

MAJOR PARTITION PLAT NUMBER

3003-0006

Microfilm Number 300328637

Plat Cabinet Number C693-C695

A Partition of Parcel Number 2 of Minor Partition Number 2001-13
Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the
Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian,
Island City, Union County, Oregon



SCALE: 1"=200'

BASIS OF BEARING

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

LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation Records
 - Found 5/8" iron pin with plastic cap marked "AP&A" set by Minor Partition 1994-05
 - Found 5/8" iron pin with aluminum cap marked "Union County Surveyor" MP 1992-022.
 - ▲ Found 5/8" iron pin set by Mountain View Third Addition.
 - ⊗ Found 3/4" iron pin, Initial Point of Mountain View Third Addition, unless otherwise noted.
 - Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
 - Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Major Partition Number 2001-13
 - ◆ Found 5/8" iron pin set by Mountain View First Addition
- Centerline ()
- Easement line { }
- Record bearing and distance of Survey No. 4-83. []
- Record bearing and distance of Minor Partition No. 1997-22. []
- Record bearing and distance of Minor Partition No. 1994-05. []
- Record bearing and distance of Mountain View First, Second, Third and Fourth additions []

NARRATIVE

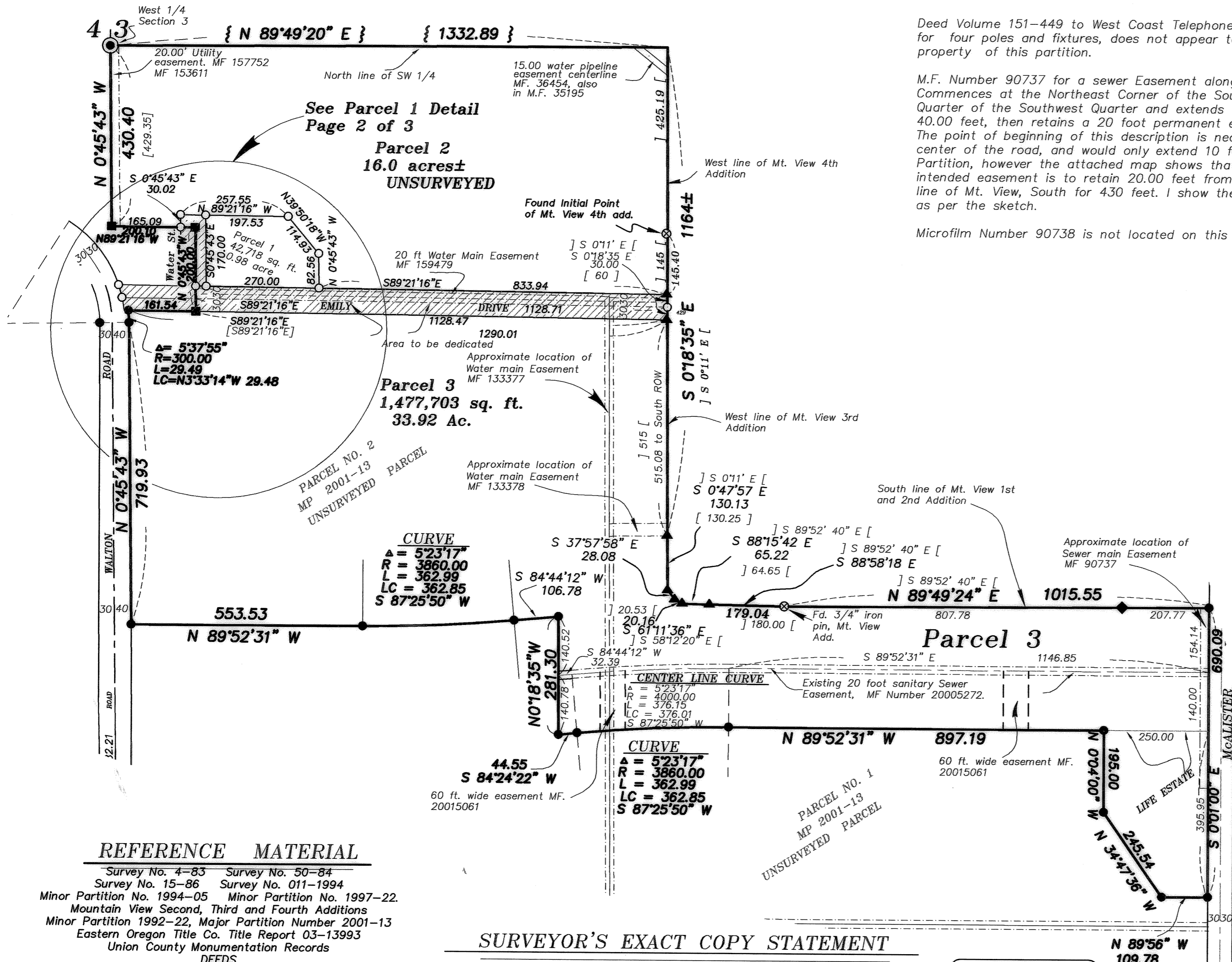
This Partition was ordered by Russell Lester for the purpose of creating a parcel for sale for an apartment development on Parcel 1. The partition is a division of Parcel 2 of Minor Partition Number 2001-13. Parcel number 2 of this partition is unsurveyed. I place the corners of Parcel 1 at the direction of Russell Lester. Island City is also dedicating a portion of Parcel 1 of Minor Partition 1997-22 for road purposes with this plat. I find no problems with this partition.

EASEMENTS

Deed Volume 151-449 to West Coast Telephone Company for four poles and fixtures, does not appear to be on the property of this partition.

M.F. Number 90737 for a sewer Easement along McAlister Commences at the Northeast Corner of the Southeast Quarter of the Southwest Quarter and extends Westerly for 40.00 feet, then retains a 20 foot permanent easement. The point of beginning of this description is near the center of the road, and would only extend 10 feet into the Partition, however the attached map shows that the intended easement is to retain 20.00 feet from the south line of Mt. View, South for 430 feet. I show the easement as per the sketch.

Microfilm Number 90738 is not located on this parcel.



CURVE
 Δ = 523.17"
 R = 3860.00
 L = 362.99
 LC = 362.85
 S 87°25'50" W

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 R = 3860.00
 L = 362.99
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 S 87°25'50" W

REFERENCE MATERIAL

- Survey No. 4-83 Survey No. 50-84
- Survey No. 15-86 Survey No. 011-1994
- Minor Partition No. 1994-05 Minor Partition No. 1997-22.
- Mountain View Second, Third and Fourth Additions
- Minor Partition 1992-22, Major Partition Number 2001-13
- Eastern Oregon Title Co. Title Report 03-13993
- Union County Monumentation Records DEEDS
- Microfilm No. 35195 Microfilm No. 36454
- Microfilm No. 90738 Microfilm No. 125207
- Microfilm No. 20015201 Microfilm No. 133377
- Microfilm No. 133378 Microfilm No. 971897
- Microfilm No. 971898 Microfilm Number 20015061
- Microfilm No. 20005272 Microfilm No. 159479
- Microfilm No. 153611

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. 3003-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C693-C695 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2003

MAJOR PARTITION PLAT NUMBER

2003-0006

Microfilm Number 20032863T
 Plat Cabinet Number C693-C695

A Partition of Parcel Number 2 of Minor Partition Number 2001-13
 Situated in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the
 Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian,
 Island City, Union County, Oregon

Curve Data

- ① $\Delta = 5'37''55''$
 $R=300.00$
 $L=29.49$
 $LC=N3'33''14''W 29.48$
- ② $\Delta = 6'01''37''$
 $R=290.00$
 $L=30.51$
 $LC=N9'38''50''W 30.49$
- ③ $\Delta = 6'10''52''$
 $R=290.00$
 $L=31.29$
 $LC=N15'44''27''W 31.27$
- ④ $\Delta = 38'55''33''$
 $R=290.00$
 $L=197.02$
 $LC=N38'17''58''W 193.25$



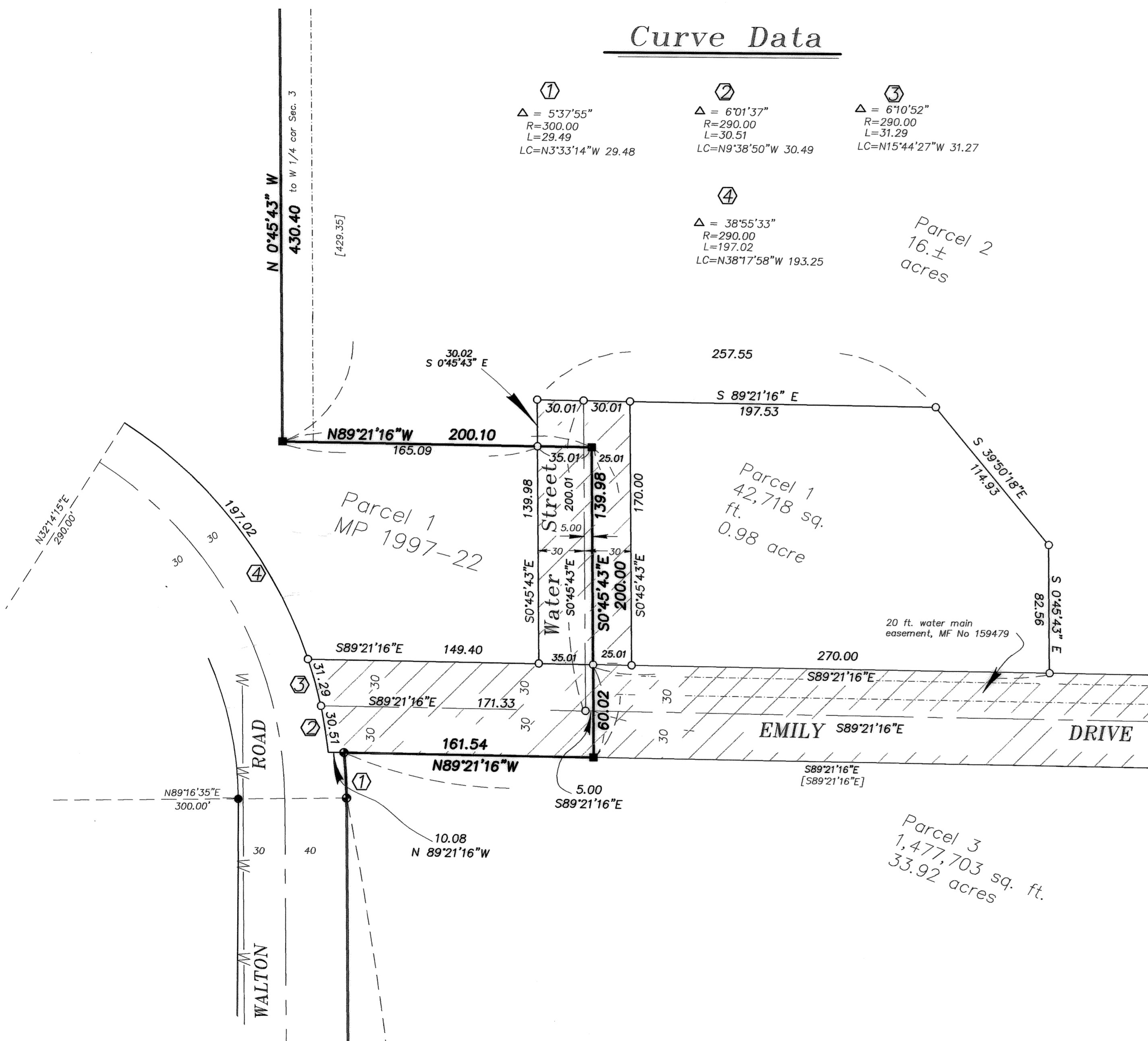
SCALE: 1" = 50'

BASIS OF BEARING

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

LEGEND

- 5/8 iron pin with plastic cap marked "AP&A" set by Minor Partition 1994-05
- 5/8 iron pin with aluminum cap marked "Union County Surveyor" MP 1992-022.
- Set 5/8"x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- ⊕ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Major Partition Number 2001-13
- ① Curve Number
- Centerline
- - - Easement line
- () Record bearing and distance of Survey No. 4-83.
- { } Record bearing and distance of Minor Partition No. 1997-22.
- [] Record bearing and distance of Minor Partition No. 1994-05.
-] [Record bearing and distance of Mountain View First, Second, Third and Fourth additions



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. 2003-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C693-C695 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

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
 OREGON
 JULY 13, 1973
**GREGORY T. BLACKMAN
 991**

Renewal Date: Dec. 31, 2003

MAJOR PARTITION PLAT NUMBER

2003-0006

Microfilm Number 200328637
Plat Cabinet Number C693-C695

A Partition of Parcel Number 2 of Minor Partition Number 2001-13
Situating in the West 1/2 of the Southwest Quarter, and in the Southeast Quarter of the
Southwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian,
Island City, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that
I have plated parcels 1 & 3, both surveyed Parcels, and Parcel 2, an unsurveyed
Parcel with this partition, situated in the West Half of the Southwest Quarter, and in
the Southeast Quarter of the Southwest Quarter of Section 3, Township 3 South, Range
38 East of the Willamette, being a partition of Parcel Number 2 of Minor Partition
Number 2001-13, as filed in the Union County Plat Records, more particularly
described as follows;

Beginning at the Northwest corner of said Parcel 2, said point being the West
Quarter Corner of said Section 3;

Thence; N 89°49'20" E, along the North line of the Southwest Quarter, a distance
of 1332.89 to the West line of Mountain View Fourth Addition;

Thence; S 0°18'35" E, along the West line of Mountain View Third and Fourth
Additions a distance of 1164 feet, more or less to the Northwest corner of
Mt. Fanny Avenue, as platted;

Thence; S 0°47'57" E, along the West line of Mountain View Third Addition, a
distance of 130.13 feet;

Thence; S 37°57'58" E, along said West line of Mountain View Third Addition, a
distance of 28.08 feet;

Thence; S 61°11'36" E, along said West line of Mountain View Third Addition, a
distance of 20.16 feet, to the South line of said Mountain View Third
Addition;

Thence; S 88°15'42" E, along said South line of Mountain View Third Addition, a
distance of 65.22 feet;

Thence; S 88°58'18" E, along said South line of Mountain View Third Addition, a
distance of 179.04 feet to the initial point of said Third Addition;

Thence; N 89°49'24" E, along the South line of Mountain View First and Second
Addition, a distance of 1015.55 feet, to the West line of McAlister Road as
platted by Major Partition Number 2001-13;

Thence; S 0°01'00" E, along said West line of McAlister Road, a distance of 890.09
feet, to the most Southerly corner of Parcel 2 of said Major Partition
Number 2001-13;

Thence; N 89°56'00" W, along the South line of said Parcel 2, a distance of
109.78 feet;

Thence; N 34°47'36" W, along the boundary of said Parcel 2, a distance of
245.54 feet;

Thence; N 0°04'00" W, along the boundary of said Parcel 2, a distance of 195.00
feet;

Thence; N 89°52'31" W, along the Southerly line of said Parcel 2, a distance of
897.19 feet, to the P.C. of a curve left with a radius of 3860.00 feet;

Thence; around said curve, (long chord bears S 87°25'50" W, 362.85 feet) a
distance of 362.99 feet, to the P.T. of said curve;

Thence; S 84°24'22" W, along said South line of said Parcel 2, a distance of
44.55 feet;

Thence; N 0°18'35" W, a distance of 281.30 feet;

Thence; S 84°44'12" W, along the Southerly line of said Parcel 2, a distance of
106.78 feet, to the P.C. of a curve right with a radius of 3860.00 feet;

Thence; around said curve, (long chord bears S 87°25'50" W, 362.85 feet) a
distance of 362.99 feet, to the P.T. of said curve;

Thence; N 89°52'31" W, a distance of 553.53 feet to the East line of the 10.00
dedication as created by said Major Partition Number 2001-13;

Thence; N 0°45'43" W, along said East line of Walton Road, a distance of 719.93
feet, to the P.C. of a curve left with radius of 300.00 feet;

Thence; around said curve (long chord bears N 3°33'14" W, 29.48 feet) a
distance of 29.49 feet, to the South line of Parcel 1 of Minor Partition
Number 1997-22, as filed in Union County Plat Records;

Thence; S 89°21'16" E, along the said South line of Parcel 1, a distance of
161.53 feet, to the Southeast corner of said Parcel 1;

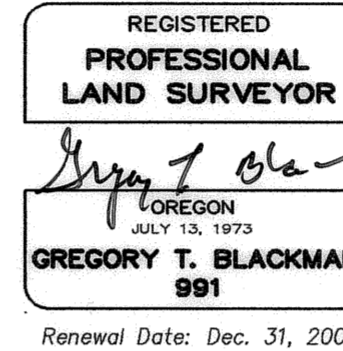
Thence; N 0°45'43" W, along the East line of said Parcel 1, a distance of 200.00
feet, to the Northeast corner of said Parcel 1;

Thence; N 89°21'16" W, along the North line of said Parcel 1, a
distance of 200.10 feet, to the West line of said Section 3;

Thence; N 0°45'43" W, along said West line of Section 3, a distance of
430.40 feet, to the West 1/4 corner of said Section 3, said point
being the point of beginning of this description.

Said parcel containing 52.6 acres more or less.

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



DECLARATION

Know all people by these presents that R & S PROPERTIES, consisting
of RUSSELL L. LESTER AND SHARON L. LESTER, Trustees of the Russell L. Lester
and Sharon L. Lester Revocable Living Trust Agreement, dated February 25,
2002, do state that they are the owners of the land represented 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, and we do for ourselves, our heirs and assigns,
hereby dedicate, donate and convey to the public use forever the easements
and roads as shown, all in accordance with O.R.S Chapter 92. ALSO;
The City of Island City, being the owner of Parcel Number 1 of Minor Partition
Number 1997-22, Union County Plat Records, do for ourselves, our heirs and
assigns, hereby dedicate, donate and convey to the public use forever the South
60 feet of said Parcel 1, and the East 35.01 feet of said Parcel 1, all in accordance
with O.R.S Chapter 92.

Sharon L. Lester, Trustee

Russell L. Lester, Trustee

Dale De Long, Mayor of Island City

Know all people by these presents that I, Roy R. Leonard, an interest
holder of the land within this partition, said land being more particularly
described in the accompanying Surveyor's Certificate, does hereby consent
to the partition and the dedication of the roads as shown on the annexed
plat. All in accordance with the provisions of O.R.S Chapter 92.

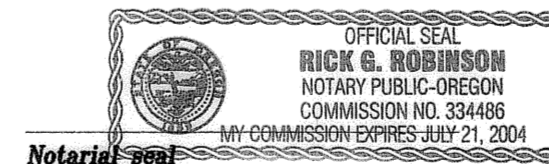
Roy R. Leonard

ACKNOWLEDGEMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 27th day of
FEBRUARY, 2003, before me a Notary Public in and for said
County and State, personally appeared Roy R. Leonard, Sharon L. Lester,
Russell L. Lester, and Dale De Long, 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.

Notary Public for
the State of Oregon



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. 2003-0006 and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number C693-C695 of the Plat Records of UNION COUNTY, and said
exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman, OPLS 991

APPROVALS

UNION COUNTY SURVEYOR

Approved this 27th day of FEBRUARY, 2003.

Jack W. Burris, Wallowa County Surveyor

CITY OF ISLAND CITY PLANNING

Approved this 4th day of March, 2003.

Judy A. Rygg, Planning Officer, City of Island City

ISLAND CITY COUNCIL

Approved this 10th day of MARCH, 2003.

Dale De Long, Mayor
Andy C. Younger, Councilman
Doree Lee Beeman, Councilman
Kathleen Peterson, Councilman
Karyn A. Homer, Councilman

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 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.

Patty Gooderham, Union County Assessor
Date: 3/19/2003

UNION COUNTY COMMISSION

Approved this 19th day of March, 2003.

Colleen MacLeod, Steve McClure
John E. Lamoreaux

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 2nd day of MAY, 2003, at 3 o'clock P.M.,
and filed in Plat Cabinet No. C693-C695, Union County records.
Microfilm No. 200328637.

R. NELLIE DORNE HIBBERT, Union County Clerk
by C. Nelson, Deputy