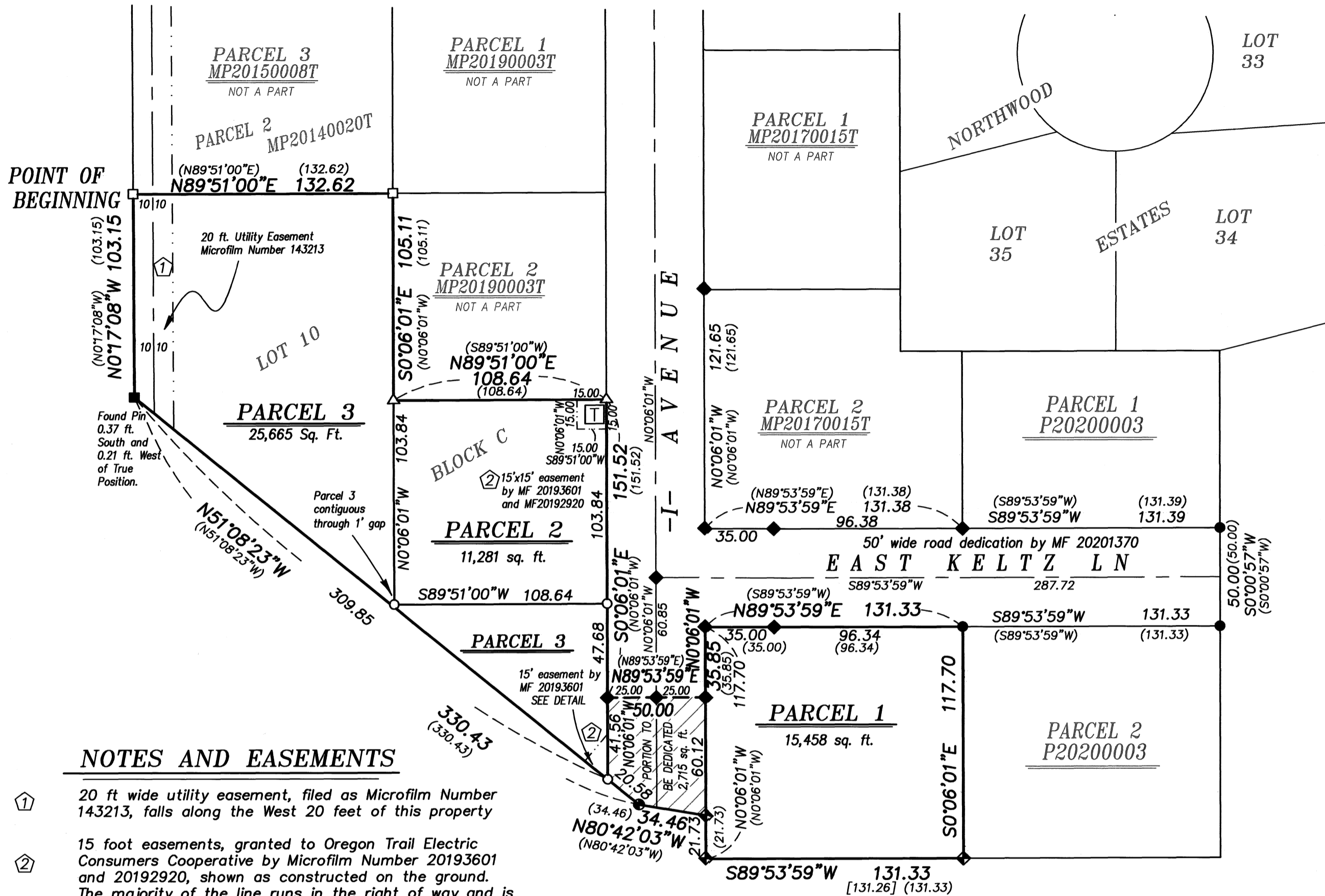


PARTITION PLAT NUMBER 2021-0008

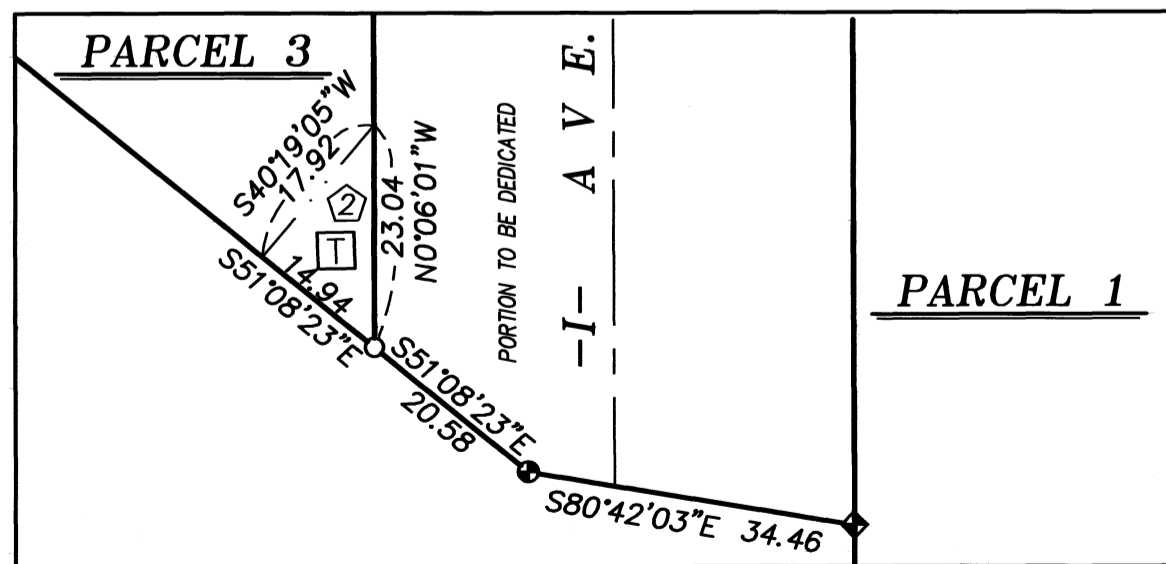
A partition of Parcel 3 of Partition Plat Number 20200003,
Situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian,
City of Island City, Union County, Oregon

Microfilm Number 20210927
Plat Cabinet Number E5274 E528



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 easements, 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. Portion around transformer box on Parcel 2 is shown as 15'x15' area.



DETAIL SCALE 1"=20'

REFERENCE MATERIAL

Survey No. 21-76
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
Partition Plat Number 20200003
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 20192920
Microfilm Number 20193601
Microfilm Number 20201370
Microfilm Number 20200961
Microfilm Number 20200962

Eastern Oregon Title Report No. 21-33891, dated March 1, 2021

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, 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 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
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Partition Plat Number 20200003
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - Easement Line
- ▨ Area to be dedicated
- [] Record measurement as per Survey Number 008-2020
- () Record measurement as per Partition Plat 20200003
- ⊠ Electrical Transformer

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 20200003, as shown. I recover the monuments as shown and find them harmonious with record measurements of Partition Plat 20200003. I place the parcel lines at the direction of Mr. Lequerica. The monument at the Southeast corner of Parcel 1 was set by Survey Number 008-2020. It is erroneously shown on Partition Plat 20200003 as being set by that partition. I find no other unusual conditions with this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jeffrey S. Hsu
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. 2021-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E5274 E528 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 2021-0008

Microfilm Number 20210927
Plat Cabinet Number E527 + E528

A partition of Parcel 3 of Partition Plat Number 20200003,
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

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 20200003T, filed as Microfilm Number 20201502 and stored in Plat Cabinet 'E', Slides 486 and 487, plat records of Union County, 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 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 said exterior,

Thence: South 0°06'01" East, along said exterior, a distance of 105.11 feet, to an angle point in said exterior,

Thence: North 89°51'00" East, along the exterior of said parcel 3, a distance of 108.64 feet, to the West right-of-way line of -I- Avenue,

Thence: South 0°06'01" East, along the exterior of said Parcel 3, also being along said West right-of-way line of -I- Avenue, a distance of 151.52 feet to the South right of way line of said -I- Avenue,

Thence: North 89°53'59" East, along the exterior of said Parcel 3, also being along said 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, also being 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, also being along said South right-of-way line, a distance of 131.33 feet, to the East line of said Parcel 3,

Thence: South 0°06'01" East, along the East line of said Parcel 3, a distance of 117.70 feet, to the Southeast corner of said Parcel 3,

Thence: South 89°53'59" West, along the South line of said Parcel 3, a distance of 131.33 feet, to an angle point in the South line of said Parcel 3,

Thence: North 0°06'01" West, along the exterior of said Parcel 3, a distance of 21.73 feet, to an angle point in said Parcel 3,

Thence: North 80°42'03" West, along the South line of said Parcel 3, a distance of 34.46 feet, to an angle point in said South line,

Thence: North 51°08'23" West, along said South line, a distance of 330.43 feet, to the Southwest corner of said Parcel 3,

Thence: North 0°17'08" West, along the West line of said Parcel 3, a distance of 103.15 feet, to the Point of Beginning

Containing 55,119 sq. ft (1.27 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.

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 do hereby dedicate, donate and convey to public use forever that portion of -I- Avenue, as shown on annexed map, 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.

[Signature] GERALD L. LEQUERICA

[Signature] SHARLEA A. LEQUERICA

APPROVALS

UNION COUNTY SURVEYOR

Approved this 5th day of MARCH, 2021.

By Wallowa County Surveyor [Signature] For Richard A. Shaver

CITY OF ISLAND CITY PLANNING

Approved this 10th day of MARCH, 2021.

[Signature] Mayor, City of Island City

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.

[Signature] Date: 3/11/21 by Cody Navra, Union County Assessor/Tax Collector

UNION COUNTY COMMISSIONERS

Approved this 17 day of MARCH, 2021.

[Signatures] Donna Beverage, Matt Scarfo

[Signature] Paul Anderes

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 17th day of MARCH, 2021, at 9:42 o'clock A.M, and filed in Plat Cabinet No. 2021-0008, Union County records. Microfilm No. 20210927

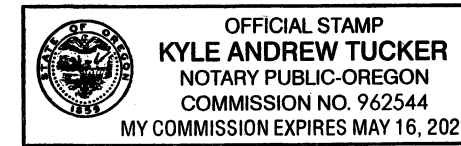
Union County Clerk by [Signature] Deputy Clerk Robin A. Church

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all these people by these presents, on this 8th day of March, 2021, 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] 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. 2021-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E527 + E528 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

[Signature] Jeffrey S. Hsu, OPLS 83571



Jeffrey S. Hsu, OPLS 83571
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850