

MINOR PARTITION PLAT NO.

SITUATED IN THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER, SECTION 3 AND THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER, SECTION 4, T.35, R.38E., W.M., ISLAND CITY, UNION COUNTY, OREGON.

200700137

MICROFILM 200718237
PLAT-CASE NO. C889, C890

LEGEND

- INDICATES A 5/8 INCH IRON ROD, 30 INCHES LONG WITH A 1/2" ALUM. CAP MARKED "APA WA. 41295 OR 2849". SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- ⊕ INDICATES FOUND MONUMENT MLP 1999-09 AND MLP 1998-015. UNLESS OTHERWISE NOTED.
- INDICATES FOUND CENTERLINE MONUMENTS FROM CS 011-1994.
- ⊕ INDICATES FOUND ROW MONUMENTS FROM CS 41-2004.
- △ INDICATES FOUND MONUMENTS FROM CS 21-76.
- INDICATES FOUND MONUMENTS FROM MLP 1994-27.
- INDICATES EXISTING FENCE LINES
- INDICATES BOUNDARY / RIGHT OF WAY LINE
- - - INDICATES ADJACENT BOUNDARY RIGHT OF WAY LINE
- - - INDICATES EXISTING EASEMENT LINES
- (XXX.XX) INDICATES RECORD DATA FROM CS 41-2004.
- ((XXX.XX)) INDICATES RECORD DATA FROM MLP 1999-009.
- << XXX.XX >> INDICATES RECORD DATA FROM CS 011-1994.
- < XXX.XX > INDICATES RECORD DATA FROM CS 014-2003.
- / XXX.XX / INDICATES RECORD DATA FROM MLP 1998-015.
- { XXX.XX } INDICATES DEED CALL FROM DOC. # 59722.
- || XXX.XX || INDICATES RECORD DATA FROM CS 21-76.

REFERENCES

PRELIMINARY TITLE REPORT- ABSTRACT & TITLE COMPANY, ORDER NO. 44712, DATED JUNE 15TH, 2006.
 SUPPLEMENTAL PRELIMINARY TITLE REPORT- ABSTRACT & TITLE COMPANY, ORDER NO. 44176, DATED OCTOBER 21, 2005.
 UNION COUNTY SURVEY NUMBERS - 1-73, 21-76, 67-73, 005-1993, 011-1994, 023-2004, 014-2003, 011-2004, 041-2004, 006-2007
 UNION COUNTY PARTITION PLAT NUMBERS - 1992-14, 1992-22, 1994-27, 1998-15, 1999-009, 2000-26, 2001-007, 1999-008, 2002-005.
 UNION COUNTY SUBDIVISION - ISLAND WEST ADDITION II M.F. # 137120, PLAT CAB. A-286.
 UNION COUNTY CORNER REMONUMENTATION RECORDS - 840-1984R, 841-1984R, 95-1985R
 UNION COUNTY DEED RECORDS - DOC #59722, 158206, 157371, 158356, 137587, 140384, 148204, 991376, BK. 104 PG. 268, BK. 133 PG. 235, BK. 106 PG. 344.

STATUTORY BARGAIN AND SALE DEED
DOCUMENT NUMBER 991376.

MON FROM MLP 1994-17 SFNF

MLP //589°48'11"E 25.00'// 33
1994-27 N 89°50'54" E 24.60' 34
T.25, R.38E
T.35, R.38E

BRASS CYLINDER AS DESCRIBED IN MON RECORDS 841-1984R AND 95-1985R. POSITION FROM SURVEY 1999-009.

FOUND 5/8" REBAR, CS 21-76, FLUSH.

ISLAND WEST ADDITION II LOT 10 BLOCK C

20' WIDE UTILITY EASEMENT PER DOCUMENTS 143216 & 143217, 335.55' ALONG NORTH LINE OF PARCEL 1.

10' WIDE ELECTRICAL EASEMENT PER DOCUMENT 972662, 139.00' ALONG WEST LINE OF SEC. 3.

FOUND 5/8" REBAR, CS 21-76, IN OLD RUSTED MONUMENT BOX, 0.1' BELOW TOP OF BOX.

10' WIDE DRAINAGE EASEMENT PER DOCUMENT 20053970.

FOUND 5/8" REBAR W/YPC FROM MLP 1998-015, N75°57'49"E, 0.49' FROM COMPUTED POSITION.

FOUND 5/8" REBAR, CS 21-76, IN OLD RUSTED MONUMENT BOX, 0.1' BELOW TOP OF BOX.

FOUND BENT 5/8" REBAR FROM MLP 1999-009, 580°27'16"E, 0.51' FROM COMPUTED POSITION. DID NOT SET NEW CORNER.

FOUND 5/8" REBAR W/YPC FROM MLP 1999-009, N02°38'33"E, 2.41' FROM COMPUTED POSITION. APPEARS TO HAVE BEEN DISTURBED DURING ROAD CONSTRUCTION, REMOVED DISTURBED MONUMENT RESET WITH NEW MONUMENT AS SHOWN.

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SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERNIE AND DOROTHY KELTZ FOR THE PURPOSE OF PARTITIONING PARCEL 3 OF MLP 1999-009 AS SHOWN HEREON. FOUND MONUMENTS FROM MLP 1999-009 AND MLP 1998-015 AND VARIOUS OTHER SURVEYS AS NOTED WERE LOCATED AND USED TO CONTROL THE EXTERIOR BOUNDARY OF PARCEL 3, MLP 1999-009. PARCEL 3 OF MLP 1999-009 WAS AN UNSURVEYED REMAINDER PARCEL. A TITLE SEARCH OF THE PARCEL FOR THIS PARTITION DISCLOSED THAT THE PORTION OF PARCEL 3 OF MLP 1999-009 WEST OF WALTON ROAD AND LABELED HEREON AS PARCEL 3 OF THIS PARTITION HAD BEEN SOLD INCORRECTLY. STATUTORY WARRANTY DEED DOCUMENT # 20056537, RECORDED DEC. 4, 1998 APPEARS TO HAVE TRANSFERRED OWNERSHIP OF THAT PORTION OF PARCEL 3 WEST OF WALTON ROAD, WITHOUT THE BENEFIT OF A LAND PARTITION. THIS PARTITION CREATES A PARCEL IN COMPLIANCE WITH OREGON LAW.

WALTON ROAD AND MULHOLLAND DRIVE RIGHTS OF WAY WERE USED TO CONTROL AND ESTABLISH THE SOUTH AND EAST LINES OF PARCEL 3 AND THE WEST LINE OF PARCELS 1 AND 2 AS SHOWN. ADDITIONAL RIGHT OF WAY HAS BEEN DEDICATED ALONG WALTON ROAD AS SHOWN. THE QUARTER CORNER BETWEEN SECTIONS 3 AND 4 HAS BEEN FOUND TO BE OUT OF POSITION AS SHOWN. THE RECORD POSITION FOR THE QUARTER CORNER FROM COUNTY SURVEY 014-2003 WAS HELD. THE BEARING ALONG THE WEST LINE OF SECTION 3 WAS HELD FROM 1999-009 AND USED AS THE BASIS OF BEARING. THIS PUT MONUMENTS ALONG THE WEST LINE OF PARCEL 1 OUT OF POSITION BY APPROXIMATELY THE SAME DISTANCE AS THE QUARTER CORNER WAS FOUND TO BE FROM THE RECORD POSITION, AS SHOWN.

THE MONUMENTS FROM MLP 1994-27 AND COUNTY SURVEY 21-76 WERE USED TO CONTROL THE NORTH AND NORTHEAST LINES OF PARCEL 1 AS SHOWN. THE EAST LINE OF PARCEL 1 WAS ESTABLISHED BY HOLDING THE DEED CALL OF "SOUTH" FROM THAT DEED RECORDED DECEMBER 13, 1943 IN BK. 106, PG. 344 AND PROJECTING IT FROM THE EXISTING MONUMENT AT THE NORTHEAST CORNER TO THE EAST-WEST CENTER SECTION LINE OF SECTION 3. THE EAST-WEST CENTER SECTION LINE WAS ESTABLISHED BETWEEN THE RECORD POSITION OF THE QUARTER CORNER BETWEEN SECTIONS 3 AND 4 AND THE FOUND POST FROM COUNTY SURVEYS 21-76 AND 1-73. THE POSITION FOR THE SOUTHEAST CORNER OF PARCEL 1 FIT WELL WITH EXISTING LINES OF POSSESSION AS SHOWN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
(C1)	312.24'	430.00'	41°36'17"	N 69°15'52" E	305.42'
(C2)	268.67'	370.00'	41°36'17"	N 69°15'52" E	262.81'
<<C3>>	263.53'	260.00'	58°04'25"	N 28°43'50" W	252.39'

EXACT COPY STATEMENT

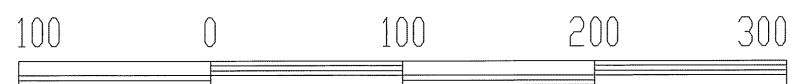
I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 27TH DAY OF OCT. 2006.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 20, 1933
MICHAEL B. POSADA
02849LS

DATED: 10-27-06



Scale: 1"=100'

MINOR PARTITION PLAT
SW 1/4, NW 1/4 SEC.3 & SE 1/4, NE 1/4 SEC.4
T.35., R.38E., W.M., ISLAND CITY, OREGON

ERNEST & DOROTHY KELTZ
 11215 KELTZ LANE
 LA GRANDE, OREGON 97850 541-963-5085

SCALE: 1"=100'
 DATE: OCT., 2006
 JOB NO. 2731-54

anderson perry & associates, inc.
 ENGINEERING · SURVEYING · MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET 1/2

ANDERSON-PERRY & ASSOC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
(541) 963-8309

MINOR PARTITION PLAT NO.

20070013T

Microfilm 20071823T
Plat Cab. No. C889, C890

SITUATED IN THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER, SECTION 3 AND THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER, SECTION 4, T.3S., R.38E., W.M., ISLAND CITY, UNION COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MICHAEL B POSADA, DO HEREBY CERTIFY 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, SAID LAND IS SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 3 AND THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 4, T.3S., R.38E., W.M., AND IS PARCEL 3 OF MINOR LAND PARTITION PLAT NO. 1999-009, RECORDED MAY 17TH, 1999 AS MICROFILM NUMBER 992673, FILED IN PLAT CABINET B-531 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER CORNER BETWEEN SAID SECTIONS 3 AND 4, FROM WHICH A 2 1/2" DIAMETER ALUMINUM PIPE WITH AN ALUMINUM CAP BEARS S89°56'00"E, 0.47', THE POINT OF BEGINNING; THENCE N89°56'00"W, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 4, 337.99 FEET TO THE EAST RIGHT OF WAY OF WALTON ROAD; THENCE N00°18'42"E, ALONG SAID EAST RIGHT OF WAY OF WALTON ROAD 143.13 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID SECTION 3, 586.37 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF MINOR LAND PARTITION PLAT NO. 2002-005, RECORDED MARCH 22ND, 2002 AS MICROFILM NUMBER 20021512, FILED IN PLAT CABINET C-645 & 646; THENCE S89°47'09"E, ALONG THE SOUTH LINE OF SAID PARCEL 1 338.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE N00°35'20"E, ALONG THE WEST LINE OF SAID SECTION 3, 586.37 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF MINOR LAND PARTITION PLAT NO. 2001-007, RECORDED MARCH 12TH, 2001 AS MICROFILM NUMBER 20010911, FILED IN PLAT CABINET B-599; THENCE N89°47'09"W, ALONG THE NORTH LINE OF SAID PARTITION PLAT 2001-007, 361.55 FEET TO SAID EAST RIGHT OF WAY OF WALTON ROAD; THENCE N00°18'42"E, ALONG SAID EAST RIGHT OF WAY OF WALTON ROAD 40.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED THAT DEED RECORDED MARCH 12TH, 1999 AS DOCUMENT NUMBER 991376 OF UNION COUNTY RECORDS; THENCE S89°47'09"E, ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 337.42 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN SAID DEED; THENCE N00°35'20"E, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 20.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF MINOR LAND PARTITION PLAT NO. 1994-27, RECORDED DECEMBER 30TH, 1994 AS MICROFILM NUMBER 157374, FILED IN PLAT CABINET A-379 AND THE NORTH LINE OF SAID PARCEL 3 OF MINOR LAND PARTITION PLAT NO. 1999-009; THENCE N89°50'54"E, ALONG THE NORTH LINE OF SAID PARCEL 3 OF MINOR LAND PARTITION PLAT NO. 1999-009, 307.90 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK C OF ISLAND WEST ADDITION II, RECORDED MAY 8TH, 1991 AS MICROFILM NUMBER 137120, FILED IN PLAT CABINET A-286; THENCE S51°11'59"E, ALONG A SOUTHERLY LINE OF SAID LOT 10, 330.49 FEET TO A SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°00'00"W, 587.74 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 3; THENCE N89°26'40"W, ALONG SAID EAST-WEST CENTER SECTION LINE OF SAID SECTION 3, 549.26 FEET TO THE POINT OF BEGINNING.

AND ALSO

COMMENCING AT SAID ONE-QUARTER CORNER BETWEEN SAID SECTIONS 3 AND 4 THENCE N89°56'00"W, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 4 AND THE CENTERLINE OF MULHOLLAND DRIVE, 653.90' FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 4; THENCE N00°25'11"E, 30.00 FEET TO NORTH RIGHT OF WAY OF SAID MULHOLLAND DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N00°25'11"E, ALONG THE WEST LINE OF SAID PARCEL 3 OF PARTITION PLAT 1999-009, 355.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 OF PARTITION PLAT 1999-009; THENCE N89°42'12"E, ALONG THE NORTH LINE OF SAID PARCEL 3 OF PARTITION PLAT 1999-009, 215.01 FEET TO THE WEST RIGHT OF WAY OF WALTON ROAD; THENCE S00°18'42"W, ALONG SAID WEST RIGHT OF WAY, 343.87 FEET; THENCE S45°10'45"W, 18.41 FEET; THENCE N89°56'00"W, ALONG SAID NORTH RIGHT OF WAY LINE OF MULHOLLAND DRIVE, 202.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 544,957 SQUARE FEET OR 12.510 ACRES.

APPROVALS

CITY OF ISLAND CITY PLANNING DEPARTMENT

EXAMINED AND APPROVED

THIS 30th DAY OF October, 2006

Judy A. Ryan
ISLAND CITY PLANNING DEPARTMENT

UNION COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92

THIS 6th DAY OF April, 2006

Gregory T. Blackman, DEPUTY FOR
GREGORY T. BLACKMAN, 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 2006-2007 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.

APPROVED THIS 10th DAY OF April, 2006

Michael B. Posada
UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

STATE OF OREGON
(55)
COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PRESENTED FOR RECORDING ON THE 11th DAY OF April, 2006, AT 12:33 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. 20070013T IN PLAT CABINET NO. C889, C890, UNION COUNTY RECORDS. MICROFILM NUMBER 20071823T

Rosalee Chavira
UNION COUNTY CLERK

BY: Michael B. Posada
Deputy

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ERNEST G. KELTZ AND ANITA KELTZ GOODWIN, TRUSTEES OF THE ERNEST G. KELTZ REVOCABLE LIVING TRUST AND DOROTHY N. KELTZ AND ANITA KELTZ GOODWIN, TRUSTEES OF THE DOROTHY N. KELTZ REVOCABLE LIVING TRUST, AND ARTHUR P. WILLET AND NATHAN R. CANO OF CANO PROPERTIES LLC., A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS REPRESENTED ON THIS LAND PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Ernest G. Keltz
ERNEST G. KELTZ
TRUSTEE - ERNEST G. KELTZ
REVOCABLE LIVING TRUST

Dorothy N. Keltz
DOROTHY N. KELTZ
TRUSTEE - DOROTHY N. KELTZ
REVOCABLE LIVING TRUST

Anita Keltz Goodwin
ANITA KELTZ GOODWIN
TRUSTEE - DOROTHY N. KELTZ
REVOCABLE LIVING TRUST AND
TRUSTEE - ERNEST G. KELTZ
REVOCABLE LIVING TRUST

Arthur P. Willet
ARTHUR P. WILLET

Nathan R. Cano Properties LLC
NATHAN R. CANO, CANO PROPERTIES LLC

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF UNION

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF Oct., 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERNEST G. KELTZ, TRUSTEE OF THE ERNEST G. KELTZ REVOCABLE LIVING TRUST AND DOROTHY N. KELTZ, TRUSTEE OF THE DOROTHY N. KELTZ REVOCABLE LIVING TRUST AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Janis Bozarth
NOTARY PUBLIC OF THE STATE OF OREGON

ACKNOWLEDGMENTS

STATE OF OREGON
COUNTY OF COLUMBIA

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF Nov., 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ANITA KELTZ GOODWIN, TRUSTEE OF THE ERNEST G. KELTZ REVOCABLE LIVING TRUST AND TRUSTEE OF THE DOROTHY N. KELTZ REVOCABLE LIVING TRUST AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

Trina Mutt
NOTARY PUBLIC OF THE STATE OF OREGON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF CLARK

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF April, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ARTHUR P. WILLET AND NATHAN R. CANO OF CANO PROPERTIES LLC AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Angela J. Ashton
NOTARY PUBLIC OF THE STATE OF WASHINGTON



EXACT COPY STATEMENT

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