

PARTITION PLAT NUMBER 2020-0004

Microfilm Number 20202706

Plat Cabinet Number E488 + E489

A partition of Parcel 2 of Major Partition Plat Number 20080028T
Sited in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the
Willamette Meridian, 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"=100'

LEGEND

REFERENCE MATERIAL

Union County Monumentation Records
Survey Number 26-86
Survey Number 045-1995
Survey Number 002-1999
Survey Number 018-2002
Partition Plat 20080028T
Partition Plat 20140013T

DEED REFERENCES

Microfilm Document Number 142072
Microfilm Document Number 158173
Microfilm Document Number 20073814
Partition Plat Report 20-32487
prepared by Eastern Oregon Title
Company, dated May 14, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JEFFREY S. HSU
83571
Renewal Date: June 30, 2021

NOTES AND EASEMENTS

- 1 Walton Road, as it crosses the railroad, subject to terms and conditions of the Private Road Crossing Agreement recorded as Microfilm Number 158173.
- 2 Right of way for May Park Ditch, as described in Amended Easement for Irrigation Ditch, recorded as Microfilm Document Number 142072. There is no evidence of the ditch on the property. The location as shown in said microfilm number is too vague to place accurately. Not shown hereon.
- 3 10' sewer easement, created by Major Partition 20140013T
- 4 Triangular easement for ingress, egress and utilities created by Partition Plat 20140013T
- 5 20 ft. wide sewer easement, over Parcel 1 of this partition as well as Parcel 1 of Partition 20140013T, for benefit of Parcel 2 of this Partition and Parcel 2 of Partition Plat 20140013T, created by this plat. Portion East of Walton Road intended to widen existing 10 foot sewer easement to 30 ft.
- 6 60' wide easement for ingress, egress and utilities, created by this plat.

CURVE TABLE	
C1 PROPERTY LINE MAY LANE Δ=51°03'12" R=90.00' L=80.19' L.C.=77.57' S13°41'30"W	C2 PORTION OF MAY LANE Δ=89°59'59" R=90.00' L=141.37' L.C.=127.28" N56°50'22"W
C3 NORTH LINE EASEMENT Δ=38°11'01" R=79.86' L=53.22' L.C.=52.24' S39°07'52"W	C4 SOUTH LINE EASEMENT Δ=38°13'54" R=19.91' L=13.28' L.C.=13.04' S39°08'24"W
C5 WEST LINE WALTON RD. Δ=31°18'38" R=130.00' L=71.04' L.C.=70.16' S15°39'19"E	C6 EAST LINE WALTON RD. Δ=31°18'38" R=70.00' L=38.25' L.C.=37.78' S15°39'19"E

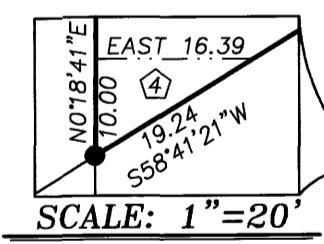
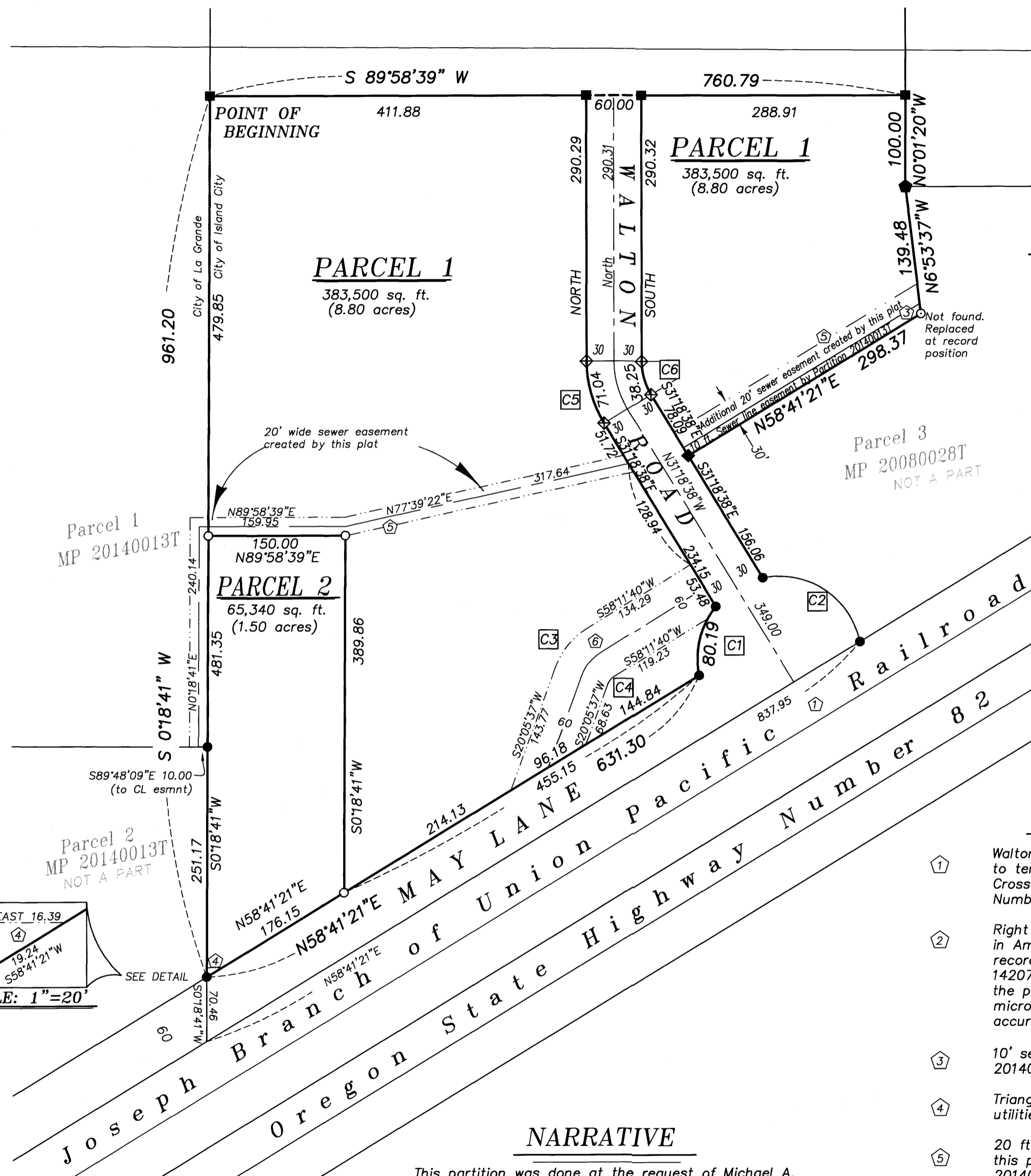
SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2020-0004 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E488 + E489 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 Michael A. Becker. The purpose of this partition is to divide the property as shown. Exteriors as based on Partition 20080028T. There are some monuments occluded by improvements on the property as are therefore unrecoverable. Finding the remaining monumentation harmonious with said plat, I use record position for these monuments. There is an easement for the May Park Ditch, of which I can find no remaining evidence for. I find no other unusual conditions with this partition.



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Sited in the Northeast quarter of Section 4, Township 3 South, Range 38 East of the
Willamette Meridian, 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 a portion of Parcel 2 of Partition Plat Number 20080028T,
situated in the Northeast quarter of Section 4, Township 3 South, Range
38 East of the Willamette Meridian, the exterior being more particularly
described as follows;

Beginning at the Northwest corner of said Parcel 2,

Thence: South 0°18'41" West, along the West line of said Parcel 2, a
distance of 961.20 feet, to the North right of way line of May Lane,

Thence: North 58°41'21" East, along said North right of way line, a distance
of 631.30 feet, to the PC of a 90.00-radius non tangent curve to the
right,

Thence: Continuing along said North right of way line along said curve, a
distance of 80.19 feet, through a central angle of 51°03'12" (the long chord
which bears North 13°41'30" East, a distance of 77.57 feet), to the West
right of way line of Walton Road,

Thence: North 31°18'38" West, along said West right of way line, a distance
of 234.15 feet, to the PC of a 130.00-foot radius curve to the right,

Thence: Along said curve, a distance of 71.04 feet, through a central angle
of 31°18'38" (the long chord which bears North 15°39'19" West, a distance
of 70.16 feet),

Thence: North, along said West right of way line, a distance of 290.29 feet,
to the North line of said Parcel 2,

Thence: North 89°58'39" East, along the North line of Walton Road, a
distance of 60.00 feet, to the East right of way line of Walton Road,

Thence: South, along said East right of way line, a distance of 290.32 feet,
to the PC of a 70.00 ft. radius curve to the left,

Thence: Along said curve, a distance of 38.25 feet, through a central angle
of 31°18'38" (the long chord which bears South 15°39'19" East, a distance
of 37.78 feet),

Thence: South 31°18'38" East, a distance of 78.09 feet, to an angle point
in the exterior of said Parcel 2,

Thence: North 58°41'21" East, along the South line of said Parcel 2, a
distance of 298.37 feet,

Thence: North 6°53'37" West, along the East line of said Parcel 2, a
distance of 139.48 feet,

Thence: North 0°01'20" West, along the East line of said Parcel 2, a
distance of 100.00 feet, to the Northeast corner of said Parcel 2,

Thence: South 89°58'39" West, along the North line of said Parcel 2, a
distance of 760.79 feet, to the Point of Beginning.

Said tract containing 10.30 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 the provisions of O.R.S. 92.050 and 92.060.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571

Renewal Date: June 30, 2021

Jeffrey S. Hsu, OPLS 83571
Bagett, Griffith and Blackman
LaGrande, OR 97850

DECLARATION

Know all people by these presents that MICHAEL A. BECKER, and BILL WOLFE
RANCHES, INC., AN OREGON CORPORATION, are the owners of the land within this
partition, said land being more particularly described in the accompanying Surveyor's
Certificate, and have caused the same to be surveyed and platted as shown on the
annexed plat, and do hereby create the 20 ft wide sewer easement over Parcel 1 of
this partition as well as over Parcel 1 of Partition 20140013T, for benefit of Parcel 2
of this Partition and Parcel 2 of Partition Plat 20140013T and the 60 foot wide
easement for ingress, egress and utilities over Parcel 1 for benefit of Parcel 2 and
Parcel 2 of Partition Plat 20140013T, as shown on the annexed map, in accordance
with the provisions of O.R.S. Chapter 92. In witness whereof, BILL WOLFE RANCHES,
INC., pursuant to a resolution of its Board of Directors, duly and legally adopted,
has caused these presents to be signed by STEPHEN D. WOLFE, President.

Michael A. Becker
MICHAEL A. BECKER

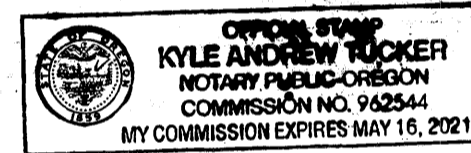
Stephen Wolfe Pres.
STEPHEN D. WOLFE, President
BILL WOLFE RANCHES, INC.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of August, 2020,
before me, a Notary Public in and for said State and County, personally
appeared MICHAEL A. BECKER, 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.

Notary Public for
the State of Oregon

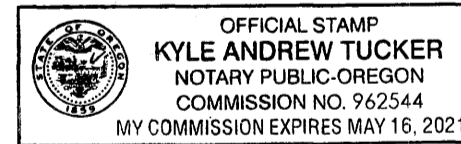


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 5th day of August, 2020,
before me, a Notary Public in and for said State and County, personally
appeared STEPHEN D. WOLFE, 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.

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. 2020-0004 and that the
annexed tracing is an exact copy of said Partition Plat as the same is on file in
UNION COUNTY Cabinet Number E488-E489 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

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
2020-2021 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.

Date: 8/17/20
Cody Vavra, Union County Assessor/Tax Collector

City of Island City

Approved this 11th day of August, 2020.

Karen Howton, Planning Director
City of Island City

Delmer E. Hanson
Mayor
City of Island City

Union County Surveyor

Approved this 5 day of August, 2020.

by Wallowa County Surveyor Richard A. Shaver

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 17 day of August, 2020, at 9:35
o'clock A.M., and recorded in Plat Cabinet No. E488 + E489
Union County records. Microfilm Number 20202706

Robin A. Church,
Union County Clerk by Debra J. Bergman, Deputy Clerk