

Partition Plat Number 20140020T

Microfilm Number 20143456T
Plat Cabinet Number D 279 - D 280

A partition of a portion of Parcel 1 of Minor Partition Plat Number 20130006T, 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

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

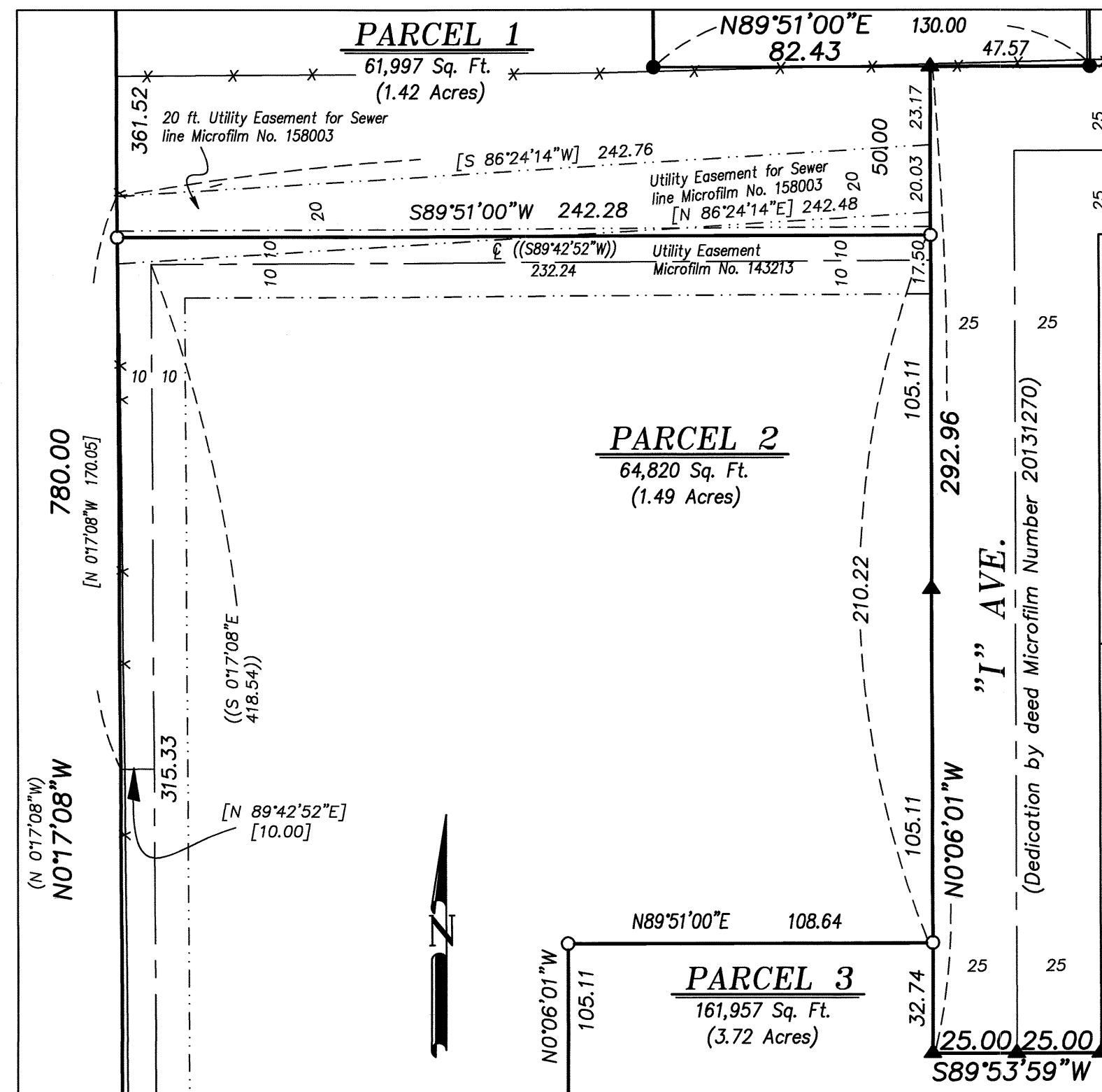
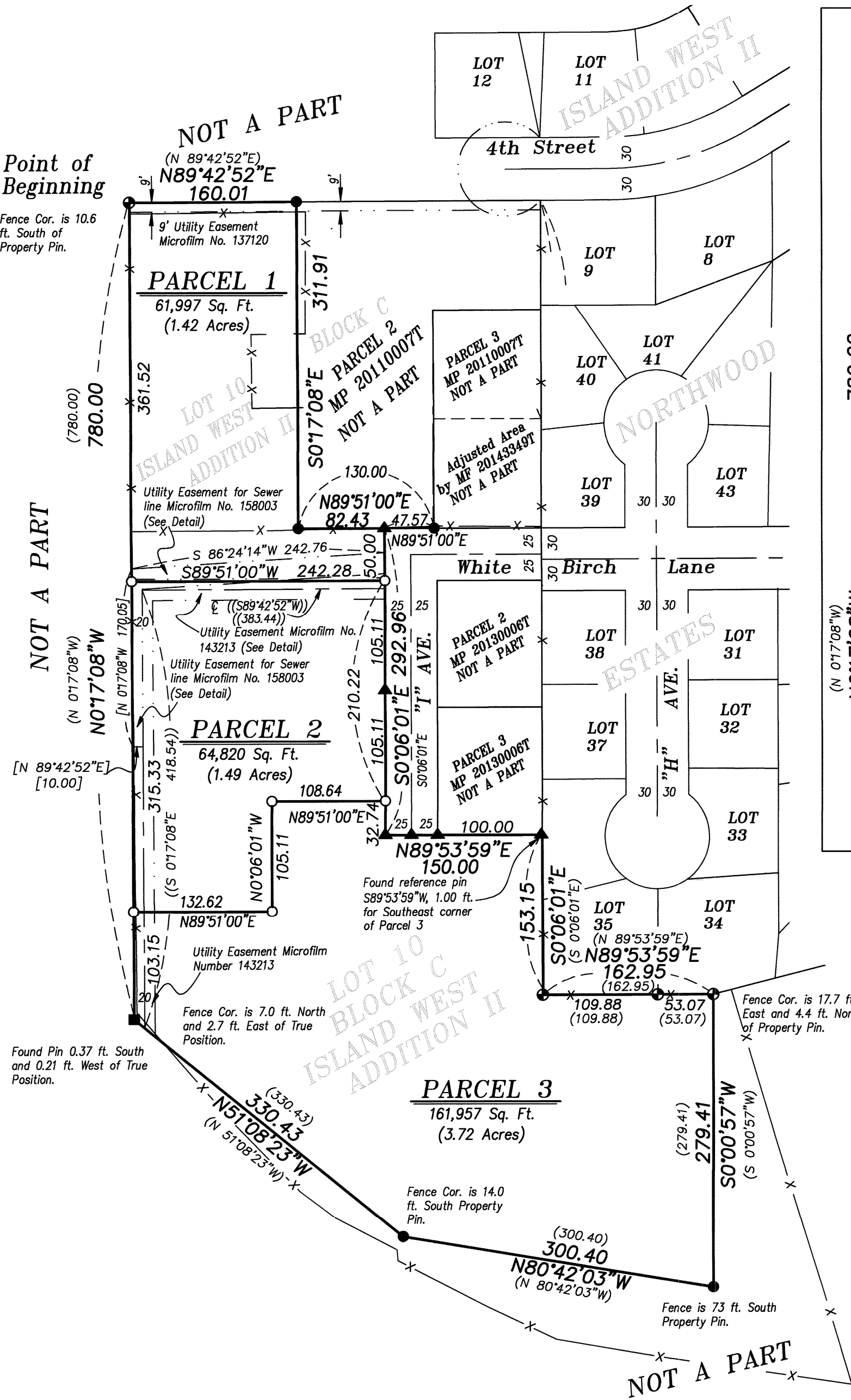
Survey No. 021-76
Survey No. 013-92
Survey No. 033-92
Minor Partition Plat Number 20110007T
Minor Partition Plat Number 20130006T
ISLAND WEST ADDITION II
NORTHWOOD ESTATES

Deed References
Microfilm Number 137587
Microfilm Number 137120
Microfilm Number 143213
Microfilm Number 158003
Microfilm Number 20131270
Microfilm Number 20143349T

Eastern Oregon Title Report No. 14-25673
Dated December 9, 2014

LEGEND

- 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
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20130006T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline of road
- X — X — 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



DETAIL Scale: 1" = 40'

NARRATIVE

This partition was done at the request of Gerald L. and Sharlea A. Lequerica in order to partition a portion of Parcel 1 of Minor Partition Plat Number 20130006T into three separate parcels. A portion of Parcel 1 of the 2013 partition is North of White Birch Lane, but was still a portion of Parcel 1. The isolation of this portion of Parcel 1 was created by the dedication deed, but it was not a separate parcel. This area has been adjusted into the adjacent tract Northerly by microfilm number 20143349T. I use the found monuments from the record plats and partitions to establish the exterior of this partition. I locate the new parcels at the direction of Mr. Lequerica. I find no other unusual conditions with this plat.

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. 20140020T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D 279 - 280 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2016

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Partition Plat Number 20140020T

Microfilm Number 20143456T

Plat Cabinet Number D279 - D280

A partition of a portion of Parcel 1 of Minor Partition Plat Number 20130006T, 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

I Rick G. Robinson Registered Professional Land Surveyor, hereby certify that I have Surveyed and Platted the land within this partition, being a portion of Parcel 1 of Minor Partition Plat Number 20130006T, 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;

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 the Northwest corner of Parcel 2 of Minor Partition Plat Number 20110007T,

Thence; South 0°17'08" East, along the West line of said Parcel 2, a distance of 311.91 feet, to the Southwest corner thereof,

Thence; North 89°51'00" East, along the South line of said Parcel 2, a distance of 82.43 feet, to the Northwest corner of that dedication deed filed as microfilm number 20131270 in the deed records of Union County,

Thence; South 0°06'01" East, along the West line of said dedication deed, a distance of 292.96 feet, to the Southwest corner of said dedication deed,

Thence; North 89°53'59" East, along the South line of said dedication deed, and its' Easterly prolongation, a distance of 150.00 feet, to the West line of Northwood Estates Subdivision,

Thence; South 0°06'01" East, along said West line, a distance of 153.15 feet, to the Southwest corner of Northwood Estates Subdivision,

Thence; North 89°53'59" East, along the South line of Northwood Estates Subdivision, a distance of 162.95 feet, to a corner in the exterior of Lot 10, Block C of Island West Addition II,

Thence; South 0°00'57" West, along the East line of said Lot 10, a distance of 279.41 feet, to the Southeast corner of said Lot 10,

Thence; North 80°42'03" West, along the exterior of said Lot 10, a distance of 300.40 feet, to a corner in the exterior of said Lot 10,

Thence; North 51°08'23" West, along the exterior of said Lot 10, a distance of 330.43 feet, to the Southwest corner of said Lot 10,

Thence; North 0°17'08" West, along the West line of said Lot 10, a distance of 780.00 feet to the Point of Beginning of this description.

Said tract containing 6.63 Acres (288,774 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2016

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

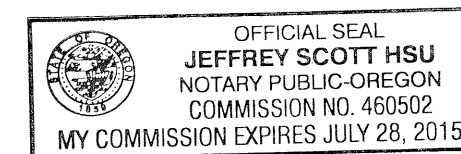
Sharlea A. Lequerica
SHARLEA A. LEQUERICA

ACKNOWLEDGMENT

State of Oregon
County of UNION

Know all these people by these presents, on this 11 day of DECEMBER, 2014, 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

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. 20140020T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D279-280 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

CITY OF ISLAND CITY PLANNING

Approved this 12th day of December, 2014.

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

UNION COUNTY SURVEYOR

Approved this 11th day of December, 2014.

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 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.

by Linda L. Hill Date: 12/16/14
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 16th day of December, 2014, at 10:00 o'clock A. M. and filed in Plat Cabinet No. D279-280, Union County records. Microfilm No. 20143456T

Union County Clerk Robin A. Church
Robin A. Church