

Partition Plat Number 20170015T

A partition of Parcel 3 of Partition Plat Number 20140020T, 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

Microfilm Number 20172308T  
Plat Cabinet Number D399-D400

**BASIS OF BEARING**

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

**SCALE: 1"=50'**

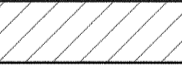
**REFERENCE MATERIAL**

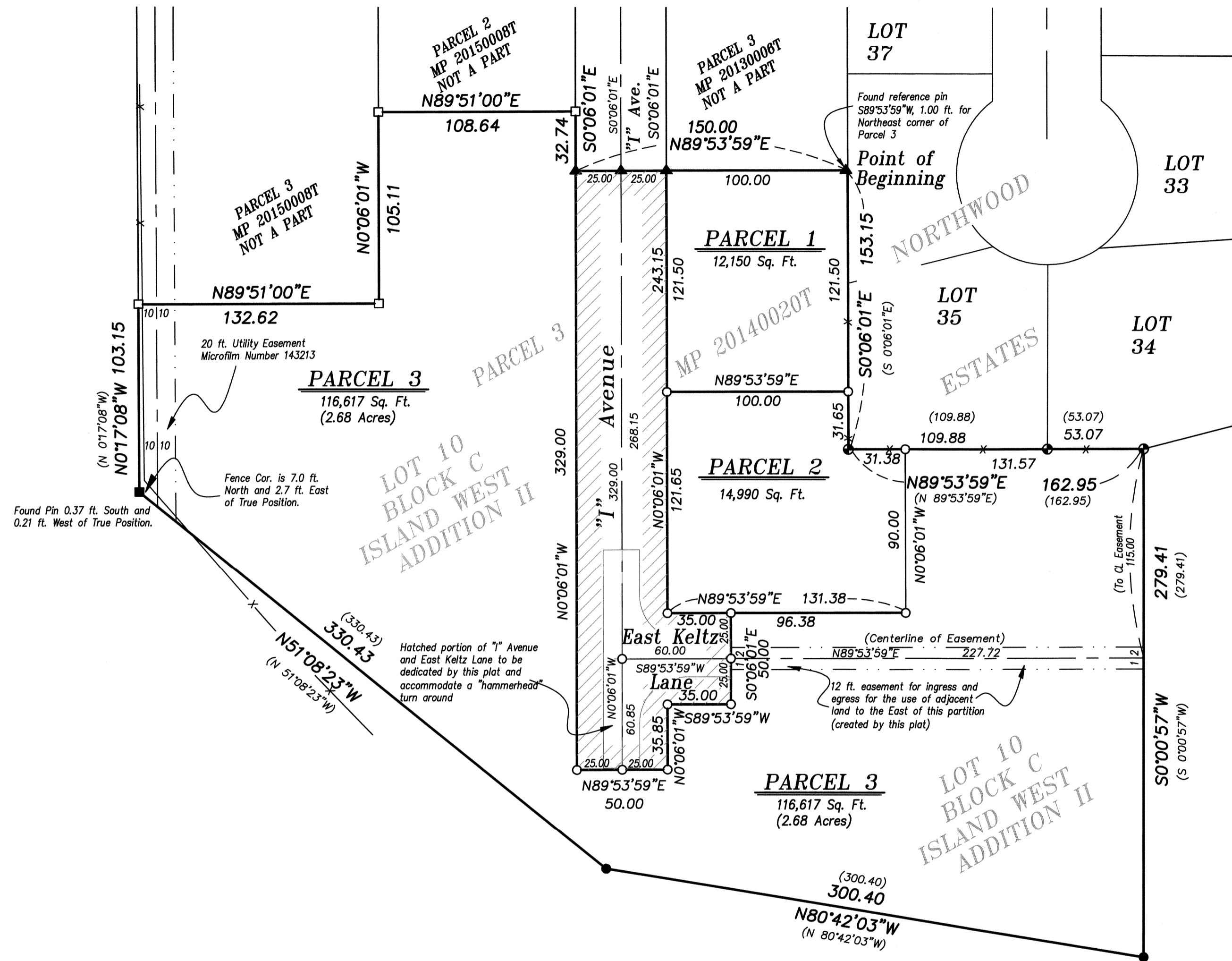
Survey No. 021-76  
Survey No. 013-92  
Survey No. 033-92  
Minor Partition Plat Number 20110007T  
Minor Partition Plat Number 20130006T  
Minor Partition Plat Number 20140020T  
Minor Partition Plat Number 20150008T  
ISLAND WEST ADDITION II  
NORTHWOOD ESTATES

**Used References**  
Microfilm Number 137587  
Microfilm Number 137120  
Microfilm Number 143213  
Microfilm Number 158003  
Microfilm Number 20131270  
Microfilm Number 20143349T

Eastern Oregon Title Report No. 17-28940  
Dated June 19, 2017

**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 "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 20140020T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline of road or easement
- X — X — Existing fenceline
- - - - - Easement Line
- ( ) Record information as per ISLAND WEST ADDITION II.
-  Area to be dedicated as public right of way by this plat



**NARRATIVE**

This partition was done at the request of Gerald L. and Sharlea A. Lequerica in order to further partition Parcel 3 of Partition Plat Number 20140020T into three parcels and dedicate the streets as shown. I use the found monuments from the record plats and partitions to establish the exterior of this partition. I locate the new parcels and streets at the direction of Mr. Lequerica. The street dedication for East Keltz Lane (East of I Avenue) is to accommodate a "hammerhead" turnaround, which was required by the City of Island City. I find no other unusual conditions with this plat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2018

**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. 20170015T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D399-D400 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 20170015T

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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 3 of Partition Plat Number 20140020T, 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 Northeast corner of said Parcel 3;

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 103.15 feet, to the Northwest corner of said Parcel 3,

Thence; North 89°51'00" East, along the exterior of said Parcel 3, a distance of 132.62 feet, to an angle point in the exterior of said Parcel 3,

Thence; North 0°06'01" West, along the exterior of said Parcel 3, a distance of 105.11 feet, to an angle point in the exterior of said Parcel 3,

Thence; North 89°51'00" East, along the exterior of said Parcel 3, a distance of 108.64 feet, to an angle point in the exterior of said Parcel 3, said point also being on the West right of way line of "I" Avenue,

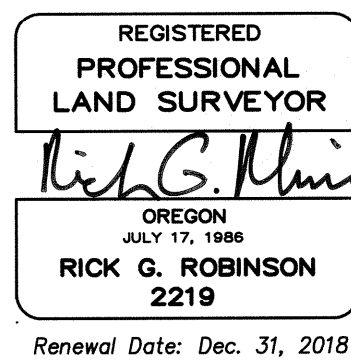
Thence; South 0°06'01" East, along the exterior of said Parcel 3, and along said West right of way line, a distance of 32.74 feet, to an angle point in the exterior of said Parcel 3,

Thence; North 89°53'59" East, along the exterior of said Parcel 3, a distance of 150.00 feet, to the Point of Beginning of this description.

Said tract containing 3.72 Acres (161,957 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



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 do hereby create the 12 ft. easement for ingress and egress across Parcel 3 of this partition for the use of the adjacent lands to the East, and do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public forever, that portion of "I" Avenue and East Keltz Lane, as indicated on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Gerald L. Lequerica  
GERALD L. LEQUERICA

Sharlea A. Lequerica  
SHARLEA A. LEQUERICA

ACKNOWLEDGMENT

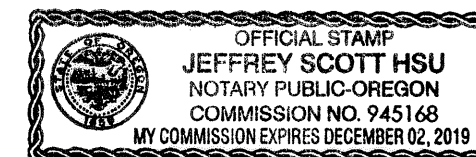
State of Oregon

SS

County of UNION

Know all these people by these presents, on this 29 day of JUNE, 2017, 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. 20170015T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D399-D400 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 30 day of June, 2017.

Delmer E. Hanson  
Delmer E. Hanson, Mayor, City of Island City

UNION COUNTY SURVEYOR

Approved this 29<sup>th</sup> day of June, 2017.

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 2017-2018 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 Ellen Wilhelm, Chief Deputy Date: 7-5-17  
for Cody Vavra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 19<sup>th</sup> day of July, 2017.

Steve McClure Donna Beverage  
Steve McClure Donna Beverage

Jack Howard  
Jack Howard

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 19<sup>th</sup> day of July, 2017, at 9:20 o'clock A. M., and filed in Plat Cabinet No. D399-D400 Union County records. Microfilm No. 20172308T

Union County Clerk by Patricia Lee  
Robin A. Church