

PARTITION PLAT NUMBER 20190009T

A partition of a portion of Parcel B of Partition Plat No. 90-004
Sited in the Southwest quarter of the Southeast quarter of Section 3, 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" = 50'

NOTES AND EASEMENTS

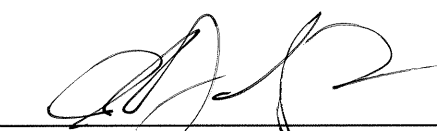
- (A) 30' access and egress easement across Parcel 2 for the benefit of Parcel 1 created by this plat.
- (B) 10' sewer line easement across Parcel 1 for the benefit of Parcel 2 created by this plat.
- (C) 10' underground power line easement across Parcel 1 for the benefit of Parcel 2 created by this plat.
- (D) 15' power line easement granted to OTEC by Microfilm 20065060 for the right to construct, operate, and maintain an electric transmission and/or distribution line or system. Legal description does not put easement on the property. Shown hereon at physical location.

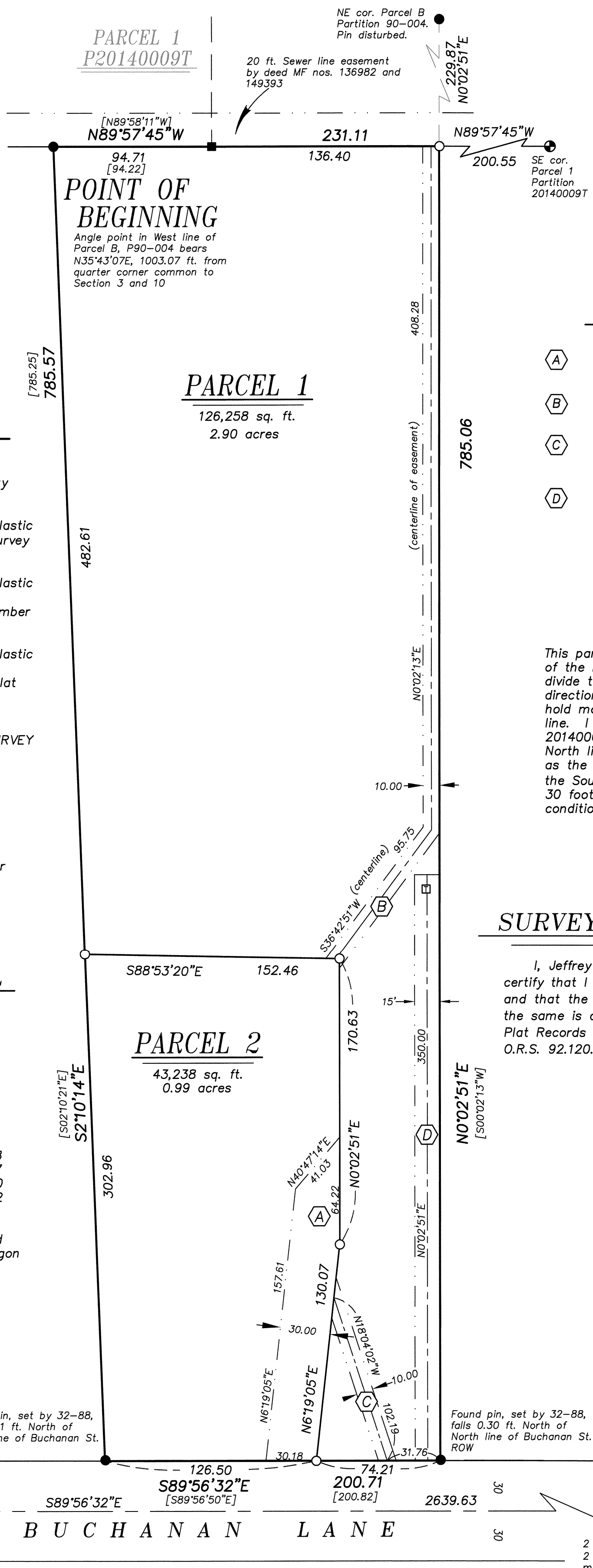
NARRATIVE

This partition was done at the request of Jon Fregulia, owner of the land within. The purpose of this partition was to divide the property as shown. I place the division line at the direction of Mr. Fregulia. Monuments were tied as shown. I hold monuments set by Partition Plat 90-004 for the West line. I hold the North line as established by Partition Plat 20140009T. I place the East line at the intersection of the North line as previously established and the monuments set as the East line of Parcel B of Partition 90-004. I establish the South line/North right of way line of Buchanan Lane by 30 foot offset off the section line. I find no unusual conditions with this partition.

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. 20190009T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E464-E465 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Jeffrey S. Hsu, OPLS 83571



LEGEND

- Found monument as noted, marked as per Union County Monumentation records
- Found 5/8" iron pin with plastic cap marked PCA, set by Survey 32-88
- Found 5/8" iron pin with plastic cap marked BGF SURVEY MARKER set by Survey Number 41-71
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20140009T
- Set 5/8" x 30" rebar with plastic cap marked BGF SURVEY MARKER
- Centerline
- - - Easement line
- Power transformer
- [] Record measurement as per Partition Plat 1990-004

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 41-71
Survey Number 32-88
Survey Number 024-1994
Survey Number 032-1995
Partition Plat 1990-004
Partition Plat 20140009T

DEED REFERENCES

Microfilm Document Number 20140548
Microfilm Document Number 20140307
Microfilm Document Number 20085060
Microfilm Document Number 20035562
Microfilm Document Number 136983

Partition Plat Report 19-31299, dated June 17, 2019, prepared by Eastern Oregon Title, Inc.

Found pin, set by 32-88, falls 0.21 ft. North of North line of Buchanan St. ROW

Found pin, set by 32-88, falls 0.30 ft. North of North line of Buchanan St. ROW

1/4 3/10

2" aluminum cap in mon box, marked as per Union County monumentation records

3 2
10 11

2 1/2" aluminum pipe with 2 1/2" aluminum cap marked as per Union County monumentation records

PARTITION PLAT NUMBER 20190009T

Microfilm Number 20192067T
Plat Cabinet Number E464-E465

A partition of a portion of Parcel B of Partition Plat No. 90-004
Situated in the Southwest quarter of the Southeast 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, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels of this partition, being a portion of Parcel B of Partition Plat No. 90-004, filed in Plat Cabinet "A", Slide 276, plat records of Union County, Oregon, situated in the Southwest quarter of the Southeast quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Oregon, more particularly described as follows:

Beginning at an angle point in the West line of said Parcel B, said point which bears North 35°43'07" East, a distance of 1003.07 feet from the South quarter corner of said Section 3,

Thence: South 2°10'14" East, along the West line of said Parcel B, a distance of 785.57 feet to the North right of way line of Buchanan Lane,

Thence: South 89°56'32" East, along said North right of way line, a distance of 200.71 feet, to the Southeast corner of said Parcel B,

Thence: North 0°02'51" East, along the East line of said Parcel B, a distance of 785.06 feet, to the South line of Parcel 1 of Partition Plat 20140009T,

Thence: North 89°57'45" West, along said South line, a distance of 231.11 feet to the Point of Beginning.

Containing 3.89 acres.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that all parcel corners are monumented in accordance with O.R.S. 92.050 and 92.060.



Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Ave.
La Grande, OR 97850

DECLARATION

Know all people by these presents that JON C. FREGULIA, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, as shown on the annexed map, and does hereby create the 30 foot wide easement for ingress and egress over Parcel 2 for benefit of Parcel 1, the 10 foot sewer line easement over Parcel 1 for benefit of Parcel 2 and the 10 foot wide power line easement across Parcel 1 for benefit of parcel 1, all in accordance with O.R.S. Chapter 92.

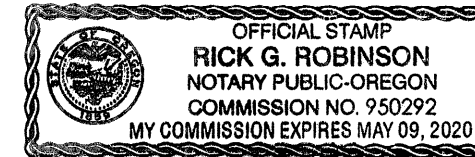
JON C. FREGULIA
JON C. FREGULIA

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of JULY, 2019, before me a Notary Public in and for said State and County, personally appeared JON C. FREGULIA, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

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 2019-2020 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: 8-1-19
for Cody Vavra, Union County Assessor/Tax Collector

City of Island City Mayor

Approved this 31st day of July, 2019.

Robb Rea
Robb Rea

Union County Surveyor

Approved this 25th day of July, 2019.

By Wallowa County Surveyor *Gregory T. Blackman*, Deputy
Gregory T. Blackman
Deputy Wallowa County Surveyor

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 this 1st day of August, 2019, at 4:00 o'clock P.M., and recorded in Plat Cabinet No. E464-E465 Union County records. Microfilm Number 20192067T

Robin A. Church by *Ellen Tucker, Deputy Clerk*
Union County Clerk

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Jeffrey S. Hsu
Jeffrey S. Hsu, OPLS 83571