

Partition Plat Number 20140009T
 Situate in the Southwest quarter of the Southeast quarter of Section 3,
 Township 3 South, Range 38 East of the Willamette Meridian,
 City of Island City, Union County, Oregon

Microfilm Number 20141842T
 Plat Cabinet Number D255-D256

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

Union County Monumentation Records	DEED REFERENCES
Survey Number 74-70	Microfilm Document Number 20054102
Survey Number 41-71	Microfilm Document Number 34430
Survey Number 67-73	Book 75, Page 324
Survey Number 94-77	Book 88, Page 132
Survey Number 37-84	Book 93, Page 137
Survey Number 32-88	Book 103, Page 459
Survey Number 041-2002	Book 121, Page 428
Survey Number 008-2008	Book 121, Page 549
Survey Number 017-2009	Book 121, Page 550
Plat of Island City (Peach) Cemetery	Book 130, Page 239
Plat of 1st Addition to Island City (Peach) Cemetery	Book 130, Page 240
Plat of 2nd Addition to Island City (Peach) Cemetery	Book 146, Page 47
Plat of 3rd Addition to Island City Cemetery	Book 148, Page 236
Plat of 4th Addition to Island City Cemetery	
Plat of 5th Addition to Island City Cemetery	
Plat of 6th Addition to Island City Cemetery	
	Preliminary Title Report No. 14-25011 prepared by Eastern Oregon Title, Inc. dated May 22, 2014

LEGEND

●	Found monument as described as per Union County Monumentation Records
△	Found 2" iron pipe set by Second Addition to Island City Cemetery
◻	Found 2" iron pipe set by Fourth Addition to Island City Cemetery
⊕	Found 2" iron pipe set by Fifth Addition to Island City Cemetery
■	Found 3/4" iron pipe set by Sixth Addition to Island City Cemetery
●	Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Survey Number 41-71
◆	Found 5/8" iron pin set by Survey Number 37-84
⊕	Found 5/8" iron pin set by Survey Number 32-88
▲	Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 017-2009
□	Found brass screw with washer in lead plug set by Survey Number 017-2009
○	Set 5/8" x 30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
---	Centerline
x---	Existing Fenceline
[]	Record measurement as per plat of Third Addition to the Island City Cemetery
{ }	Record measurement as per plat of Fourth addition to Island City Cemetery
{ }	Record measurement as per plat of Fifth Addition to Island City Cemetery
{ }	Record measurement as per plat of Sixth Addition to Island City Cemetery
(())	Record measurement as per Survey Number 41-71
[[]]	Record measurement as per Survey Number 37-84
()	Record measurement as per Survey Number 041-2002
(())	Record measurement as per Survey Number 32-88

NARRATIVE

This partition was done at the request of the Island City Cemetery Maintenance District. The purpose of this partition is to create a 100 ft. x 200 ft. tract (excluding road right of way) in the Southwest corner of the ownership. I retraced the existing surveys and plats for this area and found the monuments as shown. I find that the Third Addition to the Cemetery has a record dimension of 275 feet North and South, including a 6 ft. alley along the North side. The Fifth Addition to the cemetery included the alley and made its' lots about the lots of the Third Addition. That is the reason for the shortage in distance of the East side of the Addition. A similar circumstance occurred on the 8 ft. gap area on the East side of the Third Addition. The record distance in the stated title report calls this width 12 feet, but the location of the existing monumentation indicates 8 ft. I place the 3 ft. jog in the North line of this partition at the record distance West of the found 2" pipe at the Southeast corner of the Third Addition. The South line of this partition was placed at the position of the found monuments of surveys 41-71 and 32-88. I find the fences to be harmonious as shown. The right of way of McAlister Road was placed at the position established by the its' legalization and documented by survey number 041-2002, rotated to match the basis of bearing of this partition. I find an building encroachment within the 8 ft. strip of land extending to the North. The Cemetery District owns both sides of this division line and they are aware of the sheds occupying both tracts. I find no other unusual conditions on this partition.

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. 20140009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D255-256 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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Renewal Date: Dec. 31, 2014

Partition Plat Number 20140009T
Situat e in the Southwest quarter of the Southeast quarter of Section 3,
Township 3 South, Range 38 East of the Willamette Meridian,
City of Island City, Union County, Oregon

Microfilm Number 20141842T
Plat Cabinet Number D255-D256

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situate in the Southeast quarter of the Southwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows:

Beginning at a 2" iron pipe marking the Southeast corner of the Third Addition to the Island City Cemetery, according to the plat as recorded in the plat records of Union County,

Thence; North 0°28'59" East, along the East line of the Third Addition to the Island City Cemetery, a distance of 269.00 feet, to the South line of the Fifth Addition to the Island City Cemetery,

Thence; North 89°58'25" East, along said South line, a distance of 8.00 feet, to the Southeast corner of said Fifth Addition,

Thence; South 0°28'59" West, a distance of 265.10 feet,

Thence; South 89°59'55" East, a distance of 337.30 feet,

Thence; South 0°00'42" West, a distance of 230.00 feet,

Thence; North 89°57'45" West, a distance of 1017.53 feet, to the West line of the Southeast quarter of said Section 3,

Thence; North 0°00'58" West, along said West line, a distance of 228.13 feet, to the South line of the Second Addition to Island City (Peach) Cemetery,

Thence; North 89°58'25" East, along the South line of said Second Addition, a distance of 340.31 feet, to the Southeast corner of said Addition, said point being on the West line of the Third Addition to the Island City Cemetery,

Thence; South 0°01'35" East, along said West line, a distance of 3.00 feet, to the Southwest corner of said Third Addition,

Thence; North 89°58'25" East, along the South line of said Third Addition, a distance of 332.00 feet, to the Point of Beginning of this description.

Subject to the rights of the public in Union County Road Number 14 (McAlister Road)
Said tract containing 234,127 Sq. Ft. (5.37 Acres) including County Road Right of Way
Said tract containing 227,825 Sq. Ft. (5.23 Acres) excluding County Road Right of Way

I further certify that I made this plat by order of and under the direction of the owner thereof, and that the all boundary corners and Parcel corners are surveyed and monumented 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



DECLARATION

Know all people by these presents that ISLAND CITY CEMETERY MAINTENANCE DISTRICT is the owner of the land within this Partition, 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 map, in accordance with O.R.S. Chapter 92.

Don Emons
DON EMMONS, Authorized representative of
ISLAND CITY CEMETERY MAINTENANCE DISTRICT

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 7th day of July, 2014, before me a Notary Public in and for said State and County, personally appeared DON EMMONS, 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.

K. Howton
Notary Public for
the State of Oregon



Notarial seal

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. 20140009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D255, 256 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 Surveyor

Approved this 30th day of JUNE, 2014.

by Deputy Wallowa County Surveyor Gregory T. Blackman
Gregory T. Blackman

City of Island City Planning

Approved this 7th day of July, 2014.

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

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 2014-2015 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.

Ellen Wilhelm, Chief Deputy Date: 7-9-14
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 9th day of July, 2014, at 11:25 o'clock A.M., and recorded in Plat Cabinet No. D255, D256 Union County records. Microfilm Number 20141842T

Robin A. Church,
Union County Clerk by Lisa Leik, Chief Deputy Clerk

20141872T

STATE OF OREGON)
) SS AFFIDAVIT OF CORRECTION (Partition)
COUNTY OF UNION)

I, Rick G. Robinson, hereby certify that I am the surveyor who surveyed the property as depicted, filed and recorded Partition Plat number 20140009T, filed as Microfilm Number 20141842T and stored in Plat Cabinet D in slides 255 and 256 in the Plat records of Union County, Oregon; and

The following correction to said plat is necessary and is as follows:

- 1. (Page 1) The map portion of the partition shows both parcels as being Parcel 1. The smaller parcel (100 ft. x 200 ft. not including R/W) should be amended to read "PARCEL 2"

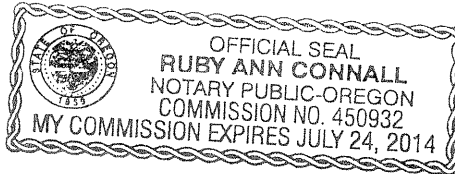
The present fee owner of the property materially affected by said Affidavit is the Island City Cemetery District

Rick G. Robinson
Registered Professional Land Surveyor No. 2219
2006 Adams Avenue
LaGrande, Oregon 97850

STATE OF OREGON)
) SS
COUNTY OF UNION)

Know all these people by these presents, on this 11th day of ^{July, 2014} ~~April, 2013~~, before me a Notary Public in and for said State and County, personally appeared Rick G. Robinson, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for the State of Oregon



STATE OF OREGON)
) SS
COUNTY OF UNION)

I, Jeffrey S. Hsu, Deputy Union County Surveyor, do hereby certify that said affidavit of correction for Partition Plat number 20140009T has been examined by me and that it complies with O.R.S. 92.170.

Jeffrey S. Hsu,
Deputy Union County Surveyor

After recording, return to:
Baggett, Griffith and Blackman
2006 Adams Avenue
La Grande, OR 97850

STATE OF OREGON

County of Union

} SS

I certify that this instrument was received and recorded in the book of records of said county.

ROBIN A. CHURCH
Union County Clerk

by: *Robin Church* Deputy.

DOC#: 20141872T

RCPT: 167320 55.00

7/11/2014 1:20 PM

REFUND: .00