

PARTITION PLAT NUMBER 2022-0006

A partition of Parcel 3 of Partition Plat 20190010T
 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

Microfilm Number 2022-1336
 Plat Cabinet Number E573 + E574

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

- 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
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190010T
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20190012T
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- Easement line
- Centerline of Creek
- 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

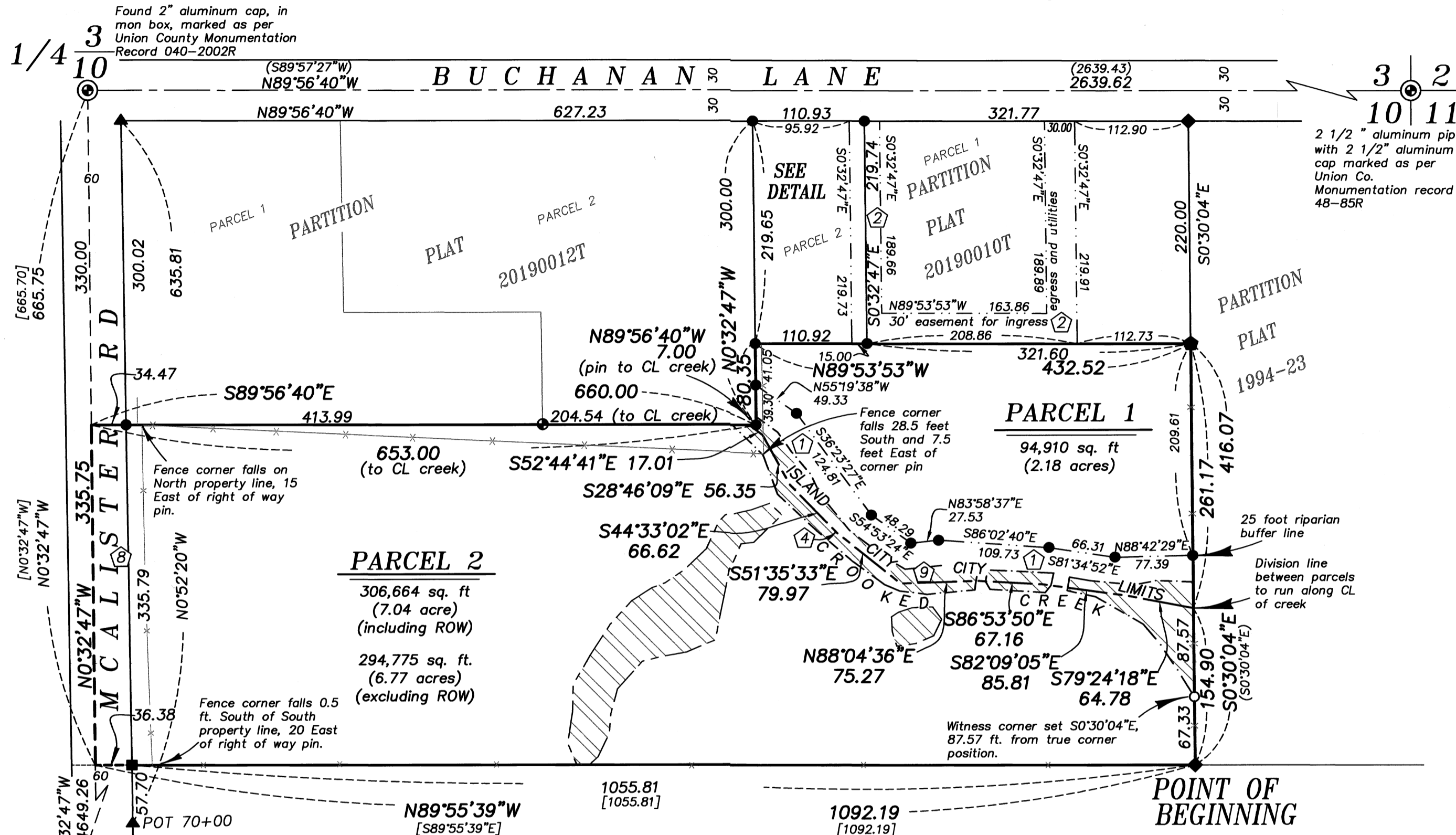
REFERENCE MATERIAL

- | | |
|--|----------------------------------|
| Union County Monumentation Records | DEED REFERENCES |
| Partition Plat 1994-23 | Book 65, Page 418 |
| Partition Plat 20110015T | Book 141, Page 127 |
| Partition Plat 20190010T | Microfilm Document Number 160924 |
| Partition Plat 20190012T | Microfilm Document Number 124715 |
| Survey Number 19-85 | Microfilm Document Number 132525 |
| Survey Number 031-1993 | Microfilm Document Number 996345 |
| Survey Number 020-2007 | |
| Survey Number 039-2002 | |
| Partition Plat Report 22-35672, dated March 21, 2022, 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. 2022-0006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E573 + E574 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

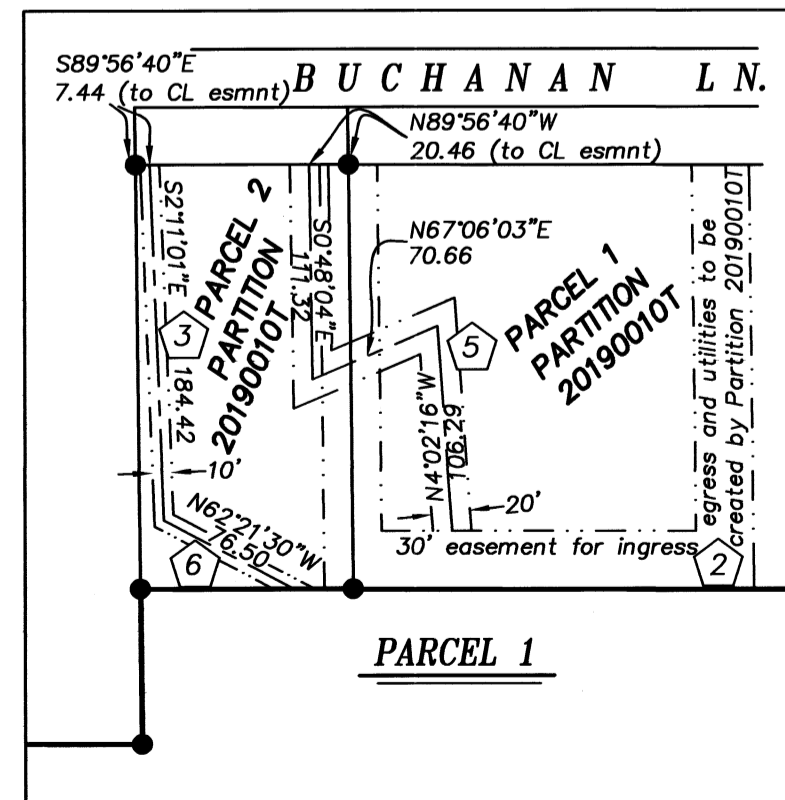
Jeffrey S. Hsu, OPLS 83571



NOTES AND EASEMENTS

- 1 Riparian buffer area, 25 ft from designated wetlands area. Affects portion within Island City (Parcel 1). No parking permitted in this area.
- 2 30 foot wide easement for ingress, egress and utilities, created by Partition Plat 20190010T, appurtenant to Parcel 1 of this partition.
- 3 10 ft. wide utility easement, granted to Oregon Trail Electric Consumers Cooperative by deed recorded as Microfilm Document Number 996345. Falls on Parcel 2 of Partition Plat 20190010T. Appurtenant to the lands of this partition.
- 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 of Partition Plat 20190010T. Appurtenant to the lands of this partition..
- 6 10' wide underground power utility easement, over Parcel 2 of Partition Plat 20190010T. Appurtenant to the lands of this partition.
- 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 creek and the South boundary of Parcel 1. Parcel 2 is not in Island City city limits.
- 8 Right of way for Union County Road 114 (McAlister Road) across the West side of the property.
- 9 Rights of the public which may be claimed by the State of Oregon in and to that portion of this land lying below the high water mark of Crooked Creek.

EASEMENT DETAIL



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 along the Island City/Union County boundary. Extorior were resolved by Partition Plat 20190010T. Measured distances are harmonious with record as per said plat. Fences are off as shown. Wetland delineation performed by Bart Barlow, CPSS October 2017. I find no unusual conditions with this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 2, 2010
 JEFFREY S. HSU
 83571

Renewal Date: June 30, 2023.

PARTITION PLAT NUMBER 2022-0006

Microfilm Number 20221336
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A partition of Parcel 3 of Partition Plat 20190010T
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 a partition of Parcel 3 of Partition Plat 20190010T, filed as Microfilm Number 20192174T, and stored in Slides 466 and 467, Plat Cabinet 'E', plat records of Union County, Oregon, 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 Southeast corner of Parcel 3 of said Partition Plat No. 20190010T,

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 80.35 feet, to the Southwest corner of Parcel 2 of said Partition Plat 20190010T,

Thence: South 89°53'53" East, along the North line of Parcel 3 of said Partition Plat 20190010T, a distance of 432.52 feet, to the West line of Partition Plat 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 416.07 feet, to the Point of Beginning

Containing 9.22 acres (8.95 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. _____ and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number _____ 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, 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.

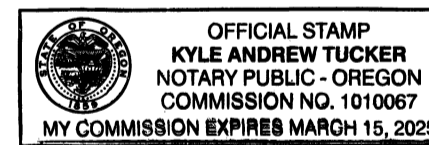

PHILLIP PETERSON, President
AC ELECTRICAL CONSTRUCTION, INC.
AN OREGON CORPORATION

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 30th day of March, 2022, 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 Surveyor

Approved this 30th day of MARCH, 2022.

By Wallowa County Surveyor Richard A. Shaver
Richard A. Shaver

City of Island City Mayor

Approved this 19th day of APRIL, 2022.


Dave Comfort

Union County Planning

Approved this 25th day of April, 2022.

for Scott Hartall
Union County Planning Director

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 2021-2022 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 Vavra Date: 4/25/22
Cody Vavra, Union County Assessor/Tax Collector

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 25th day of APRIL, 2022, at o'clock M., and recorded in Plat Cabinet No. E573 + E574 Union County records. Microfilm Number 20221336

Robin A. Church
Union County Clerk by Deputy Clerk