

MINOR PARTITION PLAT NUMBER 2003-002T

Situated in the Southwest Quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian. Also known as Parcel 2 of Minor Partition Number 1999-13.

Microfilm No. 2003/491T

Plat Cabinet No. C.685-686



SCALE: 1" = 50'
BASIS OF BEARING

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

REFERENCE MATERIAL

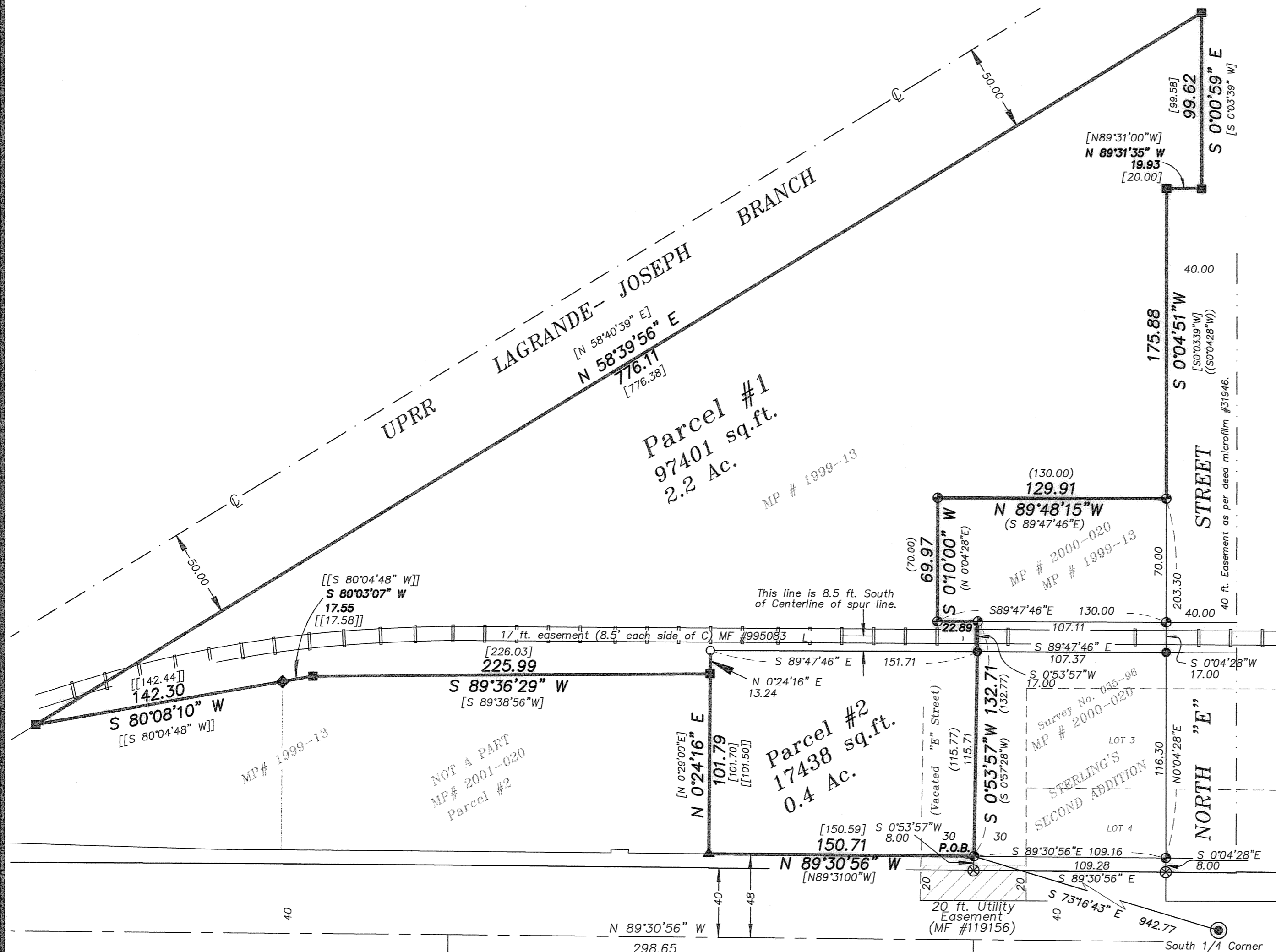
Survey number 035-1996 Survey number 059-1994
Survey number 015-1999 Survey number 005-1992
Minor Partition 2000-20 Minor Partition 1999-13
Minor Partition 2001-020

DEED REFERENCES

MF#995083
MF#119156 MF#38414
MF#108542 MF#109626
MF#110443 MF#133466
MF#117776 MF#119062
MF#119156 MF#31946
Book P Page 203
EOT Title Report #01-12319

LEGEND

- Set 5/8" x 30" rebar with plastic yellow cap marked "BGB SURVEY MARKER"
- Found 5/8" rebar with plastic yellow cap marked "APA" set by Minor Partition number 1999-13.
- Found 5/8" rebar with plastic yellow cap marked "BGB SURVEY MARKER" set by Survey Number 035-1996.
- ⊕ Found 5/8" rebar with plastic yellow cap marked "BGB SURVEY MARKER" set by Minor Partition Number 2000-20.
- ◆ Found concrete nail with steel washer marked "APA" in asphalt, set by Minor Partition number 2001-020.
- ▲ Found concrete nail with steel washer marked "APA" in asphalt. (Note Minor Partition 1999-13 set 5/8 iron pin with yellow cap).
- ⊗ Found cross chiseled in sidewalk by Survey Number 035-1996.
- () Record Bearing or distance from Minor Partition number 2000-20.
- (()) Record Bearing or distance from Survey number 035-1996..
- [] Record Bearing or distance from Minor Partition number 1999-13.
- [[]] Record Bearing or distance from Minor Partition number 2001-020.



NARRATIVE

FIRST

This Partition was done at the request of Anna Canavan of Railroad Realty on behalf of UNION PACIFIC RAILROAD. The exterior corners were monumented by Parcel 2 of Minor Partition 1999-13. As per instructions I used these monuments and set the North line of Parcel 2 of this partition within 8.5 feet of the existing spur line. I find no unusual conditions on this partition.

SOUTH
"F" STREET

(WALLOWA LAKE HWY.) STREET

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 2003

- Original Lot line of Sterling's Second Addition to Island City.
- Easement line
- Centerline

Minor Partition Number 2003 002T
Situated in the Southwest quarter of Section 34, Township 2 South, Range 38 East
of the Willamette Meridian. Also known as Parcel 2 of Minor Partition 1999-13.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being situated in the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, Also known as Parcel 2 of Minor Partition number 1999-13, the exterior of which being more particularly described as follows;

Beginning at a 5/8 iron pin set by Minor Partition 2000-020, which is N 73°16'43"W a distance of 942.77 feet from the South Quarter corner of Section 34;

Thence; North 89°30'56" West along the North right of way line of the Wallowa Lake Highway a distance of 150.71 feet to the East line of Parcel 2 of Minor Partition number 2001-020,

Thence; North 0°24'16" East a distance of 101.79 feet,

Thence; South 89°36'29" West along the North line of Parcel 2 of Minor Partition number 2001-020, a distance of 225.99 feet,

Thence; South 80°03'07" West along the North line of Parcel 2 of Minor Partition number 2001-020, a distance of 17.55 feet,

Thence; South 80°08'10" West along the North line of Parcel 1 of Minor Partition number 2001-020, a distance of 142.30 to a point 20 feet Southeasterly of the centerline of the LaGrande-Joseph Railroad spur line,

Thence; North 58°39'56" East along the South right of way of the LaGrande-Joseph Railroad mainline, a distance of 776.11 feet,

Thence; South 0°00'59" East , a distance of 99.62 feet,

Thence; North 89°31'35" West, a distance of 19.93 feet, to the West line of the 40 foot Easement (microfilm #31946), known as "North "E" street,

Thence; South 0°04'51" West along said West line of 40 foot easement, a distance of 175.88 feet,

Thence; North 89°48'15" West, a distance of 129.91 feet,

Thence; South 0°10'00" West, a distance of 69.97 feet, to a point 8.5 feet North of the centerline of a spur to the LaGrande-Joseph Railroad,

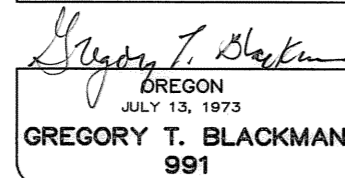
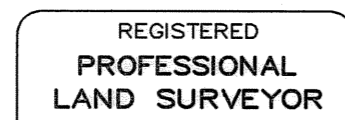
Thence; South 89°47'46" East, along said spur line, a distance of 22.89 feet,

Thence; South 0°53'57" West, a distance of 132.71 feet, to the point of beginning,

Said tract containing, 114,839 square feet (2.63 Acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with the provisions of 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



Renewal Date: Dec. 31, 2003

DECLARATION

Know all people by these presents that UNION PACIFIC RAILROAD, a ~~Utah~~ ^{Delaware} Corporation, duly organized and existing under and by virtue of the laws of the State of ~~Utah~~ ^{Delaware}, is the owner of the land within this partition, 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, in accordance with the provisions of O.R.S. Chapter 92, and pursuant to a resolution of its Board of Directors, has duly authorized its Representative to sign on its behalf.

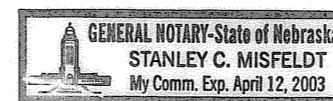
T. Stenstrom
Authorized Representative of
UNION PACIFIC RAILROAD

ACKNOWLEDGMENTS

State of Nebraska ^{SS}
County of Douglas

Know all people by these presents, on this 3 day of MARCH, 2003 before me a Notary Public in and for said State and County, personally appeared T.J. STENSTROM, authorized representative of UNION PACIFIC RAILROAD, who are known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that (He)(She) executed the same freely and voluntarily.

Stanley C. Mispeldt
Notary Public for
the State of Nebraska



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared Partition Plat No. 2003 002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 685-686 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

APPROVALS

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 ~~2001-2002~~ ²⁰⁰²⁻⁰³ 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: 3/11/2003
Patty Gooderham, Union County Assessor

City of Island City

Approved this 17th day of January, 2002.

by Judy A. Rygg
Judy A. Rygg, Planning officer
City of Island City

Wallowa County Surveyor

Approved this 16th day of JANUARY, 2002.

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

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 12th day of March, 2003, at 8:51 o'clock A.M., and recorded in Plat Cabinet No. C 685-686 Union County records. Microfilm Number 2003 1491 T

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