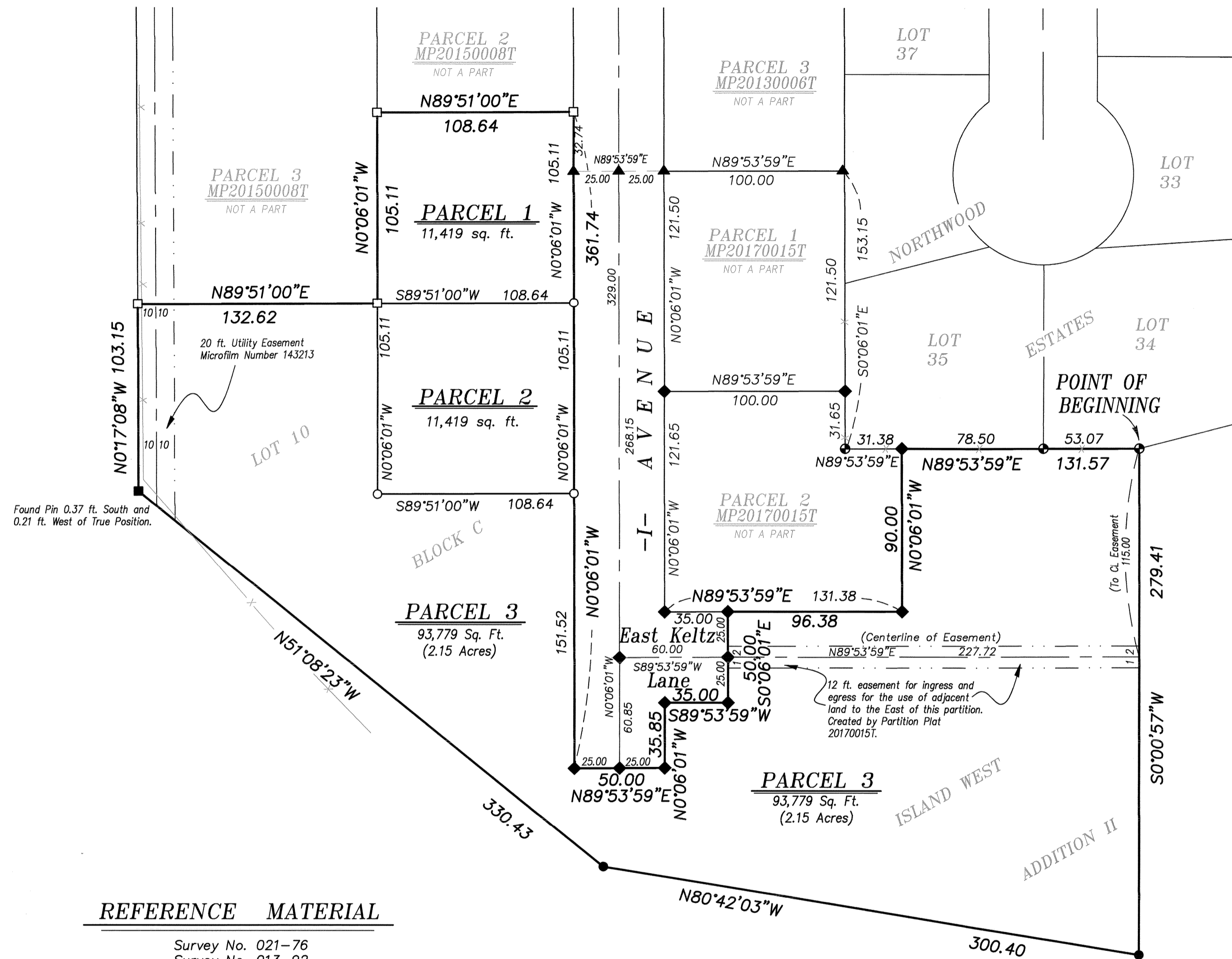


PARTITION PLAT NUMBER 20190003T

A partition of Parcel 3 of Partition Plat Number 20170015T, 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 20190796T
Plat Cabinet Number E450-E451



Found Pin 0.37 ft. South and 0.21 ft. West of True Position.



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"=50'

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
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20170015T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline of road or easement
- X — X — Existing fence line
- - - - - Easement Line

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
- Partition Plat Number 20170015T
- 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

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 20170015T into three parcels 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 at the direction of Mr. Lequerica. I find no other unusual conditions with this plat.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2019

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E450-E451 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571

Eastern Oregon Title Report No. 19-30922
Dated February 8, 2019

PARTITION PLAT NUMBER 20190003T

Microfilm Number 20190796T

Plat Cabinet Number E450-E451

A partition of Parcel 3 of Partition Plat Number 20170015T, 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, Jeffrey S. Hsu, 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 20170015T, 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, said point being an angle point on the South line of Lot 34, Northwood Estates;

Thence: South 0'00'57" West, along the East line of Lot 10, Block C of Island West Addition II, 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 on 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 361.74 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 and along the South right-of-way line of "I" Avenue, a distance of 50.00 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 and along the East right-of-way line of "I" Avenue, a distance of 35.85 feet, to the South right-of-way line of East Keltz Lane,

Thence: North 89'53'59" East, along the exterior of said Parcel 3 and along said South right-of-way line, a distance of 35.00 feet, to the Southeast corner of said East Keltz Lane,

Thence: North 0'06'01" West, along the East line of said East Keltz Lane, a distance of 50.00 feet, to an angle point in the exterior of said Parcel 3, said point being on the South line of Parcel 2 of Partition Plat 20170015T,

Thence: North 89'53'59" East, along the common line between said Parcels 2 and 3, a distance of 96.38 feet,

Thence: North 0'06'01" West, along the common line between said Parcels 2 and 3, a distance of 90.00 feet, to an angle point in said Parcel 3, said point being on the South line of Lot 35 of Northwood Estates,

Thence: North 89'53'59" East, along the South line of Lots 35 and 34 of Northwood Estates, a distance of 131.57 feet, to the Point of Beginning.

Containing 116,617 sq. ft (2.68 acres)

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.

Jeffrey S. Hsu, OPLS 83571
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, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Signature of Gerald L. Lequerica

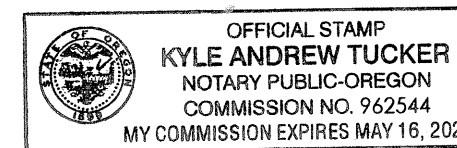
Signature of Sharlea A. Lequerica

ACKNOWLEDGMENT

State of Oregon
County of Union

Know all these people by these presents, on this 19th day of March, 2019, 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.

Signature of Notary Public



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190003T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E450-E451 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Signature of Jeffrey S. Hsu

Jeffrey S. Hsu, OPLS 83571

APPROVALS

CITY OF ISLAND CITY PLANNING

Approved this 2 day of April, 2019.

Signature of Robb Rea, Mayor, City of Island City

UNION COUNTY SURVEYOR

Approved this 7 day of MARCH, 2019.

Signature of Richard A. Shaver, Wallowa County Surveyor

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 2018-2019 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.

Signature of Cody Vavra, Union County Assessor/Tax Collector, Date: 4/3/19

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 3rd day of April, 2019, at 2:30 o'clock P.M. and filed in Plat Cabinet No. E450-E451, Union County records. Microfilm No. 20190796T

Signature of Helen Lucke, Deputy Clerk, Robin A. Church, Union County Clerk