

Minor Partition Plat Number 20110007T

A partition of Lot 10 Block "C" of ISLAND WEST ADDITION II, All situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian  
Island City, Union County, Oregon

Microfilm Number 2011430T  
Plat Cabinet Number D151-D152

**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"=100'**

**LEGEND**

- Found Brass Cylinder in concrete, as per Union County monumentation records.
- Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER, set by ISLAND WEST ADDITION II
- Found 5/8" iron pin, set by Survey No. 21-76
- ◆ Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by NORTHWOOD ESTATES.
- Centerline of road
- X-X- Existing fence line
- - - Easement Line
- ▨ Easement created by this plat
- ( ) Record information as per ISLAND WEST ADDITION II.
- (( )) Record information as per MF#143213
- [ ] Record information as per MF#158003

**REFERENCE MATERIAL**

- Survey No. 021-76
- Survey No. 013-92
- Survey No. 033-92
- ISLAND WEST ADDITION II
- NORTHWOOD ESTATES
- Deed References
- Microfilm Number 137587
- Microfilm Number 137120
- Microfilm Number 143213
- Microfilm Number 158003
- Eastern Oregon Title Report No. 11-21637
- Dated April 22, 2011

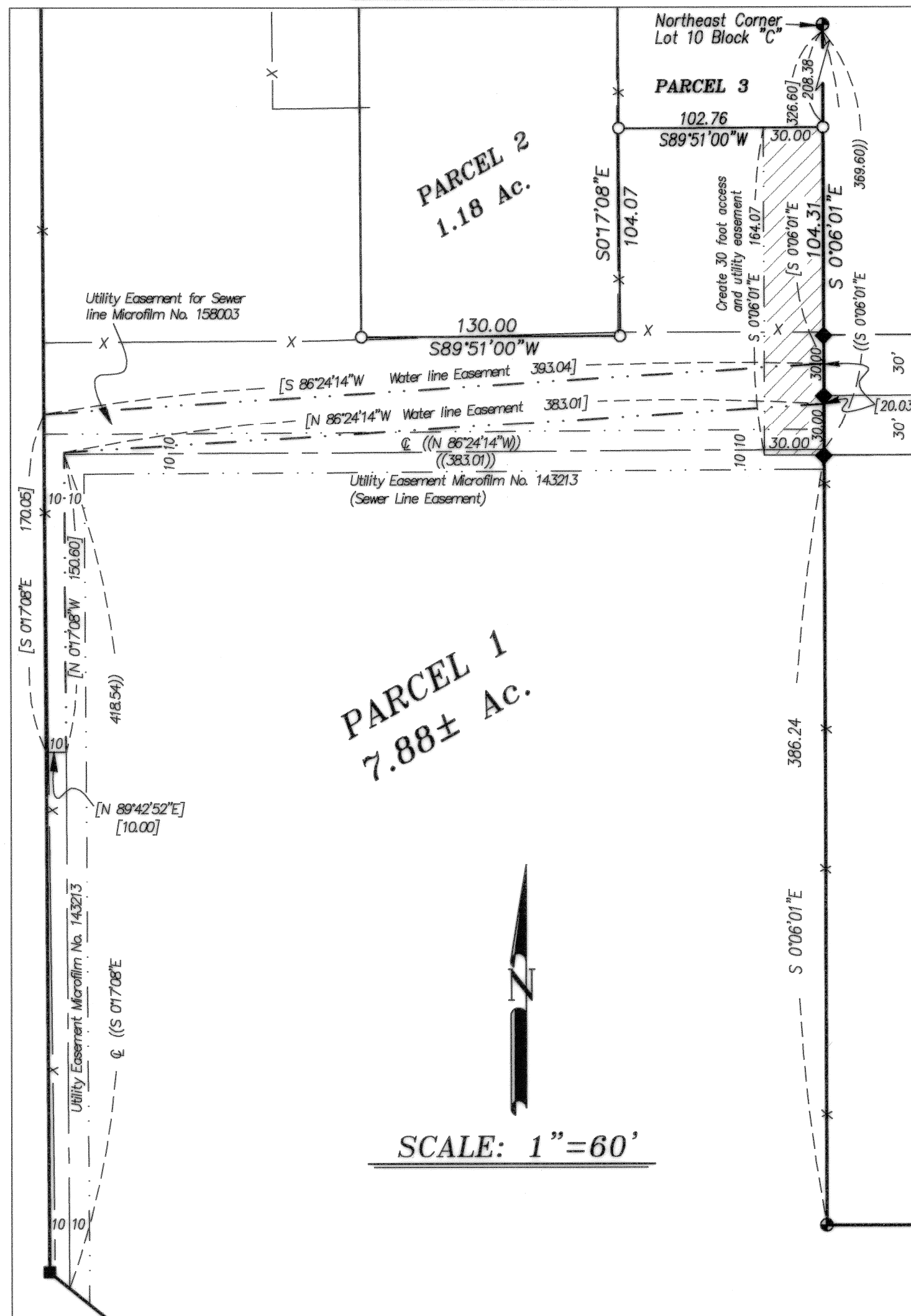
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rick G. Robinson*  
OREGON  
JULY 17, 1988  
RICK G. ROBINSON  
2219  
Renewal Date: Dec. 31, 2012

**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. 20110007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D151-D152 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

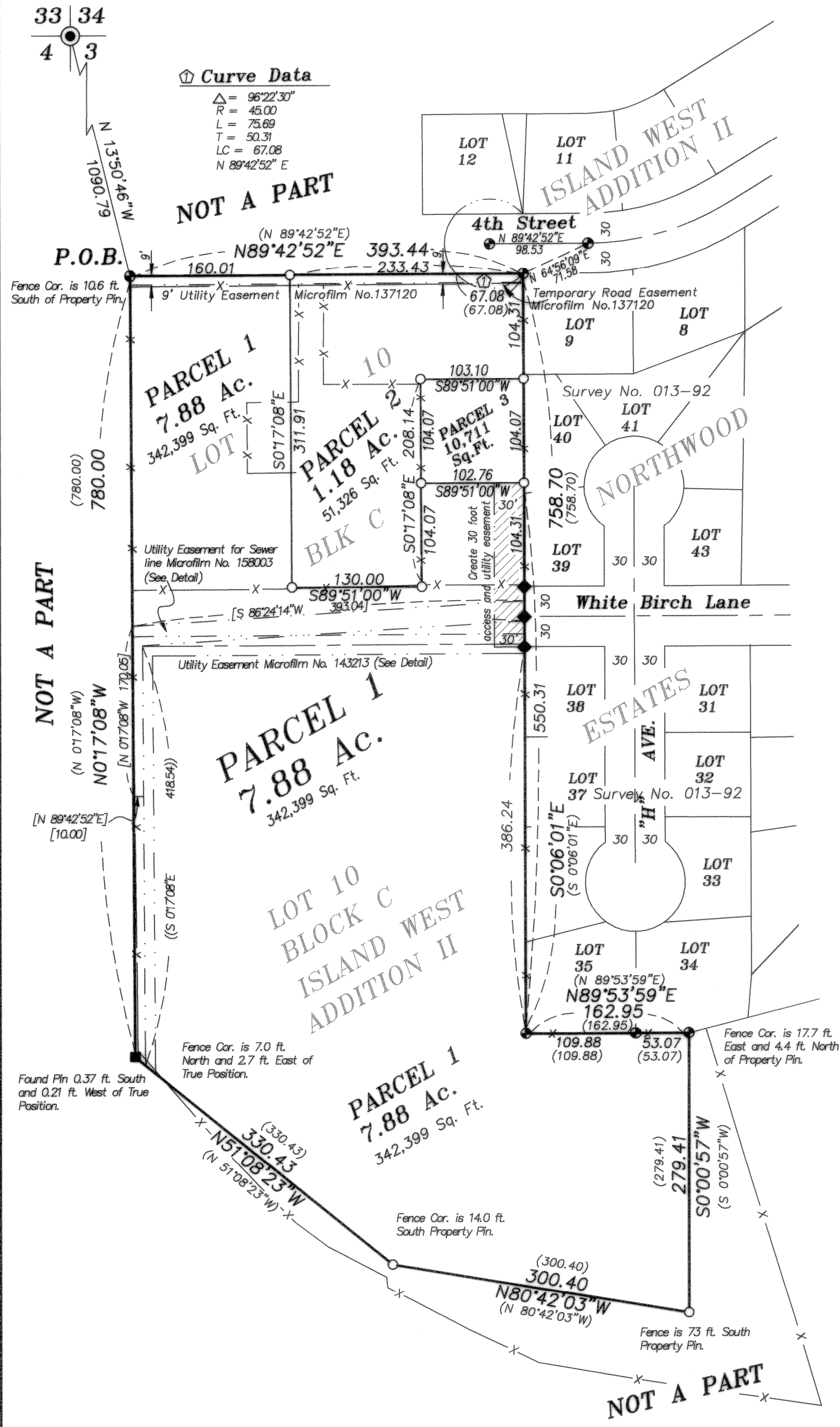
*Rick G. Robinson*  
Rick G. Robinson, OPLS 2219

**DETAIL**



**NARRATIVE**

This partition was done at the request of Gerald L. and Sharlea A. Lequerica in order to partition the existing tract of land into three separate parcels and create the 30 foot access and utility easement across Parcel 1 to Parcel 3. I used the found monuments from Lot 10 Block "C" of ISLAND WEST ADDITION II, to establish the exterior of this partition. I locate the new parcels at the direction of Mr. and Mrs. Lequerica. This tract of land is subject to a Utility easement across the entire North 9 feet of said tract, a Utility easement for Sanitary Sewer line that I have placed at the record position of microfilm number 158003, a Temporary Road Easement as shown on annexed map. Along with a 20 foot non-exclusive utility easement for a water pipeline, that I placed at record position of microfilm number 143213. I find no other unusual conditions with this plat.



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Plat Cabinet Number D151-D152

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SURVEYOR'S CERTIFICATE

I Rick G. Robinson Registered Professional Land Surveyor, hereby certify that I have Surveyed and platted this partition of Lot 10, Block "C" of ISLAND WEST ADDITION, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows;

Beginning at the Northwest corner of said Lot 10, Block "C" of ISLAND WEST ADDITION;

Thence: North 89°42'52" East along the North line of said Lot 10, a distance of 393.44 feet to a point on the South right of way line of 4th Street, also being the Northeast corner of said Lot 10,

Thence: South 0°06'01" East, a distance of 758.70 feet,

Thence; North 89°53'59" East, a distance of 162.95 feet,

Thence; South 0°00'57" West, a distance of 279.41 feet,

Thence; North 80°42'03" West, a distance of 300.40 feet,

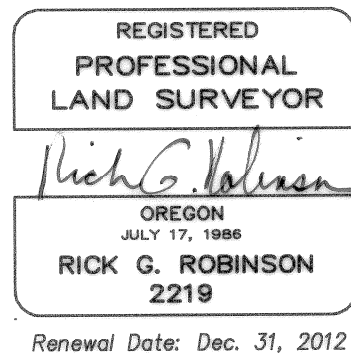
Thence; North 51°08'23" West, a distance of 330.43 feet,

Thence; North 0°17'08" West, a distance of 780.00 feet to the Point of Beginning of this description.

Said tract containing 9.31 Acres (405,436 Sq. Ft.).

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 O.R.S. 92.050 and 92.060.

Rick G. Robinson  
Rick G. Robinson, OPLS 2219  
Baggett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



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. 20110007T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D151-D152 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

DECLARATION

Know all people by these presents that GERALD L. LEQUERICA and SHARLEA A. LEQUERICA, husband and wife, are the owners of the land within this Partition, said land being 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, and do hereby create the 30 foot Access and Utility easement for the benefit of Parcel 3 as shown on annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

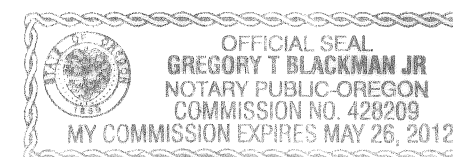
Gerald L. Lequerica Sharlea A. Lequerica  
GERALD L. LEQUERICA SHARLEA A. LEQUERICA

ACKNOWLEDGMENT

State of Oregon SS  
County of UNION

Know all these people by these presents, on this 2nd day of May, 2011, before me a Notary Public in and for said County and State, personally appeared GERALD L. LEQUERICA and SHARLEA A. LEQUERICA, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.

Gregory T. Blackman Jr.  
Notary Public for  
the State of Oregon



Notarial seal

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 2nd day of May, 2011.

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

UNION COUNTY SURVEYOR

Approved this 29th day of April, 2011.

By Union County Surveyor Gregory T. Blackman  
Gregory T. Blackman

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 2010-2011 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: 5/4/11  
Linda L. Hill, Union County Assessor/Tax Collector

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 4th day of May, 2011, at 4:01 o'clock P. M. and filed in Plat Cabinet No. D151-D152, Union County records. Microfilm No. 2011430T.

Union County Clerk by Robin A. Church, Deputy  
Robin A. Church