

# Major Partition Number 20080028T

Microfilm Number 20085462T  
Plat Cabinet Number D039-D040

A partition of a portion of Parcel 3 of Minor Partition Plat Number 20060002T, situated in the Southeast quarter of Section 33 Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

## BASIS OF BEARING

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

SCALE: 1"=200'

## LEGEND

- Found brass cylinder in concrete as per Union County monumentation records.
- ◆ Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 26-86
- ▲ Found 5/8" iron pin with plastic cap marked "PCA" set by survey number 22-89
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1994-22
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 045-1995
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 002-1999
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 041-2007
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1999-07
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 018-2002
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20060002T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement line

## NARRATIVE

This partition was done at the request of John Collins. The purpose of this partition is to create the parcels shown. This area has been well monumented in the past, with the monuments of the previous surveys and partitions found as shown. I place new pins at the delineation of Parcel 2, and the newly dedicated portion of Walton Road. Parcel 2 was placed at the record position called for in deed microfilm number 20073814. This dictated the configuration of the remaining parcels of this partition. I find no unusual conditions on this partition.

## EASEMENT NOTE

The following easements are listed in the stated title report, but are not locatable due to the manner in which they are described, or the fact that they cannot be located on the ground.

- Right of way for the relocated Caviness Ditch as it is shown across the Southeast quarter of Section 33 on the Union County Assessor's map. (Item 10 on stated title report). No physical ditch exists at or near the location.
- Right of way easement granted to May Park Ditch granted by deed microfilm number 142072. (Item 4 on stated title report). No evidence of physical ditch at or near the location indicated on the exhibit of said microfilm number. Area indicated is roughly the same area as denoted as the Caviness ditch on the annexed map.
- The 10 ft. utility easements cited in Microfilm numbers 48332 and 51103 are plotted as called for in the deed record. (Items 2 and 3 on stated title report). No physical line exists in this area.

## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20080028T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D039-D040 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson, OPLS 2219

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

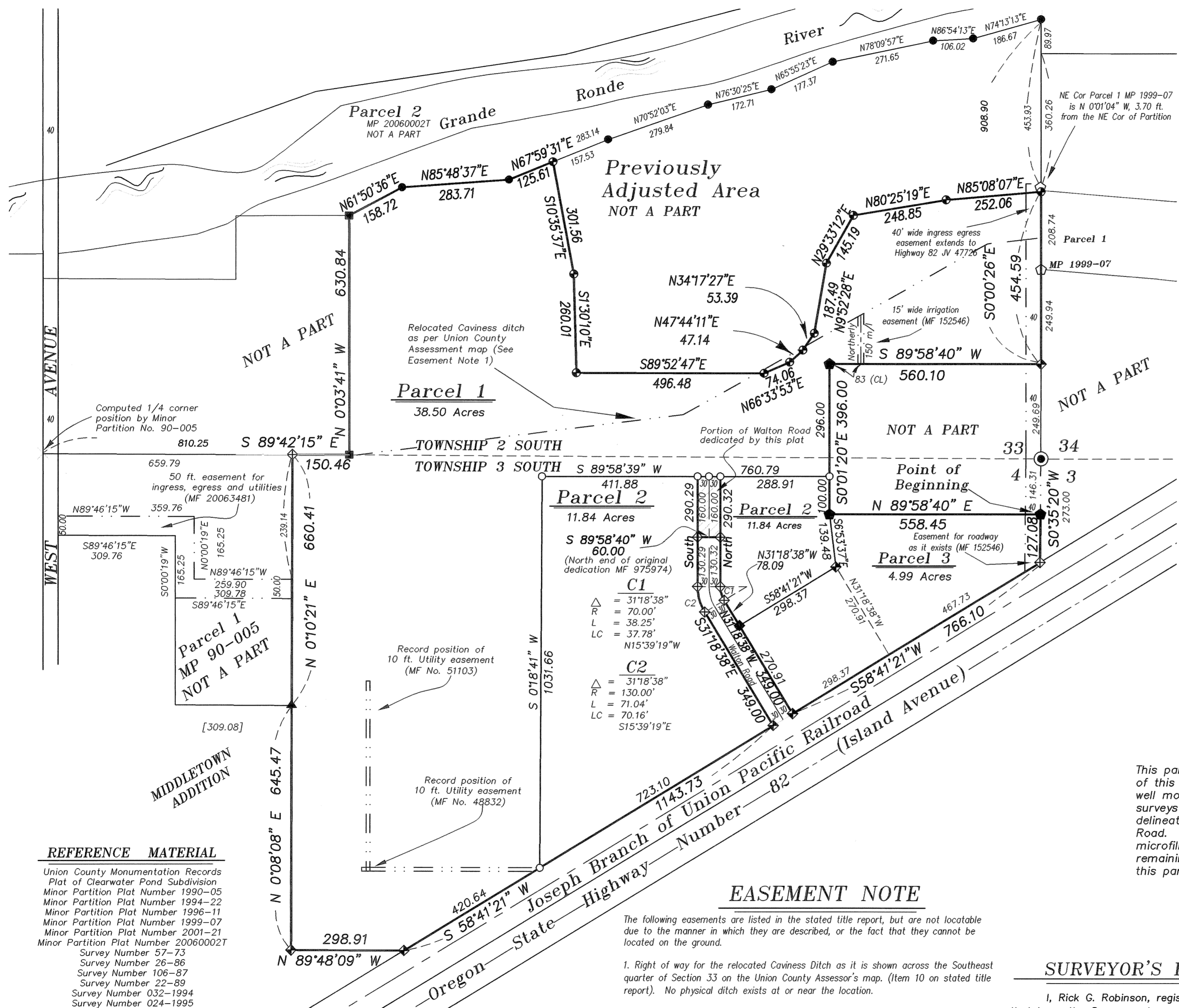
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2008

## REFERENCE MATERIAL

- Union County Monumentation Records
- Plat of Clearwater Pond Subdivision
- Minor Partition Plat Number 1990-05
- Minor Partition Plat Number 1994-22
- Minor Partition Plat Number 1996-11
- Minor Partition Plat Number 1999-07
- Minor Partition Plat Number 2001-21
- Minor Partition Plat Number 20060002T
- Survey Number 57-73
- Survey Number 26-86
- Survey Number 106-87
- Survey Number 22-89
- Survey Number 032-1994
- Survey Number 024-1995
- Survey Number 045-1995
- Survey Number 002-1999
- Survey Number 028-2000
- Survey Number 046-2001
- Survey Number 018-2002
- Survey Number 041-2007

Title Report Number 08-19413  
prepared by Eastern Oregon Title Company  
dated June 6, 2008



# Major Partition Number 20080628T

Microfilm Number 20085462T  
Plat Cabinet Number D039-D040

A partition of a portion of Parcel 3 of Minor Partition Plat Number 20060002T, situated in the Southeast quarter of Section 33 Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

## 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 partition of a portion of Parcel 3 of Minor Partition Plat Number 20060002T, situated in the Southeast quarter of Section 33, Township 2 South, Range 38 East, and in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at an exterior corner of said Parcel 3, said point being on the East line of said Section 4, said point being South 0°35'20" West, a distance of 146.31 feet from the Northeast corner of said Section 4,

Thence; South 0°35'20" West, along said East line, a distance of 127.08 feet, to the intersection of said East line and the Northerly right of way of the Joseph Branch of the Union Pacific Railroad,

Thence; South 58°41'21" West, along said Northerly line, a distance of 766.10 feet, to the Southeast corner of that tract of land granted by dedication deed to Union County, by deed microfilm number 975974,

Thence; North 31°18'38" West, along the exterior of said Union County tract, a distance of 349.00 feet, to the Point of Curvature of a 70.00 ft. radius curve right,

Thence; Northwesterly around said curve right a distance of 38.25 feet (long chord bears North 15°39'19" West, 37.78 feet), to the Point of Tangency of said curve right,

Thence; North, along the exterior of said Union County tract, a distance of 130.32 feet,

Thence; South 89°58'40" West, along the exterior of said Union County tract, a distance of 60.00 feet,

Thence; South, along the exterior of said Union County tract, a distance of 130.29 feet, to the Point of Curvature of a 130.00 ft. radius curve left,

Thence; Southeasterly, around said curve, and along the exterior of said Union County tract, a distance of 71.04 feet, (long chord bears South 15°39'19" East, a distance of 70.16 feet), to the Point of Tangency of said curve left,

Thence; South 31°18'38" East, along the exterior of said Union County tract, a distance of 349.00 feet, to the Northerly right of way of the Joseph Branch of the Union Pacific Railroad,

Thence; South 58°41'21" West, along said Northerly line, a distance of 1143.73 feet, to the South line of the Northwest quarter of the Northeast quarter of said Section 4,

Thence; North 89°48'09" West, along said South line, a distance of 298.91 feet, to the East line of Middletown Addition,

Thence; North 0°08'08" East, along said East line, a distance of 645.47 feet,

Thence; North 0°10'21" East, a distance of 660.41 feet, to the North line of said Section 4,

Thence; South 89°42'15" East, along said North line, a distance of 150.46 feet, to the Southeast corner of that tract of land granted to Dale K. and Erin L. Wolford and is described as parcel "B" by deed microfilm number 154844,

Thence; North 0°03'41" West, along the East line of said Wolford tract, a distance of 630.84 feet, to the Northwest corner of Parcel 3 of Minor Partition Plat Number 20060002T,

Thence; North 61°50'36" East, a distance of 158.72 feet, to an angle point in the North line of said Parcel 3,

Thence; North 85°48'37" East, along said North line, a distance of 283.71 feet, to an angle point in said North line,

Thence; North 67°59'31" East, along said North line, a distance of 125.61 feet,

Thence; South 10°35'37" East, a distance of 301.56 feet,

Thence; South 1°30'10" East, a distance of 260.01 feet,

Thence; South 89°52'47" East, a distance of 496.48 feet,

Thence; North 66°33'53" East, a distance of 74.06 feet,

Thence; North 47°44'11" East, a distance of 47.14 feet,

Thence; North 34°17'27" East, a distance of 53.39 feet,

Thence; North 9°52'28" East, a distance of 187.49 feet,

Thence; North 29°33'12" East, a distance of 145.19 feet,

Thence; North 80°25'19" East, a distance of 248.85 feet,

Thence; North 85°08'07" East, a distance of 252.06 feet, to the East line of Section 33, Township 2 South, Range 38 East of the Willamette Meridian,

Thence; South 0°00'26" East, along said East line, a distance of 454.59 feet, to the Northeast corner of that tract of land granted to Kurtis L. and Wendy K. Kohl, by deed microfilm number 152402,

Thence; South 89°58'40" West, along the North line of said Kohl tract, a distance of 560.10 feet, to the Northwest corner thereof,

Thence; South 0°01'20" East, along the West line of said Kohl tract, a distance of 396.00 feet, to the Southwest corner thereof,

Thence; North 89°58'40" East, along the South line of said Kohl tract, a distance of 558.45 feet, to the Southeast corner thereof, said point being the Point of Beginning of this description.

Said tract containing 55.55 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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Rick G. Robinson*  
OREGON  
JULY 17, 1986  
RICK G. ROBINSON  
2219

Renewal Date: Dec. 31, 2008

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
LaGrande, OR 97850

## DECLARATION

Know all people by these presents that MICHAEL A. BECKER, and BILL WOLFE RANCHES, INC., AN OREGON CORPORATION, are the owners of the land 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 hereby dedicate, donate and convey to the public use forever, that land within Walton Road as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness whereof, BILL WOLFE RANCHES, INC., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by STEPHEN D. WOLFE, President.

*Michael A. Becker*  
MICHAEL A. BECKER

*Stephen D. Wolfe*  
STEPHEN D. WOLFE, President  
BILL WOLFE RANCHES, INC.

Know all people by these presents that JOHN JAMBURA is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20063481 in the deed records of Union County, and does hereby consent to the partition and road dedication shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

*John Jambura*  
JOHN JAMBURA

Know all people by these presents that KAREN KRAMMES TURNER, also known as KAREN TURNER is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20021092 and that deed of trust filed as microfilm number 20050566 in the deed records of Union County, and does hereby consent to the partition and road dedication shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

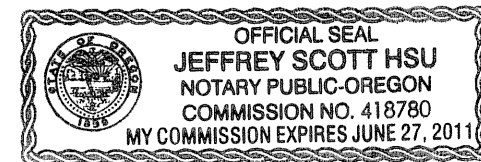
*Karen Krammes Turner*  
KAREN KRAMMES TURNER  
a.k.a. KAREN TURNER

## ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 20 day of JUNE, 2008, before me, a Notary Public in and for said State and County, personally appeared MICHAEL A. BECKER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

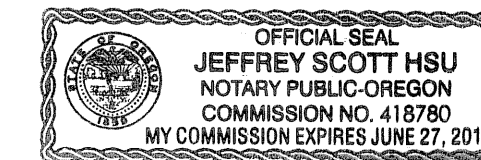
*Michael A. Becker*  
Notary Public for  
the State of Oregon



State of Oregon SS  
County of Union

Know all people by these presents, on this 25 day of JUNE, 2008, before me, a Notary Public in and for said State and County, personally appeared STEPHEN D. WOLFE, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

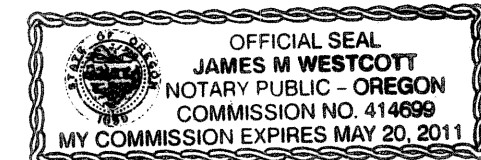
*Stephen D. Wolfe*  
Notary Public for  
the State of Oregon



State of Oregon SS  
County of Lane

Know all people by these presents, on this 11 day of July, 2008, before me, a Notary Public in and for said State and County, personally appeared JOHN JAMBURA, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

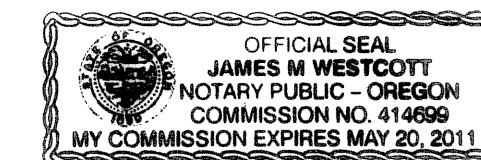
*John Jambura*  
Notary Public for  
the State of Oregon



State of Oregon SS  
County of Union - Lane

Know all people by these presents, on this 11 day of July, 2008, before me, a Notary Public in and for said State and County, personally appeared KAREN KRAMMES TURNER, also known as KAREN TURNER, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

*Karen Krammes Turner*  
Notary Public for  
the State of Oregon



## SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20080628T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D039-D040 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

## 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 2008-2009 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 *Linda L. Hill* Date: 12/9/08

Linda L. Hill, Union County Assessor/Tax Collector

### Island City Council

Approved this 14<sup>th</sup> day of July, 2008.

*Dale DeLong*  
Mayor

*Sharon Vermillion*  
Councilman

*Robb Pea*  
Councilman

*Daniel Lee Beaman*  
Councilman

*Harry A. Thomas*  
Councilman

### City of Island City Planning

Approved this 14<sup>th</sup> day of July, 2008.

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

### Union County Surveyor

Approved this 19 day of JUNE, 2008.

by Wallowa County Surveyor *Richard A. Shaver*  
Richard A. Shaver

## UNION COUNTY COMMISSION

Approved this 17<sup>th</sup> day of DECEMBER, 2008.

*Steve McClure*  
Steve McClure

*Colleen MacLeod*  
Colleen MacLeod

*R. Nellie Bogue Hibbert*  
R. Nellie Bogue Hibbert

## 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 17<sup>th</sup> day of December, 2008, at 8:58 o'clock A.M., and recorded in Plat Cabinet No. D039-D040 Union County records. Microfilm Number 20085462T

Robin A. Church,  
Union County Clerk by *Shirley K. Knudsen*, Deputy