

A replat of Parcel Number 3 and a portion of Parcel Number 1 of Minor Partition Number 1999-010, Situated in the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Island City, Oregon

SCALE: 1"=50'  
BASIS OF BEARING

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



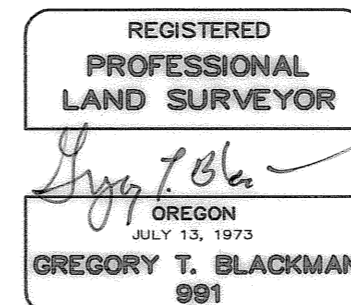
NARRATIVE

This partition was done at the request of Sherry Nash. The exterior was previously monumented by survey numbers 21-67, 01-73, 45-93, Minor Partition number 1999-010 along with the plat of Northwood Estates. I found all of the boundary monuments. I placed the dividing lines between Parcels 1, 2, and 3 at the direction of Mr. and Mrs. Nash. I find the existing fences away from the true property lines as shown. There is an easement called for the existing irrigation ditch in the title report, but no instrument of record is named. I show the edge of ditch as it exists. The 60' wide access easement created on Minor Partition 1999-010 is to be vacated. A 50' wide road dedication is created by this plat in favor of Parcel 1 as shown. I find no other unusual conditions with this survey.

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. ~~20050002T~~ 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-760-761 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



Renewal Date: Dec. 31, 2005

LEGEND

- Set 5/8" x 30" iron rebar with plastic cap marked "BGB SURVEY MARKER", upon approval.
- Fnd 5/8" rebar with plastic cap marked "BGB SURVEY MARKER" set by MP 1999-10
- ⊙ Fnd 5/8" rebar with plastic cap marked "BGB SURVEY MARKER" set by Survey number 014-2000.
- Fnd. 5/8" rebar set by Survey Number 21-67, and documented by NORTHWOOD ESTATES
- ◇ Fnd. 5/8" rebar, unless otherwise noted, set by Survey Number 1-73
- △ Fnd. 5/8" rebar set by Survey Number 21-76
- ▲ Fnd. 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 45-93
- Fnd. 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" set by plat of "Northwood Estates"
- [ ] Record information of Survey Number 21-67
- ( ) Record information of Survey Number 1-73
- x-x- Existing Fence line
- - - - - Easement
- - - - - Ditch

REFERENCE MATERIAL

Title Order No. 43541  
Survey Number 21-67 Survey Number 01-73  
Survey Number 65-73 Survey Number 21-76  
Survey Number 45-93 Minor Partition 1999-010  
Plat of Northwood Estates  
Volume 133 Page 235 Volume 159 Page 452  
Microfilm Numbers: 26899, 41852, 35196, 80444  
36454, 81710, 40280, 99577, 143218, 91288

A Replat of Parcel number 3 of Minor Partition 1999-010 Situated in the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Island City Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have platted the Partition, a Replat of Parcel 3 of Minor Partition 1999-010, situated in the Southeast Quarter of the Northwest Quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at the Southeast corner of Lot 26 of the plat of NORTHWOOD ESTATES,

Thence; N 0°06'00"W, a distance of 215.00 feet, to the South line of Parcel number 1 of said Minor Partition 1999-010;

Thence; N 89°18'30"E, along said south line of Parcel 1, a distance of 90.00 feet;

Thence; N 0°06'00"W, to the south right of way line of White Birch Lane, a distance of 100.00 feet;

Thence; N 89°02'13"E, along south right of way line of White Birch Lane, a distance of 215.94 feet;

Thence; South, a distance of 68.06 feet;

Thence; S 52°53'22"E, a distance of 132.54 feet;

Thence; S 43°12'27"W, a distance of 161.91 feet;

Thence; S 0°04'46"W, a distance of 458.99 feet;

Thence; N 88°41'34"W, a distance of 100.00 feet;

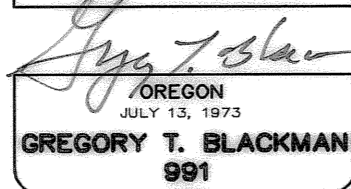
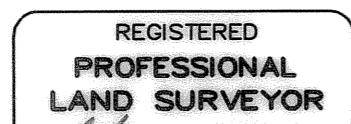
Thence; N 0°04'25"E, a distance of 447.02 feet;

Thence; S 77°36'11"W, a distance of 204.95 feet to the point of beginning;

Said parcel containing 133,843 sq. ft., 3.07 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 lot corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

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



Renewal Date: Dec. 31, 2005

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. 2005002T 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-760-761 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

DECLARATION

Know all people by these presents that SHERRY NASH, does state she is the owner 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 I consent to the vacation of that portion of the 60 foot easement lying adjacent to the South 19 feet of Parcel 1 of Minor Partition Number 1999-010, and do for myself my heirs and assigns, hereby dedicate, donate and convey to the public use forever "F" COURT, all in accordance with O.R.S. Chapter 92.

Sherry Nash  
(a.k.a. Sherry Fehrenbacher)

CONSENT TO VACATION

Know all people by these presents that DONALD M. SKAGGS and CHARLOTTE M. SKAGGS, owners of Parcel number 1 of Partition 1999-010, consent to the vacation of the 60 foot easement for ingress and egress to Parcel 1, created by Partition number 1999-010

Donald M. Skaggs Charlotte M. Skaggs

ACKNOWLEDGMENT

State of Oregon  
County of Union

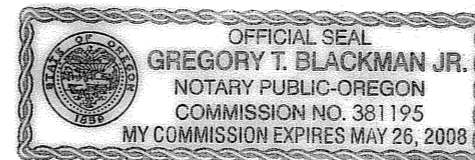
Know all these people by these presents, on this 14th day of February, 2005, before me a Notary Public in and for said County and State, personally appeared SHERRY NASH, known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Notary Public for the State of Oregon

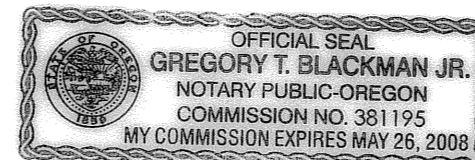
State of Oregon  
County of Union

Know all these people by these presents, on this 14th day of February, 2005, before me a Notary Public in and for said County and State, personally appeared DONALD M. SKAGGS and CHARLOTTE M. SKAGGS, 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



Notarial seal



Notarial seal

APPROVALS

Union County Surveyor

Approved this 11th day of FEBRUARY, 2005.

by Wallowa County Surveyor Jack W. Burris

CITY OF ISLAND CITY PLANNING

Approved this 14th day of February, 2005.

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

ISLAND CITY COUNCIL

Approved this 14th day of February, 2005.

Mayor: Dale DeLong, Councilman: Andrew Chapman, Councilman: Delma E. Hanson, Councilman: Robb Pea, Councilman: Nancy G. Thomas, Councilman: Gayle Lee Berman

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 2004-2005 tax roll which became a lien on the land within this subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill, Assessor/Tax Collector, Date: 2/15/05

UNION COUNTY COMMISSION

Approved this day of February, 2005.

Colleen MacLeod, Steve McClure, John E. Lamoreau

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon  
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 16 day of Feb, 2005, at 2:14 o'clock P.M., and filed in Plat Cabinet No. C-760-761, Union County records. Microfilm No. 20050784T.

Union County Clerk by Brian Eugene Dillert