

Minor Partition Plat Number 20130006T

A partition of Parcel 1 of Minor Partition Plat Number 20110007T, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Lot 10 of Block C, Island West Addition to the City of Island City, Union County, Oregon

Microfilm Number 20131494T
Plat Cabinet Number D216-D217

BASIS OF BEARING

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

SCALE: 1" = 100'

REFERENCE MATERIAL

- Survey No. 021-76
- Survey No. 013-92
- Survey No. 033-92
- Minor Partition Plat Number 20110007T
- ISLAND WEST ADDITION II
- NORTHWOOD ESTATES
- Deed References
- Microfilm Number 137587
- Microfilm Number 137120
- Microfilm Number 143213
- Microfilm Number 158003
- Microfilm Number 20131270

Eastern Oregon Title Report No. 13-23751
Dated April 10, 2013

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 the plat of NORTHWOOD ESTATES.
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20110007T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of road
- Existing fence line
- Easement Line
- () Record information as per ISLAND WEST ADDITION II.
- (()) Record information as per MF#143213
- [] Record information as per MF#158003

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

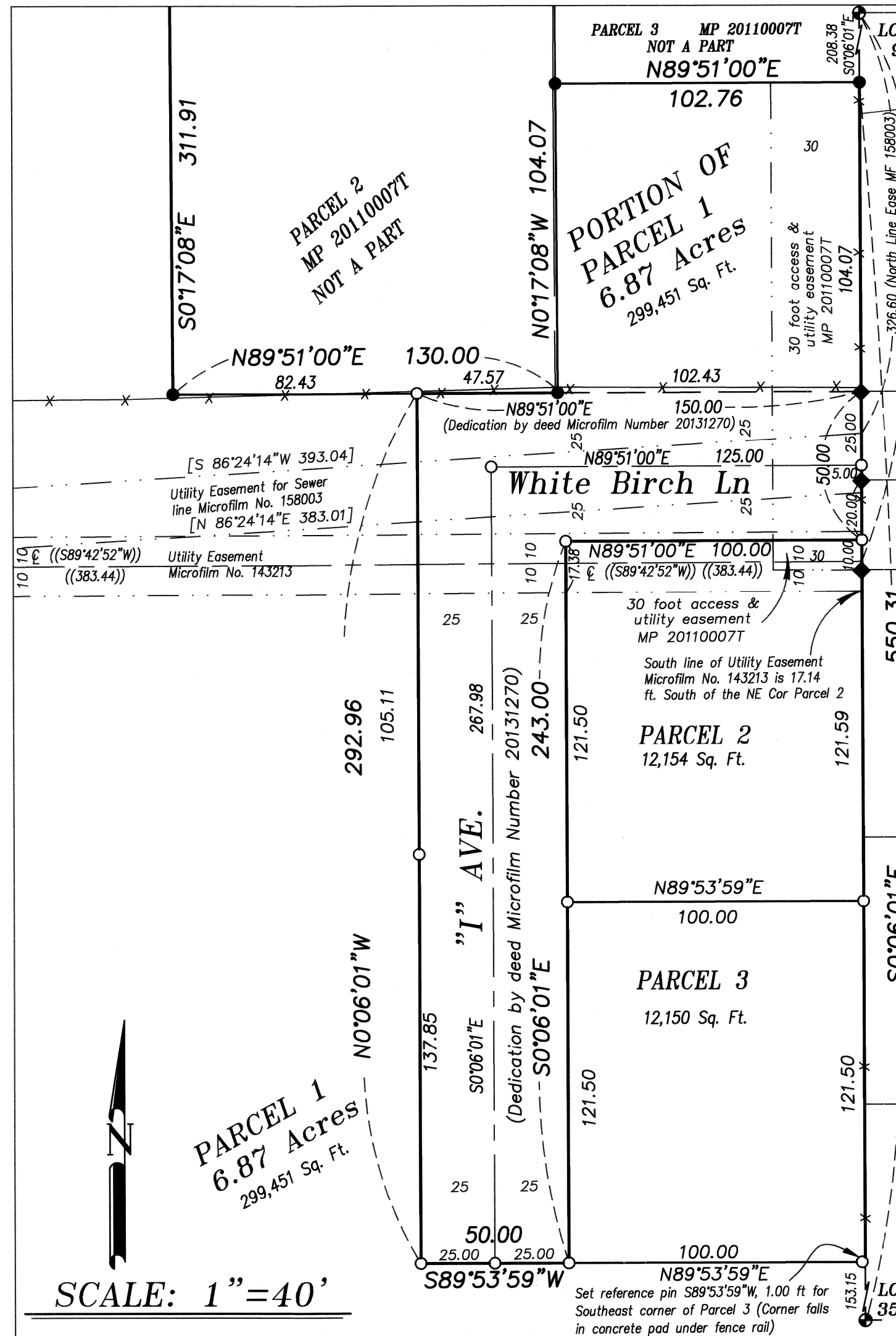
SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20130006T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D216-D217 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson

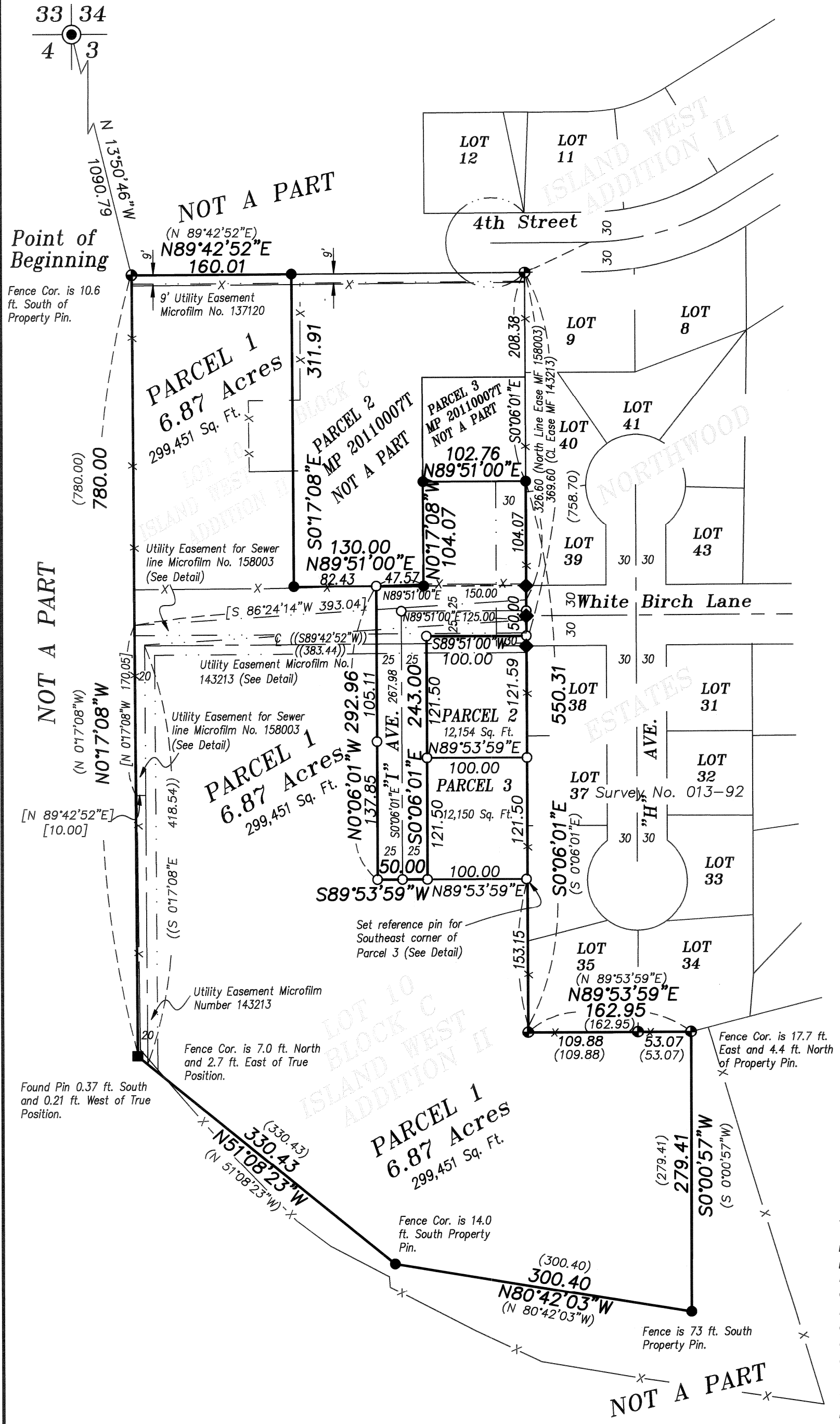
Rick G. Robinson, OPLS 2219

DETAIL



NARRATIVE

This partition was done at the request of Gerald L. and Sharlea A. Lequerica in order to partition Parcel 1 of Minor Partition Plat Number 20110007T into three separate parcels. A portion of Parcel 1 has been dedicated to the public for road purposes by deed microfilm number 20131270. I use the found monuments from the record plats and partition to establish the exterior of this partition. I locate the new parcels at the direction of Mr. Lequerica. A portion of Parcel 1 of this partition is North of White Birch Lane. This is still a portion of Parcel 1. The isolation of this portion of Parcel 1 was created by the dedication deed, but it is not a separate parcel. A portion of the 30 ft. access and utility easement created by Minor Partition Plat 20110007T extends into Parcel 2 of this partition. This is caused by the narrowing of the right of way of White Birch Lane to a 50 ft. right of way. The 20 ft. utility easement by Microfilm Number 143213 also crosses the Northerly portion of Parcel 2 of this partition as shown. I set an additional monument along the West right of way line of "I" Avenue at the position requested by Mr. Lequerica for his future use. I find no other unusual conditions with this plat.



Minor Partition Plat Number 20130006T

Microfilm Number 20131494T
Plat Cabinet Number D216-D217

A partition of Parcel 1 of Minor Partition Plat Number 20110007T, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Lot 10 of Block C, Island West Addition II to the City of Island City, Union County, Oregon

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE (Cont)

APPROVALS

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 Parcel 1 of Minor Partition Plat Number 20110007T, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Lot 10 of Block C, Island West Addition II to the City of Island City, Union County, Oregon, being more particularly described as follows;

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.

CITY OF ISLAND CITY PLANNING

Approved this 2nd day of May, 2013.

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

Beginning at the Northwest corner of said Parcel 1;

Thence: North 89°42'52" East along the North line of said Parcel 1, a distance of 106.01 feet to a Northeasterly corner of said Parcel 1,

Thence; South 0°17'08" East, along an Easterly line of said Parcel 1, a distance of 311.91 feet,

Thence; North 89°51'00" East, along a Northerly line of said Parcel 1, a distance of 130.00 feet, to a corner in the exterior of said Parcel 1,

Thence; North 0°17'08" West, along the exterior of said Parcel 1, a distance of 104.07 feet,

Thence; North 89°51'00" East, along the exterior of said Parcel 1, a distance of 102.76 feet, to a corner in the exterior of said Parcel 1,

Thence; South 0°06'01" East, along the exterior of said Parcel 1, said line also being the West line of Northwood Estates Subdivision, a distance of 550.31 feet, to a corner in the exterior of said parcel 1, said point also being the Southwest corner of Northwood Estates Subdivision,

Thence; North 89°53'59" East, along the exterior of said Parcel 1, said line also being the South line of Northwood Estates Subdivision, a distance of 162.95 feet, to a corner in the exterior of said Parcel 1,

Thence; South 0°00'57" West, along the East line of said Parcel 1, a distance of 279.41 feet, to the Southeast corner of said Parcel 1,

Thence; North 80°42'03" West, along the exterior of said Parcel 1, a distance of 300.40 feet, to a corner in the exterior of said Parcel 1,

Thence; North 51°08'23" West, along the exterior of said Parcel 1, a distance of 330.43 feet, to the Southwest corner of said Parcel 1,

Thence; North 0°17'08" West, along the West line of said Parcel 1, a distance of 780.00 feet to the Point of Beginning of this description.

EXCEPTING THEREFROM: That portion of Parcel 1 conveyed by Dedication Deed filed as Microfilm Number 20131270 in the Deed records of Union County, said exception being more particularly described as follows;

A portion of Minor Partition Plat Number 20110007T, filed as Microfilm Number 20111430T and stored in Plat Cabinet "D" in slides 151 and 152, said land being situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, said tract being more particularly described as follows, with reference to said Minor Partition Plat:

Beginning at the Southeast corner of Parcel 2 of said Minor Partition Plat,

Thence; North 89°51'00" East, a distance of 102.43 feet, to the Southwest corner of Lot 39 of Northwood Estates, said point also being on the Westerly Right of Way line of White Birch Lane,

Thence; South 0°06'01" East, along said Westerly Right of Way line, a distance of 50.00 feet,

Thence; South 89°51'00" West, a distance of 100.00 feet,

Thence; South 0°06'01" East, a distance of 243.00 feet,

Thence; South 89°53'59" West, a distance of 50.00 feet,

Thence; North 0°06'01" West, a distance of 292.96 feet, to the South line of Parcel 2 of said Minor Partition Plat Number 20110007T,

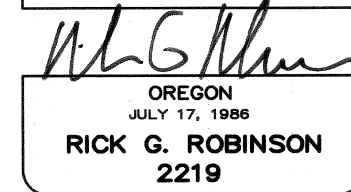
Thence; North 89°51'00" East, a distance of 47.57 feet, to the Point of Beginning of this description.

Said dedication containing 19,649 Sq. Ft.

Said tract containing 7.43 Acres (323,755 Sq. Ft.) after dedication.

R. G. Robinson

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



Renewal Date: Dec. 31, 2014

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. ~~20130006T~~ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D216-D217 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

R. 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, in accordance with the provisions of O.R.S. Chapter 92.

Gerald L. Lequerica
GERALD L. LEQUERICA

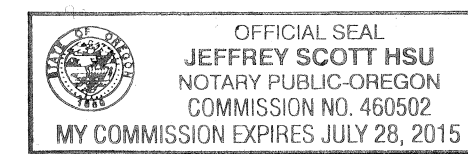
Sharlea A. Lequerica
SHARLEA A. LEQUERICA

ACKNOWLEDGMENT

State of Oregon
County of UNION

Know all these people by these presents, on this 1 day of MAY, 2013, 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

UNION COUNTY SURVEYOR

Approved this 29th day of April, 2013.

By Deputy Wallowa 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 2012-2013 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: 5/2/13
Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 2nd day of May, 2013, at 3:10 o'clock P M, and filed in Plat Cabinet No. D216-D217 Union County records. Microfilm No. 20131494T

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