

Partition Plat Number 20150008T

A partition of a portion of Parcel 2 of Partition Plat Number 20140020T, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

Microfilm Number 20150131
Plat Cabinet Number D297-D298

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" = 40'

REFERENCE MATERIAL

- PLAT OF ISLAND WEST ADDITION II
 - Survey No. 021-76
 - Survey No. 013-92
 - Survey No. 033-92
- Minor Partition Plat Number 20110007T
- Minor Partition Plat Number 20130006T
- Minor Partition Plat Number 20140020T
- Deed References
 - Microfilm Number 137587
 - 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, set by Survey No. 21-76
- 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
- ⊙ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20130020T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — Centerline of road
- 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
- 50 ft. non-exclusive easement for ingress and egress created by this plat

NARRATIVE

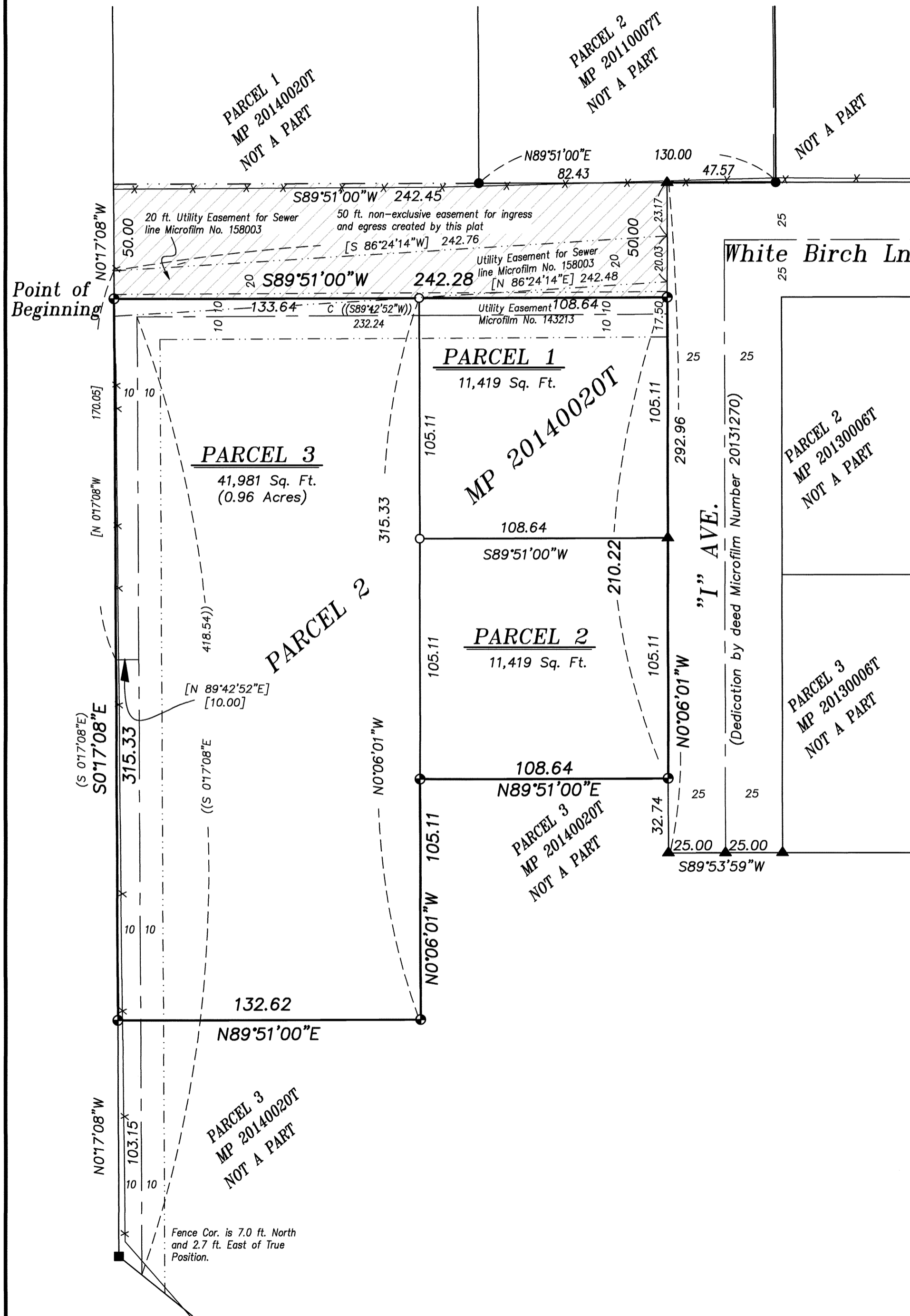
This partition was done at the request of Gerald L. and Sharlea A. Lequerica in order to partition Parcel 2 of Partition Plat Number 20130020T into three separate parcels. I use the found monuments from the record plats and partitions to establish the exterior of this partition. I locate the new parcels at the direction of Mr. Lequerica. This plat also creates a 50 ft. non-exclusive easement for ingress and egress for access to Parcel 3 of this partition. This easement falls on adjacent land to this partition that is in the Lequerica's ownership. I find no other unusual conditions with this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2016

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. 20150008T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D297-D298 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



Partition Plat Number 201500081

Microfilm Number 20151513T
Plat Cabinet Number D297-D298

A partition of a portion of Parcel 2 of Partition Plat Number 20140020T, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, 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 partition of Parcel 2 of Partition Plat Number 20140020T, situated in the Northwest quarter of Section 3, 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 Northwest corner of said Parcel 2;

Thence; South 0°17'08" East, along the West line of said Parcel 2, a distance of 315.33 feet, to the Southwest corner thereof,

Thence; North 89°51'00" East, along the South line of said Parcel 2, a distance of 132.62 feet, a corner on the exterior of said Parcel 2,

Thence; North 0°06'01" West, along the exterior of said Parcel 2, a distance of 105.11 feet, to a corner in the exterior of said Parcel 2,

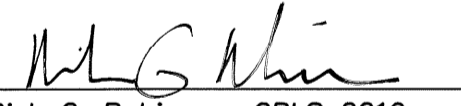
Thence; North 89°51'00" East, along the exterior of said Parcel 2, a distance of 108.64 feet, to a corner in the exterior of said Parcel 2, said point being on the West right of way line of "I" Avenue, as created by that dedication deed filed as microfilm number 20131270 in the deed records of Union County,

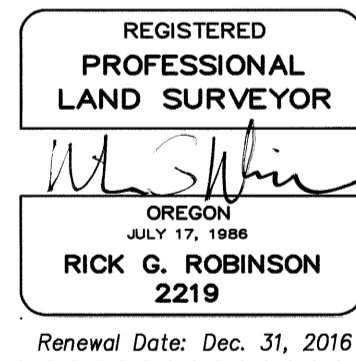
Thence; North 0°06'01" West, along said West line, and along the East line of said Parcel 2, a distance of 210.22 feet, to the Northeast corner of said Parcel 2,

Thence; South 89°51'00" West, along the North line of said Parcel 2, a distance of 242.28 feet to the Point of Beginning of this description.

Said tract containing 1.49 Acres (64,819 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, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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 we do hereby create the 50 ft. non-exclusive easement for ingress and egress over and across additional land within our ownership as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.


GERALD L. LEQUERICA


SHARLEA A. LEQUERICA

APPROVALS

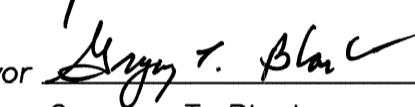
CITY OF ISLAND CITY PLANNING

Approved this 21st day of May, 2015.


Karen M. Howton, Planning Officer, City of Island City

UNION COUNTY SURVEYOR

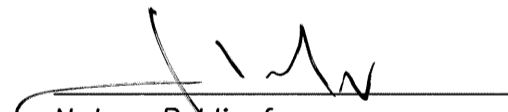
Approved this 20th day of May, 2015.

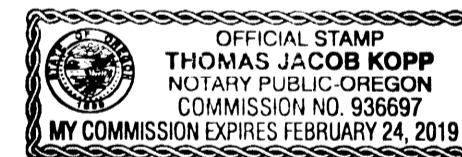
By Deputy Wallowa County Surveyor 
Gregory T. Blackman

ACKNOWLEDGMENT

State of Oregon SS
County of UNION

Know all these people by these presents, on this 20th day of MAY, 2015, 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.

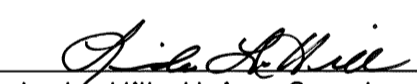

Notary Public for the State of Oregon



Notarial seal

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  Date: 5/26/15
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 26th day of May, 2015, at 4:30 o'clock P.M., and filed in Plat Cabinet No. D297-D298, Union County records. Microfilm No. 20151513T

Union County Clerk by 
Robin A. Church

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. 201500081 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D297-D298 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219