

Partition Plat Number 20150001T

Microfilm Number 20150262T

Plat Cabinet Number D 283 - D 284

A partition of Parcel 2 of Minor Partition Plat Number 20100013T, situated in the Southeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, 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"=30'

REFERENCE MATERIAL

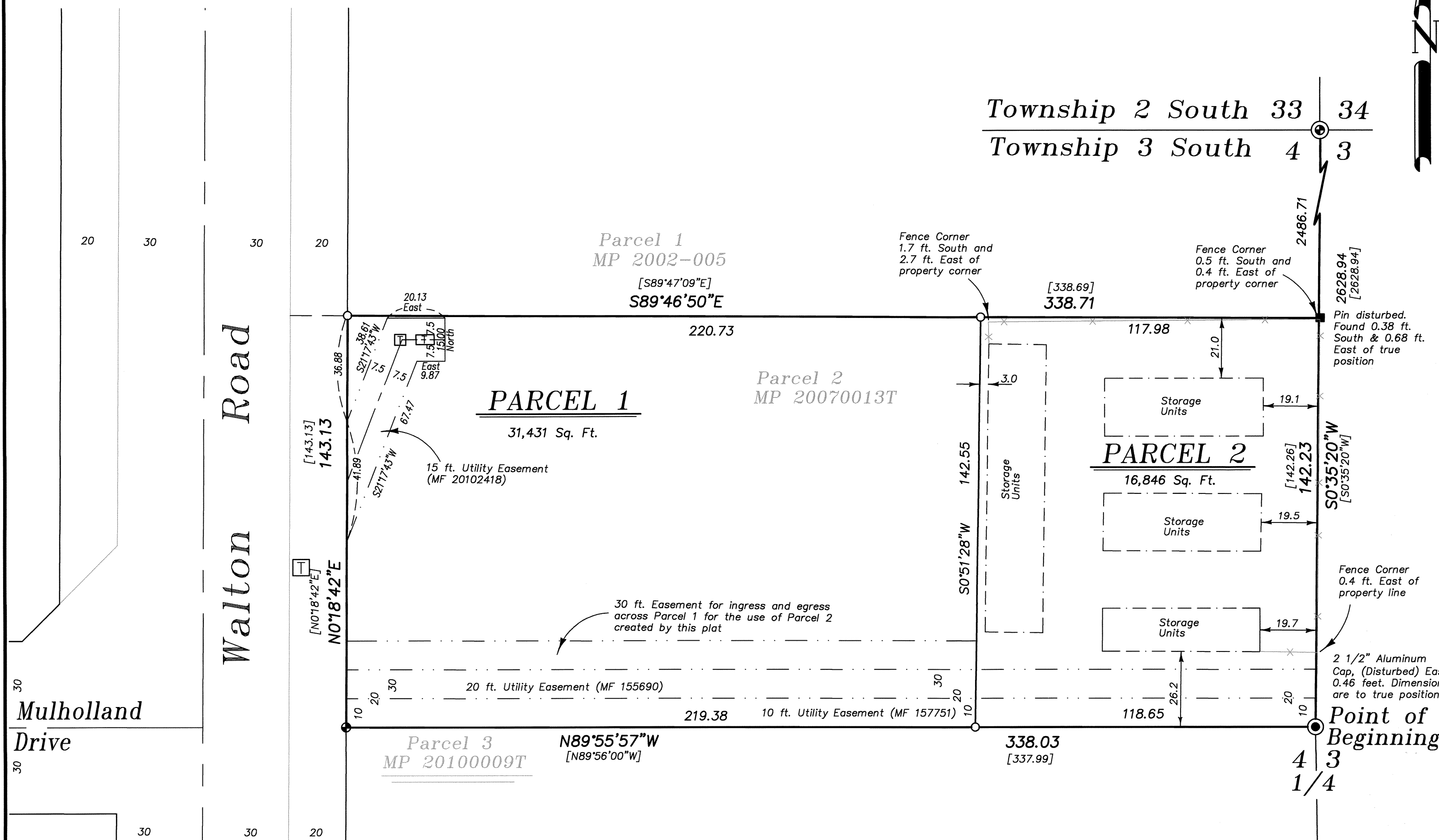
Union County Monumentation Records
 Survey Number 014-2003
 Survey Number 006-2007
 Partition Plat Number 1992-14
 Partition Plat Number 1992-22
 Partition Plat Number 1998-15
 Partition Plat Number 1999-009
 Partition Plat Number 2002-005
 Partition Plat Number 20100009T

DEED REFERENCES
 Microfilm Number 155690
 Microfilm Number 157751
 Microfilm Number 20093478
 Microfilm Number 20102418

Partition Plat Report Number 14-25643 prepared by Eastern Oregon Title, Inc. dated December 10, 2014

LEGEND

- ⊙ Found brass cylinder in concrete as per monumentation record number 841-84R
- ⊙ Found 2 1/2" aluminum monument as per monumentation record number 840-84R
- Found 5/8" iron pin-no cap (disturbed) set by partition plat number 1999-009
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by partition plat number 20100009T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊠ Transformer or utility box
- [] Record information of partition plat number 20070013T
- Centerline
- x-x- Existing fence line
- .-.- Easement line



NARRATIVE

This partition was done at the request of Daniel Beckner, owner of the land within this partition. This is a partition of a previously partitioned parcel. I found the monument at the Southwest, Southeast and Northeast corner of the parcel. The Southeast corner is the East 1/4 corner of Section 4 and is out of position as described, and as was found on the surveys and partitions listed in the reference material. The Northeast corner of this parcel is disturbed, possibly by fence construction. To establish the Northeast corner, I went North along the East right of way line of Walton Road, record distance. To establish the true position of the Northeast corner of the parcel, I went North along the East line of Section 4, record distance of partition plat number 1999-009. I place the utility easement for microfilm number 20102418 along the existing utility lines and fixtures as per deed citation. The offsets to the existing buildings on Parcel 2 were shown at the request of the City of Island City. 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. 20150001T 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 283-284 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, 2016

Partition Plat Number 20150001T

Microfilm Number 20150262T

Plat Cabinet Number D 283 - D 284

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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 Parcel 2 of Minor Partition Plat Number 20070013T, recorded as Microfilm Number 20071823T and stored in Plat Cabinet C in Slides 889 and 890 of the plat records of Union County, situate in the Southeast quarter of the Northeast quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon, being more particularly described as follows;

Beginning at the Southeast corner of said Parcel 2, said point being the East 1/4 Section Corner of said Section 4;

Thence: North 89°55'57" West along the South line of said Parcel 2, a distance of 338.03 feet to the Southwest corner of said Parcel 2,

Thence; North 0°18'42" East, along the West line of said Parcel 2, a distance of 143.13 feet, to the Northwest corner thereof,

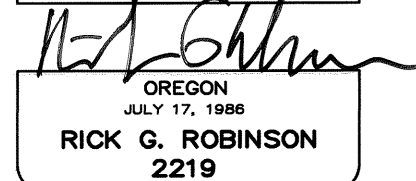
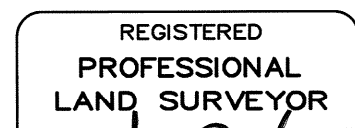
Thence; South 89°46'50" East, along the North line of said Parcel 2, a distance of 338.71 feet, to the Northeast corner thereof,

Thence; South 0°35'20" West, along the East line of said Parcel 2, a distance of 142.23 feet, to the Point of Beginning of this description.

Said tract containing 48,277 Sq. Ft.

I further certify that I made this survey and plat by order of and under the direction of the owner 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
Bagett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2016

DECLARATION

Know all people by these presents that DANIEL R. BECKNER is the owner 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.

I also hereby create the 30 ft. easement for ingress and egress across Parcel 1 for the use of Parcel 2, as shown on the annexed plat

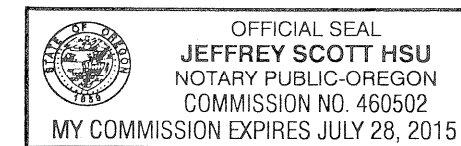
Daniel R. Beckner
DANIEL R. BECKNER

ACKNOWLEDGMENT

State of Oregon SS
County of UNION

Know all these people by these presents, on this 23 day of JANUARY, 2015, before me a Notary Public in and for said County and State, personally appeared DANIEL R. BECKNER, who is known to me to be the identical person named in the foregoing instrument, and who duly sworn, did say that he executed the same freely and voluntarily.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon



Notarial seal

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 26th day of January, 2015.

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

UNION COUNTY SURVEYOR

Approved this 21st day of JANUARY, 2015.

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: 1/28/15
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 28th day of January, 2015, at 11:32 o'clock A M, and filed in Plat Cabinet No. D 283 - 284, Union County records. Microfilm No. 20150262T

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