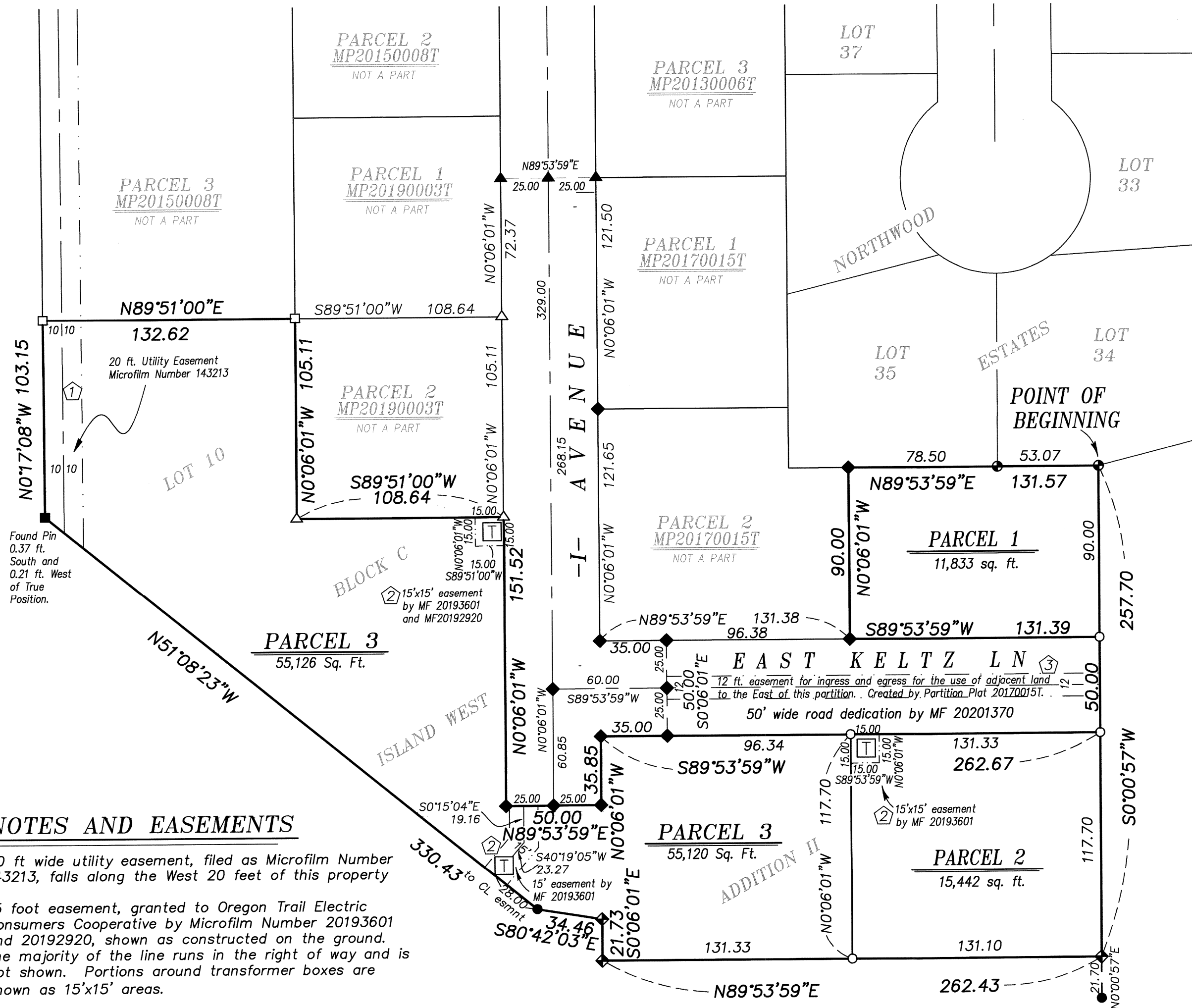


PARTITION PLAT NUMBER 2020003

A partition of adjusted Parcel 3 of Partition Plat Number 20190003T and a portion of Unsurveyed Parcel 1 of Partition Plat 20080023T, 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 20201502
Plat Cabinet Number E486 - E487



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
- △ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190003T
- ◇ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Union County Survey 008-2020
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - - Easement Line

NOTES AND EASEMENTS

- ① 20 ft wide utility easement, filed as Microfilm Number 143213, falls along the West 20 feet of this property
- ② 15 foot easement, granted to Oregon Trail Electric Consumers Cooperative by Microfilm Number 20193601 and 20192920, shown as constructed on the ground. The majority of the line runs in the right of way and is not shown. Portions around transformer boxes are shown as 15'x15' areas.
- ③ 12 ft easement for ingress and egress, created by Partition Plat 20170015T, falls within dedicated Keltz Lane right of way

REFERENCE MATERIAL

- Survey No. 021-76
- Survey No. 013-92
- Survey No. 033-92
- Survey No. 008-2020
- Minor Partition Plat Number 20110007T
- Minor Partition Plat Number 20130006T
- Minor Partition Plat Number 20140020T
- Minor Partition Plat Number 20150008T
- Minor Partition Plat Number 20170015T
- Minor Partition Plat Number 20190003T
- Plat of Island West Addition II
- Plat of Northwood Estates

- DEED REFERENCES**
- Microfilm Number 137587
 - Microfilm Number 137120
 - Microfilm Number 143213
 - Microfilm Number 158003
 - Microfilm Number 20131270
 - Microfilm Number 20143349T
 - Microfilm Number 20201370
 - Microfilm Number 20200961
 - Microfilm Number 20200962

Eastern Oregon Title Report No. 20-32396, dated April 23, 2020

NARRATIVE

This partition was done at the request of Las Lequerica, owner of the land within. Mr Lequerica wanted to partition Parcel 3 of Partition Plat Number 20190003T, (adjusted as shown in Survey 008-2020), as shown. I recover the monuments as shown. I place the parcel lines 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, 2021

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. 2020003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E486 - E487 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

PARTITION PLAT NUMBER 20200003
A partition of adjusted Parcel 3 of Partition Plat Number 20190003T and a portion of Unsurveyed Parcel 1 of Partition Plat 20080023T,
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 20201502
Plat Cabinet Number E486-E487

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 a portion of Parcel 3 of Partition Plat Number 20190003T, filed as Microfilm Number 20190796T and stored in Slides 450 and 451, Plat Cabinet 'E', plat records of Union County and a portion of Unsurveyed Parcel 1 of Partition Plat 20080023T, filed as Microfilm Number 20084475T and stored in Slides 027 and 028, Plat Cabinet 'B', plat records of Union County, Oregon, being 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 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 257.70 feet,

Thence: South 89°53'59" West, a distance of 262.43 feet,

Thence: North 0°06'01" West, a distance of 21.73 feet, to the South line of said Lot 10,

Thence: North 80°42'03" West, along said South line, a distance of 34.46 feet to an angle point 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: South 0°06'01" East, along the exterior of 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 151.52 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 262.67 feet, to the Southeast corner of said East Keltz Lane,

Thence: North 0°00'57" East, along the East line of said East Keltz Lane, a distance of 50.00 feet, to the Northeast corner of East Keltz Lane,

Thence: South 89°53'59" West, along the North line of East Keltz Lane, a distance of 131.39 feet, to the Southeast corner of Parcel 2 of Partition Plat 20170015T, filed as Microfilm Number 20172308T and stored in Slides 399 and 400, Plat Cabinet 'D', plat records of Union County, Oregon

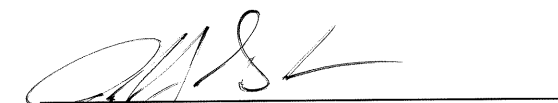
Thence: North 0°06'01" West, along the exterior of said Parcel 3, said line being the East line of said Parcel 2 of Partition Plat 20170015T, a distance of 90.00 feet, to an angle point in said Parcel 3, said point being on the South line of Lot 35 of Northwood Estates,

Thence: North 89°53'59" East, along the exterior of said Parcel 3, said line also being the South line of Lots 35 and 34 of Northwood Estates, a distance of 131.57 feet, to the Point of Beginning.

Containing 82,395 sq. ft (1.89 acres)

SURVEYOR'S CERTIFICATE

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, in accordance with the provisions of O.R.S. Chapter 92.

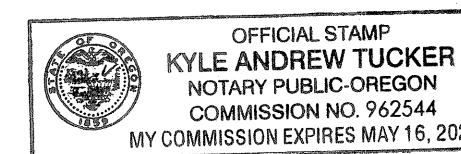

GERALD L. LEQUERICA 
SHARLEA A. LEQUERICA

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 12th day of May, 2020, 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

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. 20200003 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E486-E487 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

APPROVALS

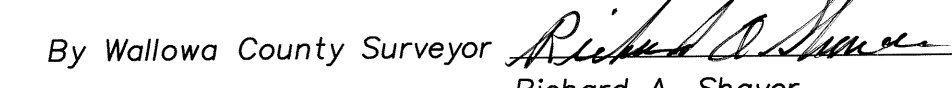
CITY OF ISLAND CITY PLANNING

Approved this 19 day of May, 2020.


Mayor, City of Island City


UNION COUNTY SURVEYOR

Approved this 11 day of MAY, 2020.

By Wallowa County Surveyor 
Richard A. Shaver

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 Cody Valera, Union County Assessor/Tax Collector Date: 5/19/20

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 day of May, 2020, at 3:37 o'clock P. M, and filed in Plat Cabinet No. E486-E487, Union County records. Microfilm No. 20201502

Union County Clerk by 
Robin A. Church