



**EASEMENT CENTERLINE TABLE**

LINE	BEARING	DISTANCE
E1	N34°48'23"E	371.38'
E2	S76°54'17"E	192.34'
E3	N29°17'23"E	95.60'
E4	N09°24'30"W	66.56'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N31°17'35"W	22.09'
L2	N31°17'35"W	21.86'
L3	N89°38'17"E	21.45'
L4	S58°36'25"W	134.42'
L5	S31°41'26"E	64.11'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S76°17'35"E	42.43'
C2	220.00'	30°55'52"	118.77'	S15°49'39"E	117.33'
C3	290.00'	40°04'59"	202.88'	S20°24'12"E	198.77'
C4	270.00'	40°45'23"	192.06'	S20°04'00"E	188.04'
C5	46.00'	90°00'00"	72.26'	N45°05'57"W	65.05'
C6	260.00'	40°04'59"	181.89'	S20°24'12"E	178.20'
C7	300.00'	40°45'23"	213.40'	N20°04'00"W	208.93'

- LEGEND:**
- — — — — PROPERTY LINE
  - - - - - EASEMENT LINE
  - - - - - EASEMENT CENTERLINE
  - - - - - ROAD CENTERLINE
  - FOUND 5/8" REBAR WITH CAP MARKED "BGB SURVEY MARKER"
  - SET 5/8" REBAR WITH CAP MARKED "DURYEA AND ASSOCIATES"

**SURVEY REFERENCES:**  
 R1 MAJOR LAND PARTITION PLAT NO. 1992-14  
 R2 RECORD OF SURVEY 023-2004  
 R3 WARRANTY DEED NO. 20001476

**BASIS OF BEARINGS:**  
 THE BEARING OF SOUTH 00°21'43" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF WALTON ROAD AS SHOWN ON MAJOR PARTITION PLAT NO. 1992-14, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

**NARRATIVE:**  
 PURPOSE: THIS PARTITION WAS DONE AT THE REQUEST OF SCOTT STECKLEY OF CHEHALEM DIVERSIFIED, INC AS REPRESENTATIVE OF PANDA RESTAURANT GROUP, INC. BUYER OF PARCEL 2 OF THIS PLAT. MR. STECKLEY REQUESTED THAT PARCEL 1 OF MAJOR PARTITION PLAT NO. 1992-14 BE PARTITIONED INTO TWO (2) PARCELS.

PROCEDURE: UTILIZING FOUND MONUMENTS FROM MAJOR PARTITION PLAT NO. 1992-14 THE GEOMETRY OF THE ORIGINAL PLAT WAS VERIFIED FOR THE EXTERIOR BOUNDARY OF THIS RE-PLAT.

BOUNDARY CONTROL WAS LOCATED ON NOVEMBER 12, 2019

**SURVEYOR'S EXACT COPY STATEMENT:**  
 I MITCHELL J. DURYEA, REGISTERED OREGON SURVEYOR NO. 59638, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1992-14 AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UNION COUNTY CABINET NUMBER E529-E530 OF THE PLAT RECORDS OF UNION COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JULY 11, 2000  
 MITCHELL DURYEA  
 #59638  
 EXPIRES 12/31/2021

**PARTITION PLAT NO. 2021-0009**

LANDS OF WAL-MART REAL ESTATE BUSINESS TRUST  
 PORTION OF THE NE1/4, SECTION 4,  
 TOWNSHIP 3 SOUTH, RANGE 38 EAST, W.M.  
 PARCEL 1, MAJOR PARTITION NO. 1992-14  
 CITY OF ISLAND CITY, UNION COUNTY, OREGON  
 JANUARY, 2021  
 SHEET 1 OF 2

**DURYEA & ASSOCIATES**  
 Surveying and Mapping  
 2702 N. Perry Street Spokane, WA 99207 (509) 465-8007  
 www.duryea-associates.com  
 Job No. 19-2828

**SURVEYOR'S CERTIFICATE:**

I, MITCHELL J. DURYEA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PARCEL IN THIS RE-PLAT PARTITION, ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF ISLAND CITY, COUNTY OF UNION, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NUMBER 1 OF MAJOR PARTITION PLAT NUMBER 1992-14 FILED OCTOBER 8, 1992, IN PLAT CABINET "A," SLIDE 314, RECORDS OF UNION COUNTY, OREGON, SAID PARCEL SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, THE EXTERIOR OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THAT PARCEL CONVEYED TO THE STATE OF OREGON BY DEED RECORDED ON AUGUST 5, 1991, ON MICROFILM NUMBER 138150, IN THE DEED RECORDS OF UNION COUNTY, SAID POINT BEING SOUTH 32°34'18" WEST, A DISTANCE OF 959.84 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4, THENCE: SOUTH 58°42'25" WEST, ALONG THE SOUTH LINE OF THE SAID STATE OF OREGON PARCEL, A DISTANCE OF 154.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING THE INITIAL POINT OF THIS REPLAT SAID POINT BEING THE PC OF A 30.00 FT RADIUS CURVE RIGHT.

THENCE: SOUTHEASTERLY AROUND SAID CURVE A DISTANCE OF 47.12 FEET. (LONG CHORD BEARS SOUTH 76°17'35" EAST, A DISTANCE OF 42.43 FEET), TO THE PC OF A 220.00 FT RADIUS CURVE RIGHT.

THENCE: SOUTHEASTERLY AROUND SAID CURVE A DISTANCE OF 118.77 FEET. (LONG CHORD BEARS SOUTH 15°49'39" EAST, A DISTANCE OF 117.33 FEET.

THENCE: SOUTH 0°21'43" EAST, A DISTANCE OF 289.45 FEET TO THE PC OF A 290.00 FT RADIUS CURVE LEFT.

THENCE: SOUTHEASTERLY, ALONG SAID CURVE A DISTANCE OF 202.88 FEET. (LONG CHORD BEARS SOUTH 20°24'12" EAST, A DISTANCE OF 198.77 FEET), TO THE PC OF A 270.00 FT RADIUS CURVE RIGHT.

THENCE: SOUTHEASTERLY AROUND SAID CURVE A DISTANCE OF 192.06 FEET. (LONG CHORD BEARS SOUTH 20°04'00" EAST, A DISTANCE OF 188.04 FEET.

THENCE: SOUTH 0°18'42" WEST, A DISTANCE OF 331.48 FEET.

THENCE: NORTH 89°41'18" WEST, A DISTANCE OF 471.99 FEET.

THENCE: NORTH 0°18'42" EAST, A DISTANCE OF 861.77 FEET.

THENCE: NORTH 31°17'35" WEST, A DISTANCE OF 72.00 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NUMBER 82.

THENCE: NORTH 58°42'25" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 348.31 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION

CONTAINING 419,799 SQUARE FEET OR 9.637 ACRES ±

I FURTHER CERTIFY THAT I MADE THIS PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL CORNERS OF THIS PARTITION ARE MARKED WITH MONUMENTS AS INDICATED ON THIS RE-PLAT IN ACCORDANCE WITH O.R.S. 92.050 AND 92.060.

**DECLARATION:**

KNOWN ALL PEOPLE BY THESE PRESENTS THAT WAL-MART REAL ESTATE BUSINESS TRUST IS THE OWNER 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 RE-PLATTED AS SHOWN ON THE ANNEXED MAP, AND DOES HEREBY RELOCATE A PORTION OF THE 10 FOOT WIDE SEWER EASEMENT AS SHOWN HEREON AND DOES HEREBY RELOCATE THE 30 FOOT AND 20 FOOT IRRIGATION EASEMENT TO THE LOCATION DESCRIBED IN MICROFILM NUMBER 147178 AS SHOWN HEREON. THERE SHALL BE A RECIPROCAL ACCESS, PARKING, AND UTILITY EASEMENT AGREEMENT BETWEEN LOT 1 AND LOT 2. ALL IN ACCORDANCE WITH O.R.S. CHAPTER 92. IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, PURSUANT TO A RESOLUTION OF ITS BOARD OF DIRECTORS, DULY AND LEGALLY ADOPTED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

*Nick Goodner*

WAL-MART REAL ESTATE BUSINESS TRUST

**ACKNOWLEDGMENTS:**

STATE OF AR }  
 COUNTY OF Benton }

KNOWN ALL PEOPLE BY THESE PRESENTS, THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS March 18, 2021.

BY: Nick Goodner  
 AS SR. Dir II

OF WAL-MART REAL ESTATE BUSINESS TRUST

*Linda Stelljes*  
 NOTARY PUBLIC - STATE OF AR

LINDA STELLJES  
 NOTARY PUBLIC  
 BENTON COUNTY, ARKANSAS  
 COMM. EXP. 12/01/2027  
 COMMISSION NO. 12703323

**SURVEYOR'S EXACT COPY STATEMENT:**

I MITCHELL J. DURYEA, REGISTERED OREGON SURVEYOR NO. 59638, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1992-14 AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UNION COUNTY CABINET NUMBER E529-E530 OF THE PLAT RECORDS OF UNION COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120

**APPROVALS:**

**ISLAND CITY PLANNING DEPARTMENT:**

APPROVED THIS 22nd DAY OF March, 2021

*Karen Howson*

CITY OF ISLAND CITY

**ISLAND CITY MAYOR:**

APPROVED THIS 22nd DAY OF March, 2021

*David Comfort*

CITY OF ISLAND CITY

**UNION COUNTY SURVEYOR:**

APPROVED THIS 19 DAY OF MARCH, 2021

*[Signature]*

COUNTY SURVEYOR

**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.

BY: Ellen Wilhelm, Chief Deputy DATE: 3-25-2021  
 UNION COUNTY ASSESSOR/TAX COLLECTOR

**FILING STATEMENT:**

**UNION COUNTY CLERK:**

STATE OF OREGON }  
 COUNTY OF UNION }  
 SS }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 25 DAY OF MARCH, 2021, AT 3:48 PM O'CLOCK PM AND RECORDED IN PLAT CABINET NO. E529-E530 UNION COUNTY RECORDS. MICROFILM NUMBER 2021104

BY: Helen Tucker, Deputy Clerk  
 UNION COUNTY CLERK

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]* 3/19/21  
 DATE

Mitchell Duryea  
 PLS 59638  
 Exp. 12/31/2021  
 mitch@duryea-associates.com

OREGON  
 JULY 11, 2000  
 MITCHELL DURYEA  
 #59638

EXPIRES 12/31/2021

*[Signature]* 3/19/21

**PARTITION PLAT NO. 2021-0009**

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 SHEET 2 OF 2



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