

# PARTITION PLAT NUMBER 20190010 T

A partition situated in the Northwest quarter of the Northeast quarter of Section 10, Township 3 South, Range 38 East of the Willamette Meridian, Island City and Union County, Oregon

## 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"=100'

## LEGEND

- ⊙ Found monument as described, marked as per Union County Monumentation records
- ◆ Found 5/8" iron pin with plastic cap marked AP&A, set by Survey Number 031-1993
- Found 5/8" iron pin with plastic cap marked AP&A, set by Partition Plat 1994-23
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 020-2007
- ▲ Found 5/8" iron pin with plastic cap marked AP&A, set by Survey Number 039-2002
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line
- - - - - Creek
- x - Fenceline
- ( ) Record measurement as per Partition Plat 1994-23
- [ ] Record measurement as per Partition Plat 20110015T
- ▨ Designated Wetland as per delineation by Bart Barlow, CPSS, dated Oct. 7, 2017

## REFERENCE MATERIAL

Union County Monumentation Records  
Partition Plat 1994-23  
Partition Plat 20110015T  
Survey Number 19-85  
Survey Number 031-1993  
Survey Number 020-2007  
Survey Number 039-2002

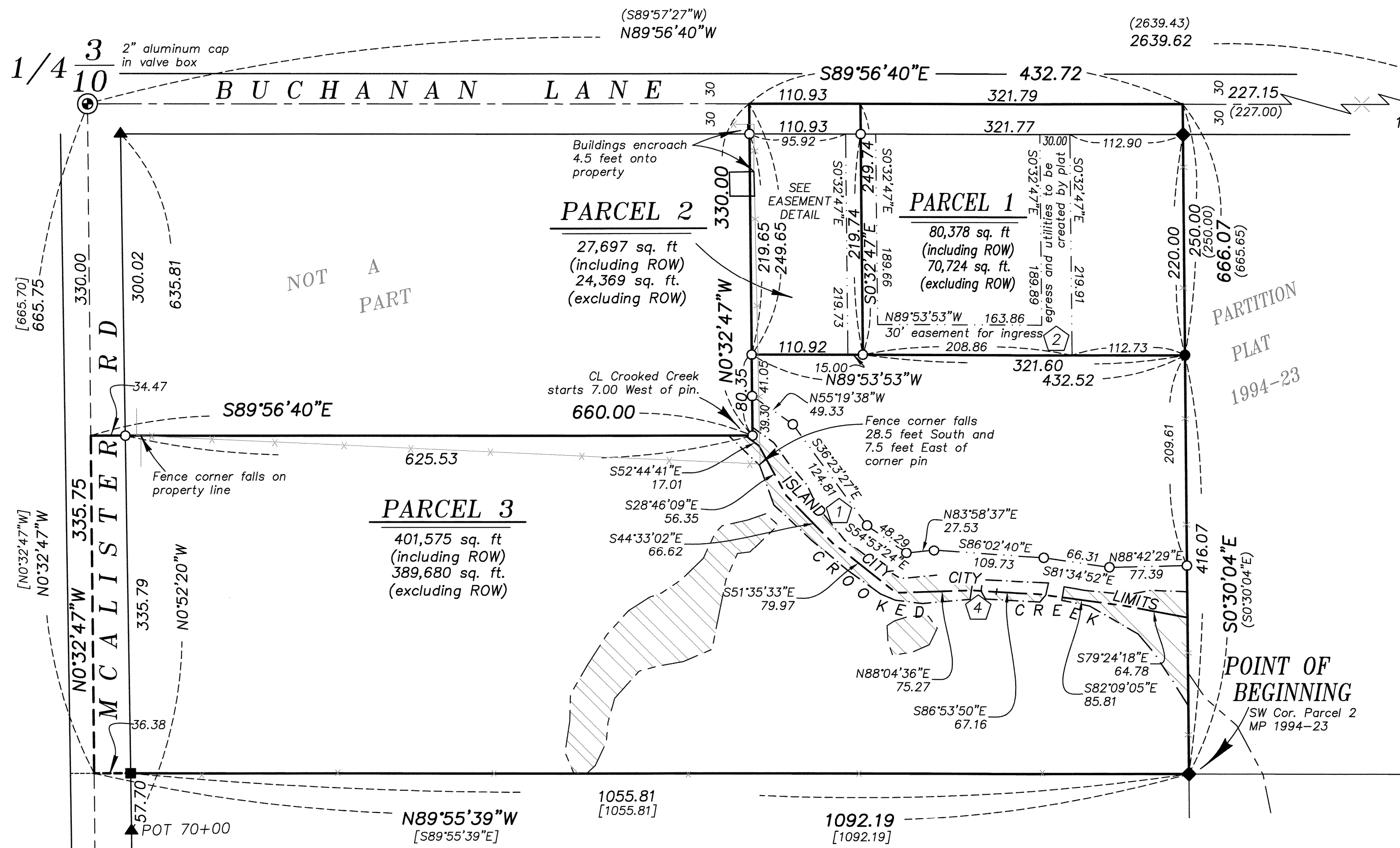
DEED REFERENCES  
Book 65, Page 418  
Book 141, Page 127  
Microfilm Document Number 160924  
Microfilm Document Number 124715  
Microfilm Document Number 132525  
Microfilm Document Number 996345

Partition Plat Report 19-31236, dated May 28, 2019, prepared by Eastern Oregon Title, Inc.

## 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. 20190010 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E466-E467 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



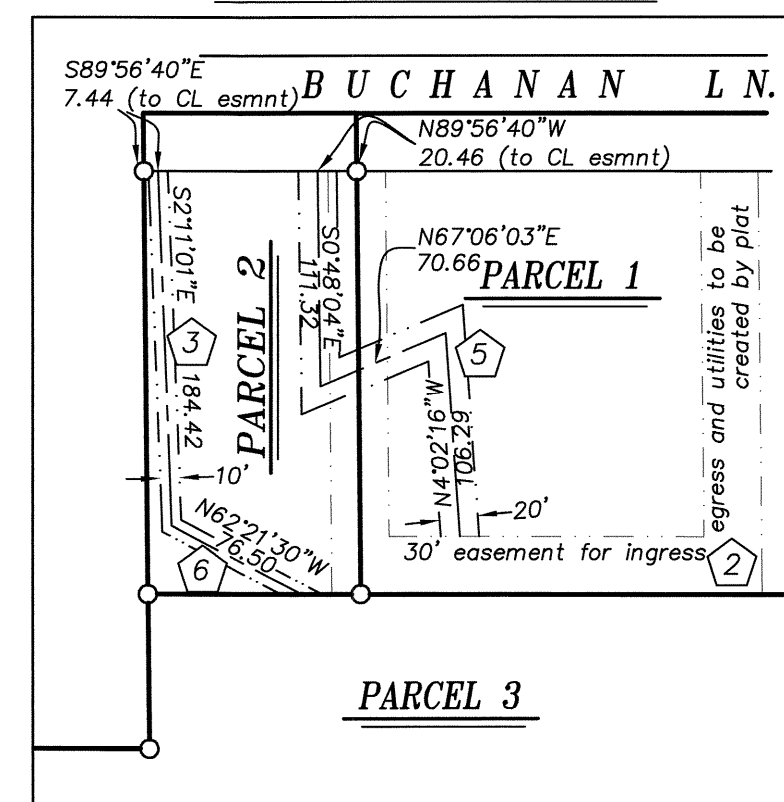
## NARRATIVE

This partition was done at the request of Phil Peterson, owner of the land within. The purpose of this partition was to divide the property as shown. Along the East line, I hold pins set by Partition Plat 1994-23. The South line was resolved by Survey Number 020-2007 and I hold the pins set by this survey as well. There is no conflict between this deed and the tract to the Northwest and I hold record distances from the Section line to place these lines. McAlister Road was legalized in Survey Number 039-2002 and I hold these pins for the East right of way line. I establish the South line of Buchanan Lane right of way at 30 foot offset from the Section line. Fences are off as shown. Wetland delineation performed by Bart Barlow, CPSS October 2017. I find no unusual conditions with this partition.

## NOTES AND EASEMENTS

- 1 Riparian buffer area, 25 ft from designated wetlands area. No parking permitted in this area.
- 2 30 foot wide easement for ingress, egress and utilities, for benefit of all parcels, created by this plat
- 3 10 ft. wide utility easement, granted to Oregon Trail Electric Consumers Cooperative by deed recorded as Microfilm Document Number 996345
- 4 Irrigation Ditch easement, reserved in Book 65, Page 418, over existing irrigation ditch. No width specified. Shown as centerline of Crooked Creek hereon.
- 5 20' wide sewer and water line easement, over Parcels 1 and 2 for mutual benefit of all parcels in this partition, created by this plat
- 6 10' wide underground power utility easement, over Parcel 2 for benefit of Parcel 3, created by this plat.
- 7 Annexation agreement between City of Island City and AC Electrical Construction Inc. by MF 20014237. City limits, at time of partition, extend South to centerline of the creek. Portion of Parcel 3 lying South of the creek is not in Island City city limits.

## EASEMENT DETAIL



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 2, 2010  
JEFFREY S. HSU  
83571

Renewal Date: June 30, 2021

PARTITION PLAT NUMBER 20190010 T

Microfilm Number 20192174  
Plat Cabinet Number E466-E467

A partition situated in the Northwest quarter of the Northeast quarter of Section 10, Township 3 South, Range 38 East of the Willamette Meridian, Island City and Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have platted the parcels of this partition, being situated in the Northeast quarter of Section 10, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows,

Beginning at the Southwest corner of Parcel 2 of Partition Plat No. 1994-23, filed as Microfilm Number 157090 in Slide 375, Plat Cabinet 'A', Plat records of Union County, Oregon,

Thence: North 89°55'39" West, along the South line of the North half of the Northwest quarter of the Northeast quarter of said Section 10, a distance of 1092.19 feet, to the West line of said Northwest quarter of the Northeast quarter,

Thence: North 0°32'47" West, along said West line, a distance of 335.75 feet, to the South line of that tract conveyed to Walter Dale Mattson and Carol Lee Mattson by deed recorded as Microfilm Number 124715, deed records of Union County,

Thence: South 89°56'40" East, along South line of said Mattson tract, a distance of 660.00 feet,


Thence: North 0°32'47" West, a distance of 330.00 feet, to the North line of said Northwest quarter of the Northeast quarter,

Thence: South 89°56'40" East, along said North line, a distance of 432.72 feet, to the Northwest corner of Parcel 1 of said Partition Plat Number 1994-23,

Thence: South 0°30'04" East, along the West line of Parcels 1 and 2 of said Partition Plat Number 1994-23, a distance of 666.07 feet, to the Point of Beginning

Containing 11.70 acres (11.13 acres, excluding right of way)


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

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



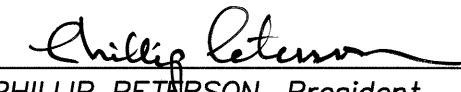
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20190010 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E466-E467 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

DECLARATION

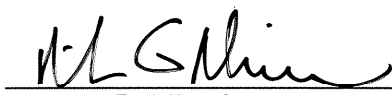
Know all people by these presents that AC ELECTRICAL CONSTRUCTION, INC., an Oregon Corporation, is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused it to be surveyed and platted, and does hereby create the 30 foot wide easement for ingress, egress and utilities over Parcel 1 and 2 for benefit of all parcels, the 10 foot underground powerline easement over Parcel 2 for benefit of Parcel 1, and the 20 foot sewer and water line easement over Parcels 1 and 2 for benefit of all parcels, as shown on the annexed map, in accordance with O.R.S. Chapter 92. In witness whereof, AC ELECTRICAL CONSTRUCTION, INC., an Oregon Corporation, pursuant to its operating agreement, duly and legally adopted, has caused these presents to be signed by PHILLIP PETERSON.

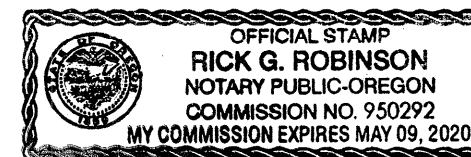
  
PHILLIP PETERSON, President  
AC ELECTRICAL CONSTRUCTION, INC.  
AN OREGON CORPORATION

ACKNOWLEDGMENTS

State of Oregon SS  
County of Union

Know all people by these presents, on this 30<sup>th</sup> day of JULY, 2019, before me a Notary Public in and for said State and County, personally appeared PHILLIP PETERSON, who are 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.

  
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: 8-12-19  
for Cody Vavra, Union County Assessor/Tax Collector

City of Island City Mayor

Approved this 31<sup>st</sup> day of July, 2019.

  
Robb Rea

Union County Planning

Approved this 1 day of August, 2019.

  
Scott Hartell  
Union County Planning Director

Union County Surveyor

Approved this 30<sup>th</sup> 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 12<sup>TH</sup> day of August, 2019, at 10:50 o'clock A.M., and recorded in Plat Cabinet No. E466-E467 Union County records. Microfilm Number 20192174 T

Robin A. Church  
Union County Clerk by Helen Tucker, Deputy Clerk