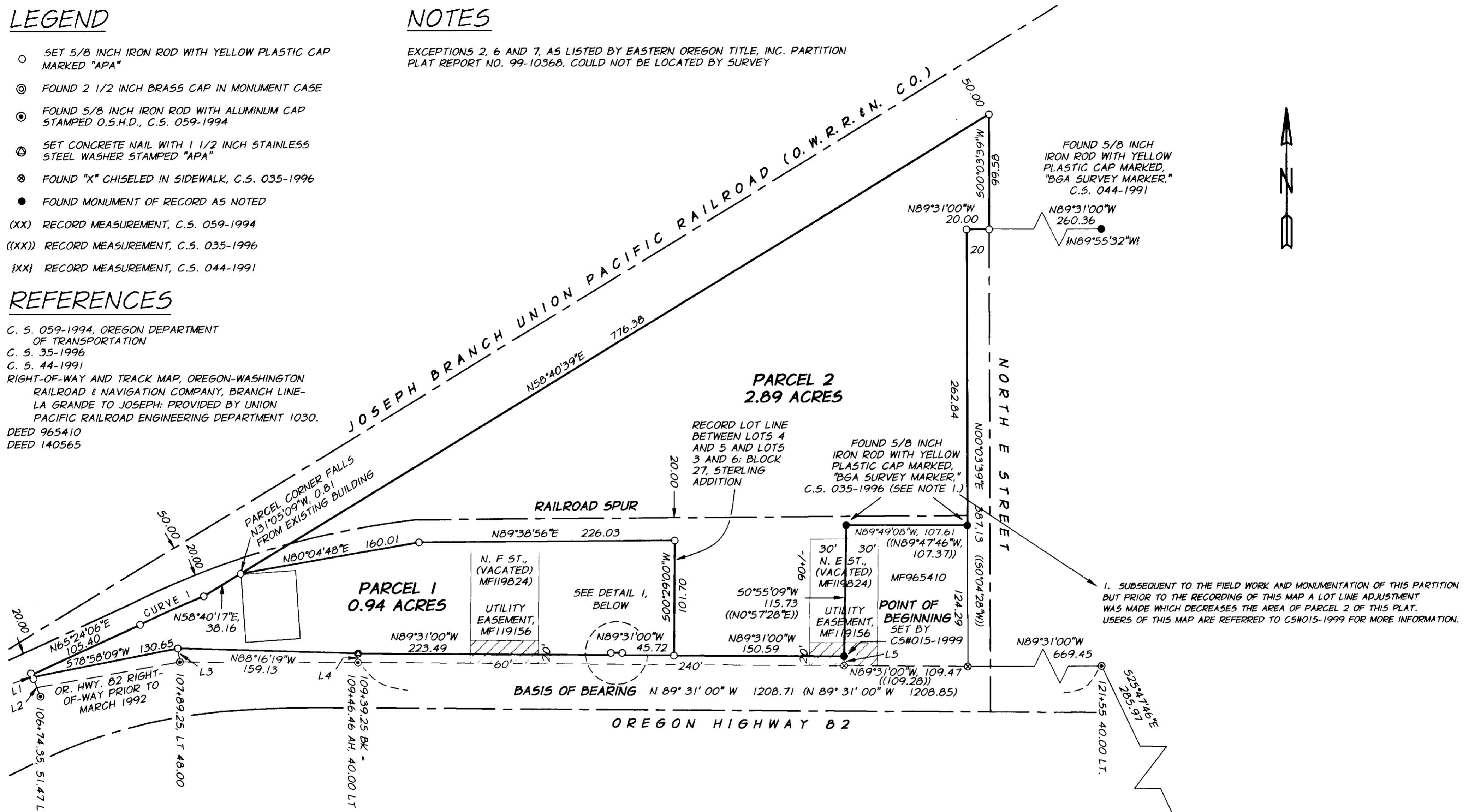
- SET 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "APA"
- ⊙ FOUND 2 1/2 INCH BRASS CAP IN MONUMENT CASE
- ⊙ FOUND 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED O.S.H.D., C.S. 059-1994
- ⊙ SET CONCRETE NAIL WITH 1 1/2 INCH STAINLESS STEEL WASHER STAMPED "APA"
- ⊙ FOUND "X" CHISELED IN SIDEWALK, C.S. 035-1996
- FOUND MONUMENT OF RECORD AS NOTED
- (XX) RECORD MEASUREMENT, C.S. 059-1994
- ((XX)) RECORD MEASUREMENT, C.S. 035-1996
- {XX} RECORD MEASUREMENT, C.S. 044-1991

**REFERENCES**

C. S. 059-1994, OREGON DEPARTMENT OF TRANSPORTATION  
 C. S. 35-1996  
 C. S. 44-1991  
 RIGHT-OF-WAY AND TRACK MAP, OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, BRANCH LINE-LA GRANDE TO JOSEPH; PROVIDED BY UNION PACIFIC RAILROAD ENGINEERING DEPARTMENT 1030.  
 DEED 965410  
 DEED 140565

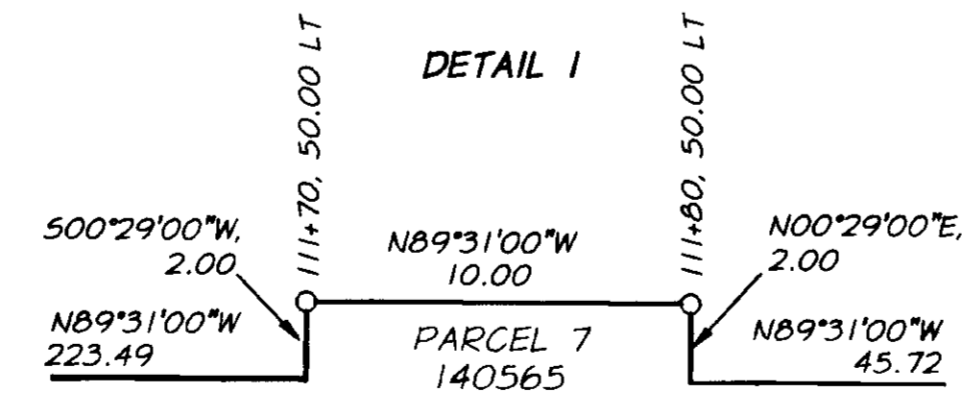
**NOTES**

EXCEPTIONS 2, 6 AND 7, AS LISTED BY EASTERN OREGON TITLE, INC. PARTITION PLAT REPORT NO. 99-10368, COULD NOT BE LOCATED BY SURVEY



**CURVE 1**  
 Δ = 4°44'43"  
 R = 741.10'  
 T = 30.71  
 L = 61.38  
 LC = N66°02'04"E, 61.36

L1	N22°09'18"W	2.11
L2	N22°09'18"W	18.64
L3	N 8°18'06"W	12.12
L4	N 0°49'53"E	7.90
L5	N 0°29'00"E	8.00



SCALE: 1" = 5'

**MINOR LAND PARTITION**  
**IN THE SOUTHWEST QUARTER OF SECTION 34**  
**TOWNSHIP 2 SOUTH, RANGE 38 EAST, WILLAMETTE**  
**MERIDIAN, ISLAND CITY IN UNION COUNTY, OREGON**

FOR: UNION PACIFIC RAILROAD, REAL ESTATE DEPARTMENT

SCALE: 1" = 60'

DATE: APR 1999

JOB NO. 2721-50

**anderson**  
**perley**  
**associates, inc.**  
 ENGINEERING • SURVEYING • MATERIALS TESTING  
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

1800 FARNAM STREET  
 OMAHA NE 68102

SHEET  
**1/1**

**SURVEYOR'S CERTIFICATE**

I, HARMON E. MCLENDON, OREGON REGISTERED LAND SURVEYOR NO. 2537, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, THE EXTERIOR OF WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; UNION COUNTY, OREGON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 34; THENCE N25°47'46"W, 285.97 FEET TO A 5/8 INCH IRON ROD WITH 1 1/2 INCH ALUMINUM CAP MARKED, "OREGON DEPARTMENT OF TRANSPORTATION"; THENCE N89°31'00"W, 778.92 FEET, ALONG A 40.00 FOOT OFFSET TO THE CENTERLINE OF OREGON HIGHWAY 82, TO AN "X" CHISELED IN CONCRETE; THENCE N0°29'00"E, 8.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 82 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID RIGHT-OF-WAY LINE N89°31'00"W, 196.31 FEET; THENCE N0°29'00"E, 2.00 FEET; THENCE N89°31'00"W, 10.00 FEET; THENCE S0°29'00"W, 2.00 FEET TO THE NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, UNTIL FURTHER MENTION, N89°31'00"W, 223.49 FEET; THENCE N88°16'19"W, 159.13 FEET; THENCE S78°58'09"W, 130.65 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, N22°09'18"W, 2.11 FEET TO A POINT 20.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF A SPUR LINE OF THE LA GRANDE-JOSEPH RAILROAD; THENCE ALONG SAID 20.00 OFFSET N65°24'06"E, 105.40 FEET TO A POINT ON CURVE OF A 741.10 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID 20.00 OFFSET AND ALONG SAID CURVE 61.38 FEET (THE LONGCHORD OF WHICH BEARS N66°02'04"E, 61.36 FEET); THENCE N58°40'17"E, 38.16 FEET TO A POINT THAT IS 50.00 FEET FROM THE CENTERLINE OF THE LA GRANDE-JOSEPH RAILROAD; THENCE ALONG SAID 50.00 FOOT OFFSET N58°40'39"E, 776.38 FEET; THENCE S0°03'39"W, 99.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RAILROAD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N89°31'00"W, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH E STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S0°03'09"W, 262.84 FEET; THENCE N89°49'08"W, 107.61 FEET; THENCE S0°55'09"W, 115.73 FEET TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES.

**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE UNION PACIFIC RAILROAD FOR THE PURPOSE OF DIVIDING THEIR PROPERTY INTO THE PARCELS SHOWN ON THIS PARTITION PLAT. THE PERIMETER OF THE INITIAL PARCEL IS BETWEEN THE NORTH RIGHT-OF-WAY LINE OF OREGON HIGHWAY 82, THE WEST RIGHT-OF-WAY LINE OF NORTH "E" STREET, AN EXTENSION OF THE CENTERLINE OF NORTH "E" STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE LA GRANDE-JOSEPH BRANCH OF THE UNION PACIFIC RAILROAD.

OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTS WERE LOCATED NORTHERLY OF THE HIGHWAY 82 CENTERLINE. THESE PROVIDED THE BASIS OF BEARING PER C. S. 059-1994. IN MARCH OF 1992 THE WIDTH OF HIGHWAY 82 ADJACENT TO THE ABOVE PARCEL WAS WIDENED TO ITS PRESENT WIDTH BY EXECUTION OF QUITCLAIM DEED NO. 140565. FROM C.S. 059-1994 I WAS ABLE TO CALCULATE THE CENTERLINE POSITIONS OF THE EFFECTIVE LENGTH OF HIGHWAY. THE OREGON DEPARTMENT OF TRANSPORTATION MONUMENTS CONTROLLED THE DIRECTION OF THE NEW ANGLE POINTS OF THE RIGHT OF WAY WITH THE WIDTHS BEING HELD FROM THE CALCULATED CENTERLINE POSITIONS.

THE NORTHERLY LINE OF PARCEL 1 WAS HELD AT AN OFFSET OF 20.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF A SPUR OF THE ABOVE RAILROAD. AN EXISTING BUILDING UPON PARCEL 1 CROSSES THIS 20.00 FOOT OFFSET LINE SO AN ANGLE POINT WAS CAUSED IN THAT PARCEL LINE TO ACCOMMODATE THE POSITION OF THE BUILDING. THE NORTHWESTERLY LINE OF PARCEL 2 WAS HELD AT 50.00 FEET FROM THE CENTERLINE OF THE MAIN RAILROAD BRANCH.

THE WEST RIGHT-OF-WAY LINE OF NORTH "E" STREET WAS HELD AS AN EXTENSION OF THE LINE BETWEEN TWO FOUND MONUMENTS PER C.S. 035-1996. THE NORTH RIGHT-OF-WAY LINE OF RAILROAD STREET WAS ESTABLISHED BY PROJECTING A LINE FROM A FOUND 5/8 INCH IRON ROD, PER C.S. 044-1991, WESTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34. THE NORTHERLY EXTENSION OF THE CENTERLINE OF NORTH "E" STREET WAS HELD AT RECORD DISTANCE FROM THE FOUND 5/8 INCH IRON ROD, PER C.S. 044-2991, WESTERLY ALONG THE NORTH RIGHT-OF-WAY OF RAILROAD AVENUE AND THENCE NORTHERLY AT A RIGHT ANGLE TO SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY OF THE LA GRANDE-JOSEPH BRANCH OF THE UNION PACIFIC RAILROAD.

THE NORTHWEST CORNER OF THE PARCEL CONVEYED BY MICROFILM DOCUMENT NO. 965410, RECORD OF UNION COUNTY, OREGON; WAS ESTABLISHED BY A DISTANCE-DISTANCE INTERSECTION, PER DEED RECORD, FROM MONUMENTS RECOVERED FROM C.S. 035-1996. THE WORK WAS PERFORMED WITH TRIMBLE 4000SSI SERIES G.P.S. RECEIVERS, A LEICA T-1610 THEODOLITE WITH T-1600 DISTANCE INSTRUMENT AND ASOKKIA SDR-33 DATA COLLECTOR.

Renews 12/31/00  
HARMON E. MCLENDON  
REGISTERED LAND SURVEYOR  
OREGON  
JAN. 21, 1902  
HARMON E. MCLENDON  
2537

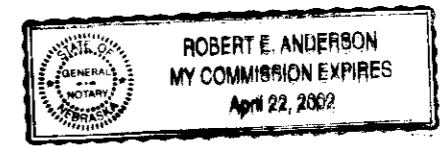
**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT I D. H. LIGHTWINE, DIRECTOR OF REAL ESTATE, UNION PACIFIC RAILROAD, THE OWNERS OF THE LANDS REPRESENTED ON THIS MINOR LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY STATE THAT I, REPRESENTING THE OWNERS, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO THE PARCELS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

*[Signature]*  
D. H. LIGHTWINE, DIRECTOR OF REAL ESTATE, UNION PACIFIC RAILROAD

**ACKNOWLEDGMENT**

NEBRASKA  
STATE OF ~~OREGON~~  
55  
COUNTY OF ~~UNION~~  
DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 6 DAY OF May, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERNEST HONEST, REPRESENTING UNION PACIFIC RAILROAD, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.  
*[Signature]*  
ROBERT E. ANDERSON  
NOTARY PUBLIC OF THE STATE OF ~~OREGON~~  
NEBRASKA



**APPROVALS**

APPROVED THIS 20<sup>th</sup> DAY OF May, 1999. APPROVED THIS 30<sup>th</sup> DAY OF April, 1999.  
*[Signature]* CITY OF ISLAND CITY  
*[Signature]* DEPUTY FOR/  
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 1998-1999 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.

*[Signature]* DATE 5/25/99  
PATTY GOODERHAM, UNION COUNTY ASSESSOR, UNION COUNTY TAX COLLECTOR

STATE OF OREGON 55  
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 25<sup>th</sup> DAY OF May, 1999, AT 1:10 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_, UNION COUNTY RECORDS.

*[Signature]* Union Co. Clerk  
*[Signature]* Deputy  
UNION COUNTY CLERK

**MINOR LAND PARTITION**  
**IN THE SOUTHWEST QUARTER OF SECTION 34**  
**TOWNSHIP 2 SOUTH, RANGE 38 EAST, WILLAMETTE**  
**MERIDIAN, ISLAND CITY IN UNION COUNTY, OREGON**  
FOR: UNION PACIFIC RAILROAD, REAL ESTATE DEPARTMENT 1800 FARNAM STREET OMAHA NE 68102  
SCALE: 1" = 60'  
DATE: APR 1999  
JOB NO. 2721-50  
SHEET 2/2  
anderson perry associates, inc.  
ENGINEERING • SURVEYING • MATERIALS TESTING  
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.