

PARTITION PLAT NUMBER 2025-0010

A replat of lots 1, 2, a portion of 7, and 8, of Block 24 of STERLING'S SECOND ADDITION
Situating in the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City
of Island City, Union County, Oregon

Microfilm Number 20252270
Plat Cabinet Number E654-E655

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"=30'

LEGEND

- Found 5/8" iron pin set by Survey Number 27-85
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 006-1993
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 036-2001
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 033-2007
- Found 1 1/2" aluminum cap marked ODOT, set by Survey Number 025-2022
- Found 1 1/2" brass cap, marked ODOT, set by Survey Number 025-2022
- Set 5/8" x 30" iron pin with plastic cap marked BGB SURVEY MARKER
- Easement Line
- Centerline
- () Record measurement as per Survey Number 006-1993
- [] Record measurement as per Survey Number 033-2007
- / / Record measurement as per Survey Number 036-2001
- ~ ~ Record measurement as per Survey Number 025-2022

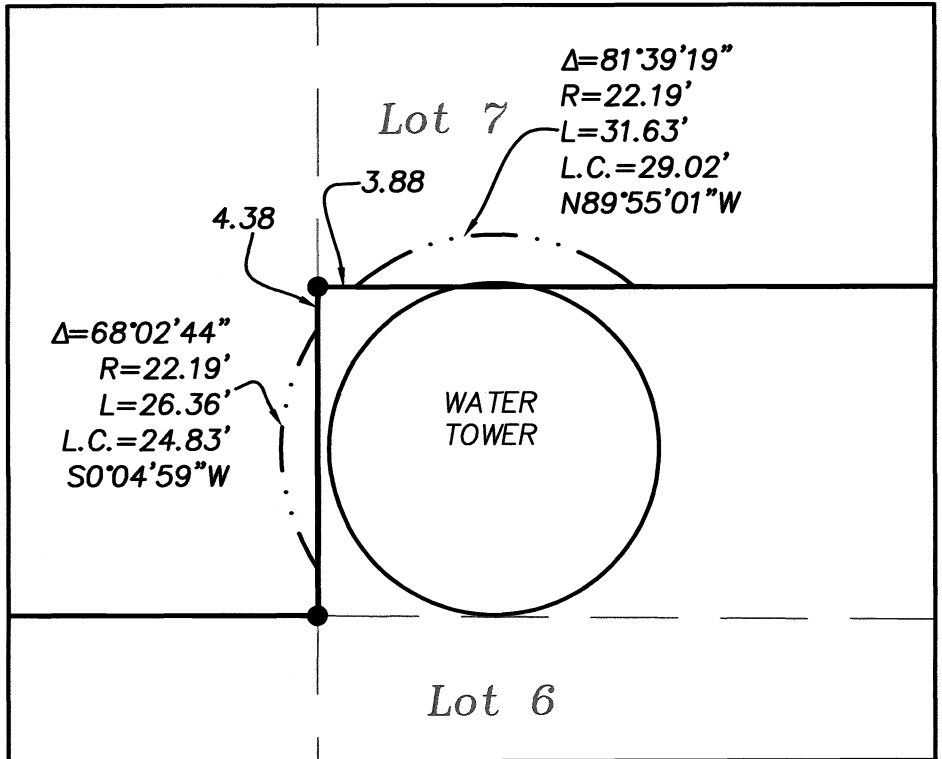
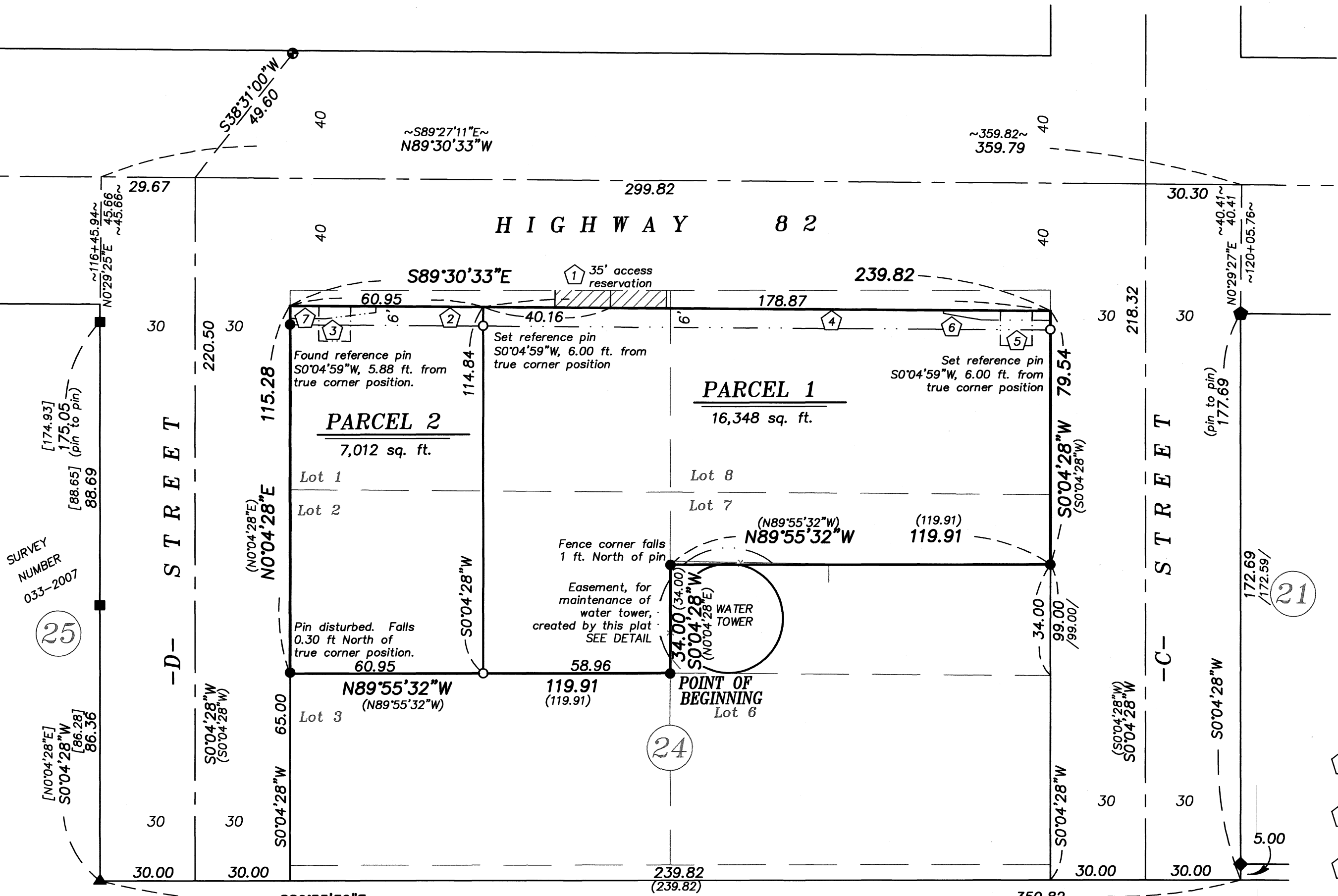
NOTES AND EASEMENTS

- Relinquishment of access along the Wallowa Lake Oregon State Highway (No. 82), with reservation of access, 35 ft in width, at Station 118+07, by MF 140215
- Easement for slopes, utilities, and fixtures, granted to the Oregon Department of Transportation, recorded in MF 140315, over the North 6 feet of that portion falling in Lot 1 of Block 24, Sterling's Addition.
- Easement for sign, granted to Oregon Department of Transportation by MF 140315. See Detail Page 2.
- Easement for slopes, utilities, and fixtures, granted to the Oregon Department of Transportation, recorded in MF 143775, over the North 6 feet of that portion falling in Lot 8 of Block 24, Sterling's Addition.
- Easement for sign, granted to Oregon Department of Transportation by MF 143775. See Detail Page 2.
- Sidewalk easement, granted to Oregon Department of Transportation by MF 20211589. See Detail Page 2.
- Sidewalk easement, granted to Oregon Department of Transportation by MF 20211590. See Detail Page 2.

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. 2025-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E654-E655 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



DETAIL SCALE: 1"=20'

NARRATIVE

This partition was done at the request of Anita Fager, owner of the land within. Ms. Fager wanted to reconfigure the lots as shown. I recover monuments as shown and find them harmonious with Survey 006-1993. The exception being the pin at the Southwest corner, which is disturbed. I hold the offset from pins in Block 21 and 25, as per ODOT Survey 025-2022, to place the centerline of the highway. There is an encroachment of a water tower, as shown. An easement is created with this partition to remedy this encroachment, as well as a 5 foot buffer around the tower to allow for maintenance. I find no other unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JUNE 2, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2027

REFERENCE MATERIAL

Survey Number 24-72
Survey Number 27-85
Survey Number 006-1993
Survey Number 036-2001
Survey Number 033-2007
Survey Number 025-2022

DEED REFERENCES

Microfilm Document No. 140315
Microfilm Document No. 143775
Microfilm Document No. 20180021
Microfilm Document No. 20211589
Microfilm Document No. 21211590
Microfilm Document No. 202422365

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Situating in the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City
of Island City, Union County, Oregon

Microfilm Number 20252270
Plat Cabinet Number E651-E655

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed the parcels in this partition, being a replat of Lots 1, 2, a portion of 7, and 8, of Block 24 of STERLING'S SECOND ADDITION, situated in the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon, more particularly described as follows;

Beginning at the Southeast corner of said Lot 2,

Thence: North 89°55'32" West, along the South line of said Lot 2, a distance of 119.91 feet, to the East right-of-way line of 'D' Street,

Thence: North 0°04'28" East, along said East right-of-way line, a distance of 115.28 feet, to the South right-of-way line of Highway 82,

Thence: South 89°30'33" East, along said South right-of-way line, a distance of 239.82 feet, to the West right-of-way line of 'C' Street,

Thence: South 0°04'28" West, along said West right-of-way line, a distance of 79.54 feet, to a point on the East line of Lot 7 which falls North 34.00 feet from the Southeast corner of said Lot 7,

Thence: North 89°55'32" West, along a line parallel with and 34 feet North of the South line of said Lot 7, a distance of 119.91 feet, to the line common to said Lots 2 and 7,

Thence: South 0°04'28" West, along said common line, a distance of 34.00 feet, to the Point of Beginning.

Containing 23,360 sq. ft.

I further certify that I made this plat by order of and under the direction of the owners thereof and parcels are monumented in accordance with O.R.S. 92.050 and 92.060.

Jeffrey S. Hsu, OPLS 83571
Baggett, 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. 2025-0010 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E651-E655 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 ROBERT A. FAGER and ANITA M. FAGER, are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted, and do hereby create the 5 foot easement for maintenance of a Water Tower over Parcel 1, as shown on attached map, all in accordance with O.R.S. Chapter 92.

Robert A. Fager
ROBERT A. FAGER

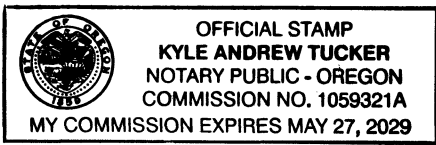
Anita M. Fager
ANITA M. FAGER

ACKNOWLEDGMENTS

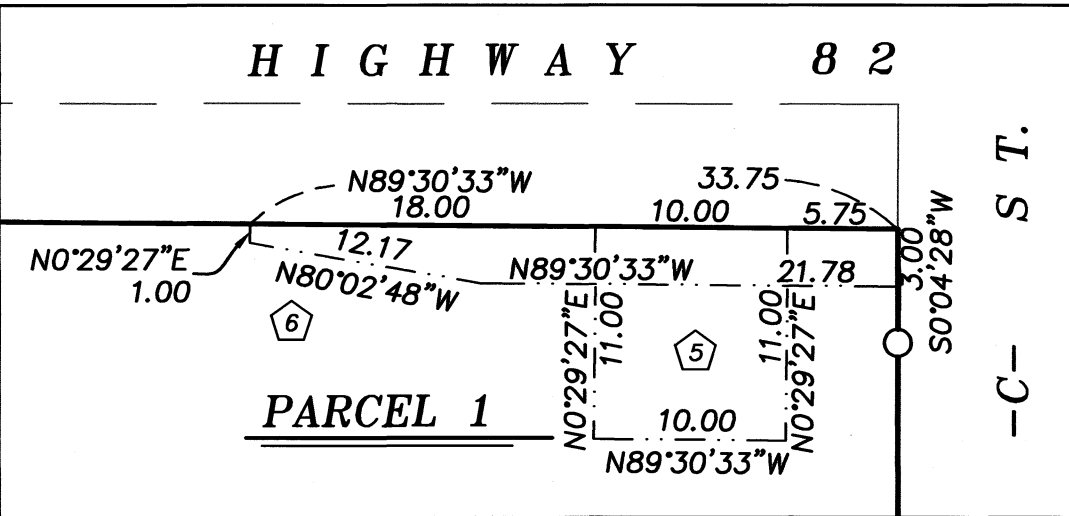
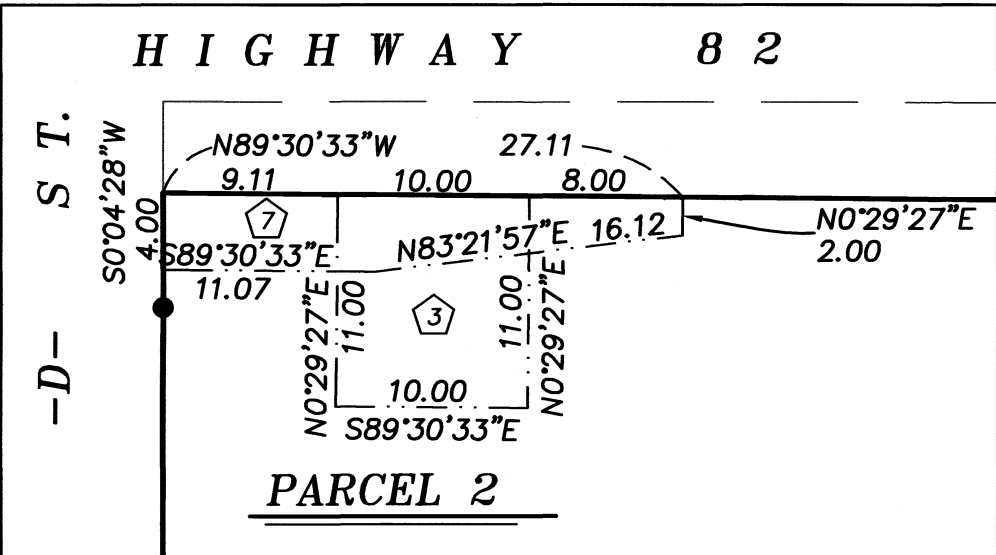
State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of September, 2025, before me a Notary Public in and for said State and County, personally appeared ROBERT A. FAGER and ANITA M. FAGER, 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



EASEMENT DETAILS

SCALE 1"=10'

APPROVALS

Union County Surveyor

Approved this 27th day of August, 2025

By Grant County Surveyor Michael C. Springer

City of Island City

Approved this 10th day of September, 2025

Karen Howton
Karen Howton
City Administrator

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 2025-2026 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 Vichelm, Chief Deputy Date: 9-11-2025
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 11th day of September, 2025, at 11:57 o'clock A.M. and recorded in Union County Records.

Union County Clerk by Fisch Cheryl Deputy Clerk