

Minor Partition Plat Number 2000-20

Microfilm Number 20003148
 Plat Cabinet Number 5-580

A partition of a portion of Lots 3 and 4 of Block 26, Sterling's 2nd Addition to Island City, Oregon, and a portion of vacated "E" Street, and an adjacent tract (being a portion of Parcel 2 of Minor Partition Plat Number 1999-13), situated in the SE 1/4 of the SW 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian.

REFERENCE MATERIAL

Plat of Sterling's Second Addition
 Union County Monumentation Records

Survey number 005-1992
 Survey number 006-1993
 Survey number 059-1994
 Survey number 035-1996
 Survey Number 055-1998
 Survey Number 015-1999
 Minor Partition plat number 1999-13

DEED REFERENCES
 Microfilm Number 31946
 Microfilm Number 117776
 Microfilm Number 119156
 Microfilm Number 119824
 Microfilm Number 995082
 Microfilm Number 995083
 Microfilm Number 965410

Partition Plat Report Number 39567
 prepared by the Abstract and Title Company

BASIS OF BEARING

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

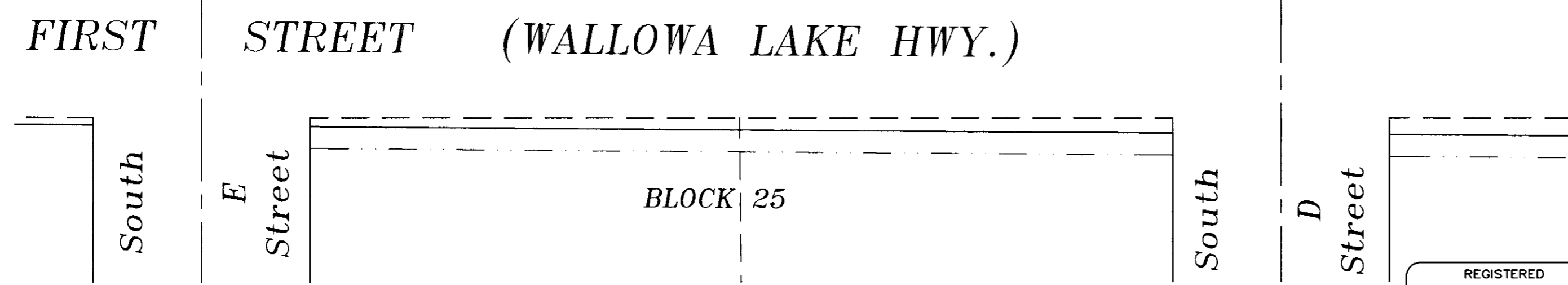
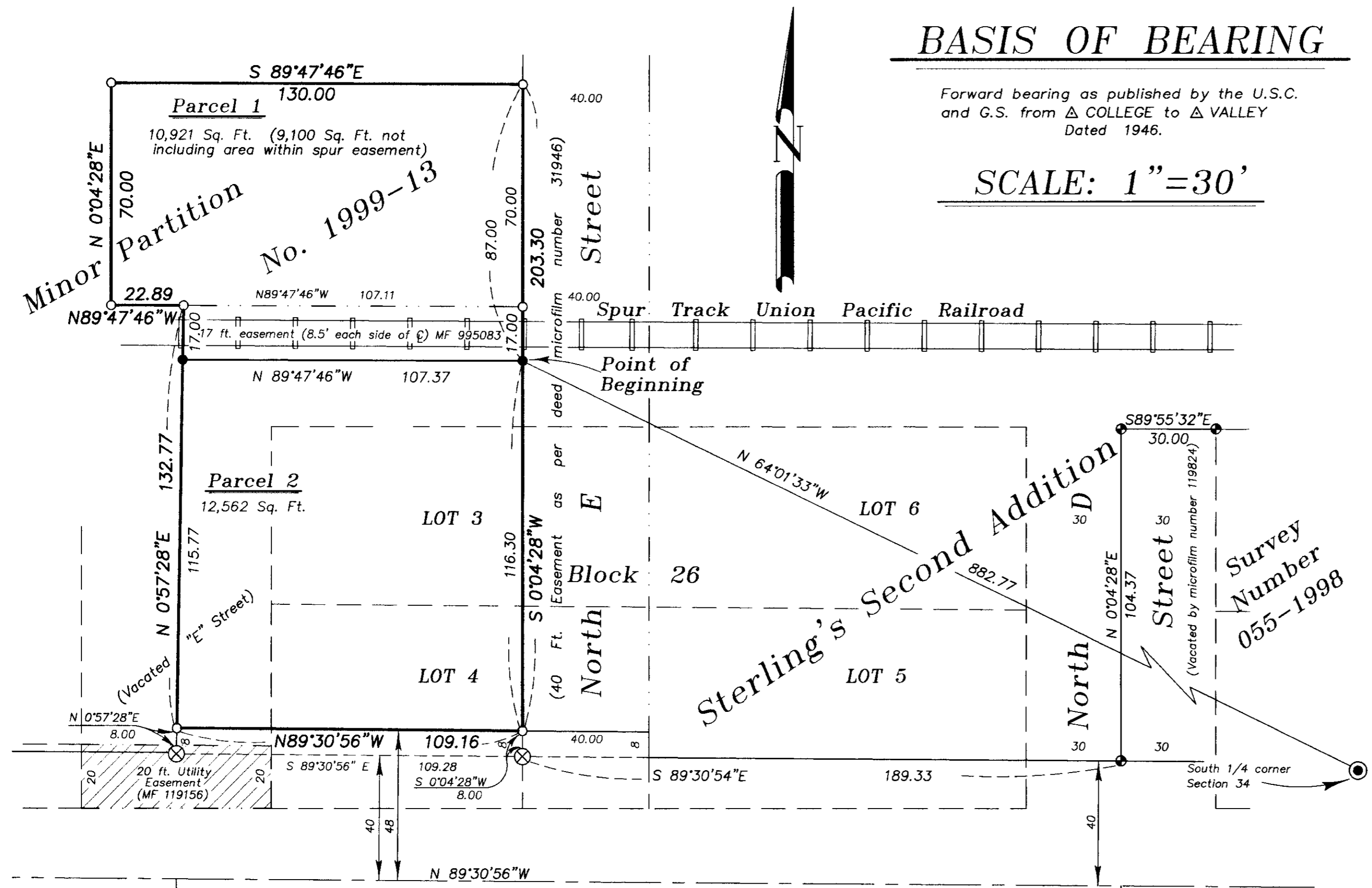
SCALE: 1"=30'

LEGEND

- Found brass cap on copper clad rod in water valve box as per Union County monumentation records
- ⊗ Found cross chiseled in sidewalk by survey number 035-1996
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 035-1996
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 035-1996
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 015-1999
- Centerline
- - - Easement line
- - - Original Lot line of Sterling's Second Addition to Island City
- ||| Railroad Tracks

NARRATIVE

This partition was done at the request of Gary Tate. The exterior corners and parcel corners of this partition were monumented by survey numbers 035-1996 and 015-1999. There are two easements listed in the stated partition plat report that have no effect on this property. The Wire Crossing Agreement (MF 117776) falls across the Easterly portion of the 40 ft. easement East of this partition. The 20 ft. utility easement (MF 119156) calls for an easement across the vacated portion of E Street, with the South line of the easement being the "North right of way line of the Wallowa Lake Highway". At the time of filing of this easement, the right of way line was the platted lot line, as also shown on the exhibit on MF 119156. The description of the easement also states "The centerline of the easement follows the existing sanitary sewer line". The physical location of the manhole near the Southwest corner of this partition is 10 ft. North of the original platted block line, verifying the location of the easement. Minor Partition plat number 1999-13 calls the easement being North of the true location and is in error. I find no unusual conditions on this partition.



EASEMENT NOTES

1. There is an exception for mineral rights "of every kind and character" reserved by Microfilm Numbers 995082 and 995083.
2. Wire Crossing Agreement (Microfilm Number 117776) falls within the 40 ft. easement area of North E Street.
3. Utility easement to ISLAND CITY AREA SANITATION DISTRICT (MF 119156) falls within the State Highway right of way (See Narrative)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson

OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2000

Minor Partition Plat Number 2000-20

Microfilm Number 20003748
Plat Cabinet Number B580

A partition of a portion of Lots 3 and 4 of Block 26, Sterling's 2nd Addition to Island City, Oregon, and a portion of vacated "E" Street, and an adjacent tract (being a portion of Parcel 2 of Minor Partition Plat Number 1999-13), situated in the SE 1/4 of the SW 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of Lots 3 and 4 of Block 26, Sterling's 2nd Addition to Island City, Oregon, and a portion of vacated "E" Street, and an adjacent tract (being a portion of Parcel 2 of Minor Partition Plat Number 1999-13), situated in the SE 1/4 of the SW 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at a point which bears North 64°01'33" West, a distance of 882.77 feet, from the South quarter corner of said Section 34, said point being the Southeast corner of Parcel 2 of Minor Partition Plat Number 1999-13, said point also being on the West line of a road easement identified as Microfilm Number 31946 in the records of Union County,

Thence; South 0°04'28" West, along said West line, a distance of 116.30 feet, to the Northerly right of way line of First Street (Wallowa Lake Highway),

Thence; North 89°30'56" West, along said right of way line, a distance of 109.16 feet,

Thence; North 0°57'28" East, a distance of 132.77 feet, to a point that is 8.5 feet distant Northerly, when measured at right angles, from the centerline of an existing spur track of the Union Pacific Railroad Company,

Thence; North 89°47'46" West, along a line parallel with said centerline of said spur track, a distance of 22.89 feet,

Thence; North 0°04'28" East, a distance of 70.00 feet,

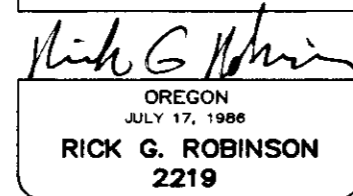
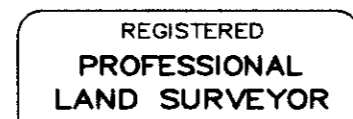
Thence; South 89°47'46" East, a distance of 130.00 feet, to the West line of said road easement recorded on Microfilm Document Number 31946,

Thence; South 0°04'28" West, along said West line, a distance of 87.00 feet, to the POINT OF BEGINNING of this description.

Said parcel of land containing 23,483 sq.ft.

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

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2000

DECLARATION

Know all people by these presents that GARY L. TATE and CAROL K. TATE, husband and wife, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, all in accordance with the provisions of O.R.S. Chapter 92

Gary L. Tate
GARY L. TATE

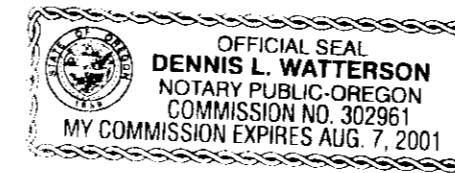
Carol K. Tate
CAROL K. TATE

ACKNOWLEDGMENT

State of Oregon
County of Union

Know all people by these presents, on this 28 day of AUGUST, 2000, before me a Notary Public in and for said State and County, personally appeared GARY L. TATE and CAROL K. TATE, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notary Seal

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 25th day of August, 2000.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor
for the Union County Surveyor

Union County Assessor / Tax Collector

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 2000-2001 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: August 31, 2000
Patty Gooderham, Union County Assessor/Tax Collector

City of Island City

Approved this 5th day of SEPTEMBER, 2000.

Dale DeLong
Dale DeLong, Island City Mayor

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 5th day of Sept, 2000, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. B580 Union County records. Microfilm Number 20003748

R. Nellie Bogue Hibbert
Union County Clerk, by R. Nellie Bogue Hibbert