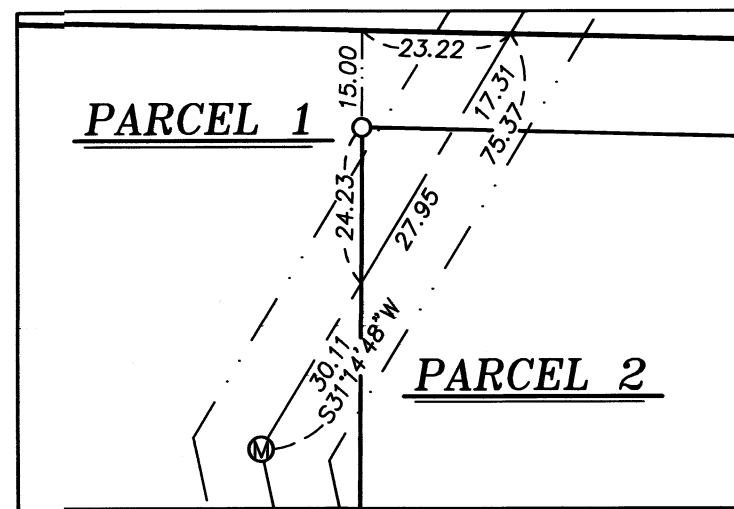
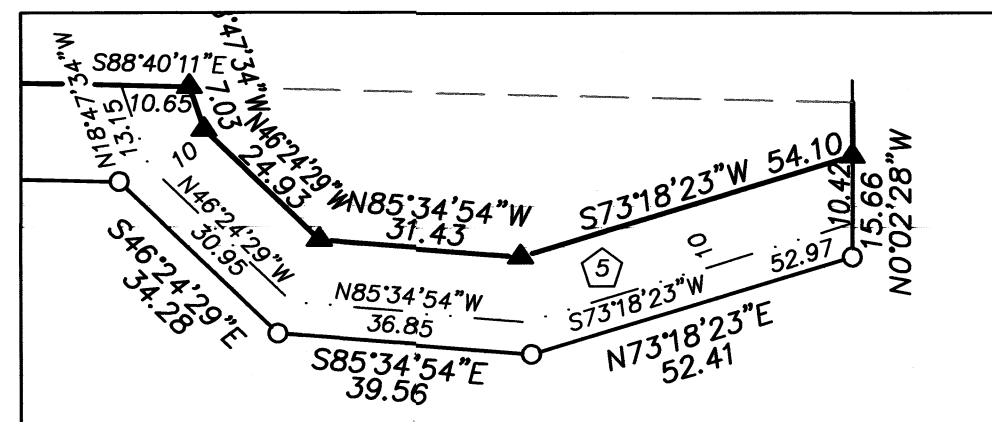


PARTITION PLAT NUMBER 20240006

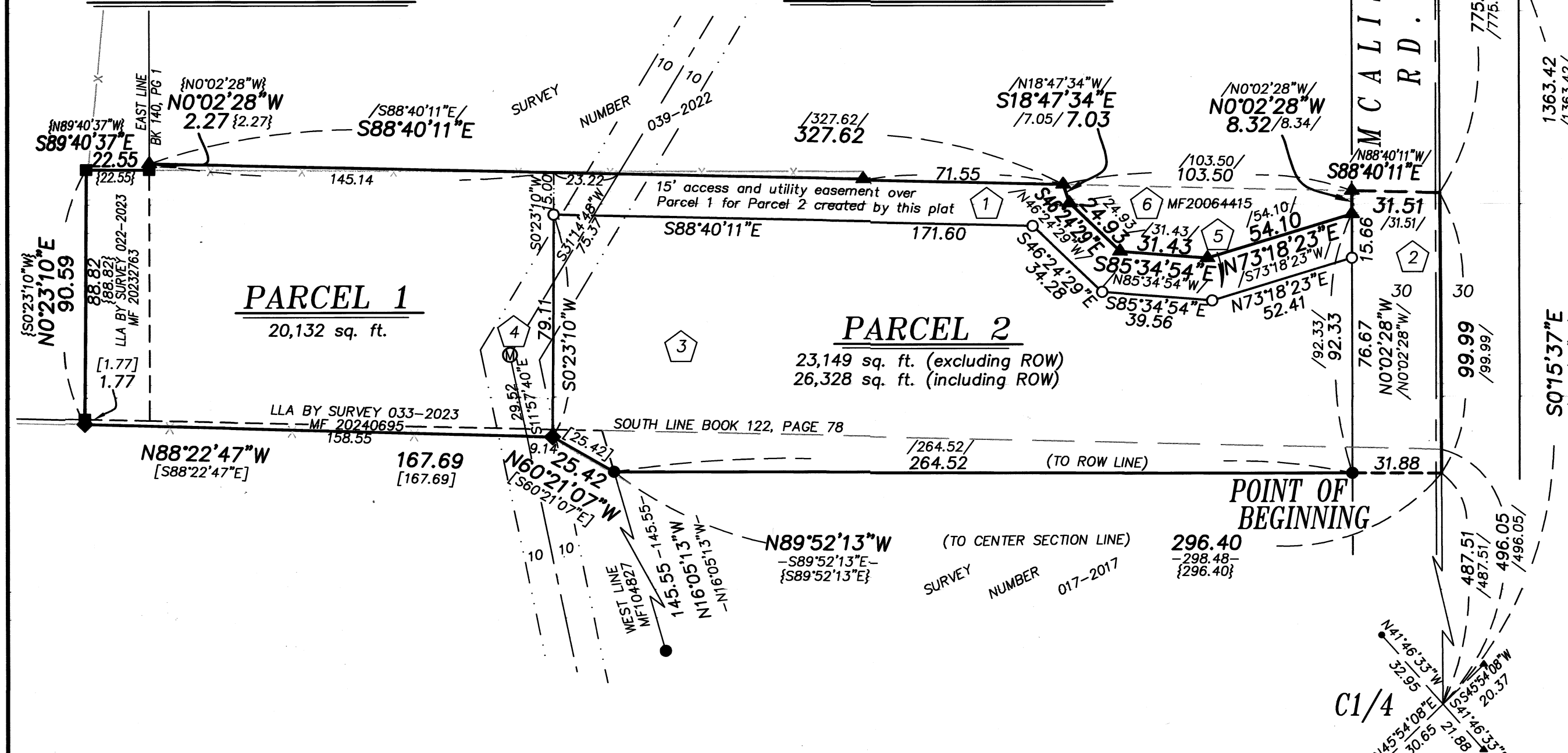
Situated in the Southeast quarter of the Northwest quarter of Section 3,
Township 3 South, Range 38 East of the Willamette Meridian, Island City, Union County, Oregon



EASEMENT 4 DETAIL
SCALE: 1"=30'



EASEMENT 5 DETAIL
SCALE: 1"=30'



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"=40'

LEGEND

- ▲ Found brass screw with brass washer marked OPLS 83571, set by Partition 20240002
- Found brass screw with washer marked OPLS 2219, set by Survey Number 002-2014
- ▲ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 039-2022
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 022-2023
- ◆ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 033-2023
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 017-2017
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Fenceline
- Manhole
- - - Record measurement as per Survey Number 017-2017
- / / Record measurement as per Survey Number 039-2022
- { } Record measurement as per Survey Number 022-2023
- [] Record measurement as per Survey Number 033-2023

REFERENCE MATERIAL

Union County Monumentation Records	DEED REFERENCES
Survey Number 21-67	Microfilm Document No 20122042
Survey Number 39-69	Microfilm Document No 20232763
Survey Number 58-76	Microfilm Document No 20240695
Survey Number 91-79	
Survey Number 40-84	Lot Book Rerpot 24-38080, dated
Survey Number 006-2003	July 16, 2024, prepared by Eastern
Survey Number 017-2017	Oregon Title, Inc.
Survey Number 039-2022	
Survey Number 022-2023	
Survey Number 033-2023	

NARRATIVE

This partition was done at the request of Carla Greenough, owner of the land within. Mrs. Greenough wanted to divide the property as shown. Extérieurs of the property were placed by Survey Number 022-2023 and 033-2023. I find no unusual conditions with this partition.



NOTES AND EASEMENTS

- 1 Easement, created by this plat, for ingress, egress, and utilities, 15 feet wide, for the benefit of Parcel 2, across the flag portion of Parcel 1
- 2 Rights of the public to that portion of land lying within the right-of-way of McAlister Road
- 3 The rights and interest of others in and relating to the Mulholland Slough and any other ditches, if any. On properties to the North and South, Mulholland Slough and ditches have been filled in. Remnants of the slough remain on property and do not have the ability to convey water off of property.
- 4 Easement, including the terms and conditions thereof, granted to the Island City Area Sanitation District, recorded Feb. 27, 1980 as Microfilm Document No. 90742, Deed Records of Union County, Oregon, for access across this land 20 feet in width.
- 5 Easement, including the terms and conditions thereof, recorded April 1, 1982, as Microfilm Document No. 104827, Deed Records of Union County, Oregon for Driveway across this land, 10 feet in width.
- 6 Terms and conditions of boundary line agreement concerning the North line of the land, recorded August 24, 2006, as Microfilm Document No. 20064415, Records of Union County, Oregon. Boundary line agreement is along North edge of driveway, monumented by Survey 039-2022.

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. 20240006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E624 + E625 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

PARTITION PLAT NUMBER 20240006

A partition of a parcel situated in the Southeast quarter of 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 a parcel situated in the Southeast quarter of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon, the exterior of which being more particularly described as follows:

Commencing at the Center quarter corner of said Section 3; thence, North 0°15'37" West, a distance of 487.51 feet; thence: North 89°52'13" West a distance of 31.88 feet to a point on the West right-of-way line of McAlister Road and the True Point of Beginning of this description,

Thence: North 89°52'13" West, a distance of 264.52 feet, to the West line of land conveyed to LaVern R. Pridgen and E. Patricia Pridgen, husband and wife, by deed recorded as Microfilm Document Number 104827, deed records of Union County, Oregon, said point being the Southeast corner of that tract conveyed to Chris E. and Carla J. Greenough by property line adjustment deed recorded as Microfilm Document Number 20240695, deed records of Union County, Oregon,

Thence: North 60°21'07" West, along the South line of said Greenough tract, a distance of 25.42 feet,

Thence: North 88°22'47" West, along said South line, a distance of 167.69 feet,

Thence: North 0°23'10" East, along the West line of said Greenough tract, and also that tract conveyed to Chris E. and Carla J. Greenough by deed recorded in Microfilm Document No. 20232763, deed records of Union County, a distance of 90.59 feet, to the Northwest corner of said tract,

Thence: South 89°40'37" East, along the North line of said Greenough tract, a distance of 22.55 feet, to the East line of that tract conveyed to John J. Schroeder by deed recorded in Book 140, Page 1, deed records of Union County, Oregon,

Thence: North 0°02'28" West, along said East line, a distance of 2.27 feet,

Thence: South 88°40'11" East, a distance of 327.62 feet, to the Northwest corner of that tract conveyed to Sam H. Ledridge and Beverly A. Ledridge in the Lot Line Agreement, dated August 23, 2006, recorded as Microfilm Document No. 20064415, deed records of Union County, Oregon,

Thence: Along the exteriors of said Ledridge tract the following four courses:

- South 18°47'34" East, a distance of 7.03 feet,
- South 46°24'29" East, a distance of 24.93 feet,
- South 85°34'54" East, a distance of 31.43 feet,
- North 73°18'23" East, a distance of 54.10 feet, to the West right of way line of McAlister Road,

Thence: North 0°02'28" West, along said West right of way line, a distance of 8.32 feet,


Thence: South 88°40'11" East, a distance of 31.51 feet, to the East line of the Southeast quarter of the Northwest quarter of said Section 3,

Thence: South 0°15'37" East, along said East line, a distance of 99.99 feet,

Thence: North 89°52'13" West a distance of 31.88 feet, to Point of Beginning.

Containing 46,460 sq. ft. (including McAlister road right of way), 43,281 sq. ft. (excluding McAlister road right of way)

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel 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
La Grande, OR 97850



DECLARATION

Know all people by these presents that CHRIS E. GREENOUGH and CARLA J. GREENOUGH, 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 map, and do hereby create the 15 foot easement for ingress, egress and utilities over Parcel 1 for benefit of Parcel 2, all in accordance with the provisions of O.R.S. Chapter 92.


CHRIS E. GREENOUGH

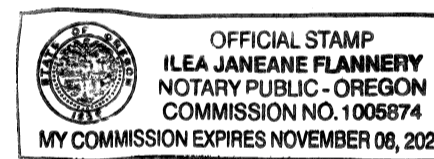

CARLA J. GREENOUGH

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 25th day of July, 2024, before me a Notary Public in and for said State and County, personally appeared CHRIS E. GREENOUGH and CARLA J. GREENOUGH, who are known to me to be the identical persons named in the foregoing instrument, and who being 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. 20240006 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E624 + E625 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 Surveyor

Approved this 23RD day of JULY, 2024.

Deputy Wallowa County Surveyor 
Kristina Powell

City of Island City Planning

Approved this 26th day of July, 2024.


Dave Comfort, Mayor
City of Island City


Karen Howton, City Recorder
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 2024-2025 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  Date: 7/29/24
Cody Varra, 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 the 29th day of JULY, 2024, at 11:58 A o'clock A.M., and recorded in Plat Cabinet No. E624 + E625 Union County records. Microfilm Number 20241594

Lisa Feik
Union County Clerk by  DEPUTY CLERK