

# MULHOLLAND ADDITION

A subdivision of Parcel 2 of Partition Plat 2003-0006  
 Situated in the Southwest quarter of Section 3, Township 3 South,  
 Range 38 East of the Willamette Meridian, City of Island City, Union  
 County, Oregon

Microfilm Number 20260A08  
 Plat Cabinet Number E681 + E682

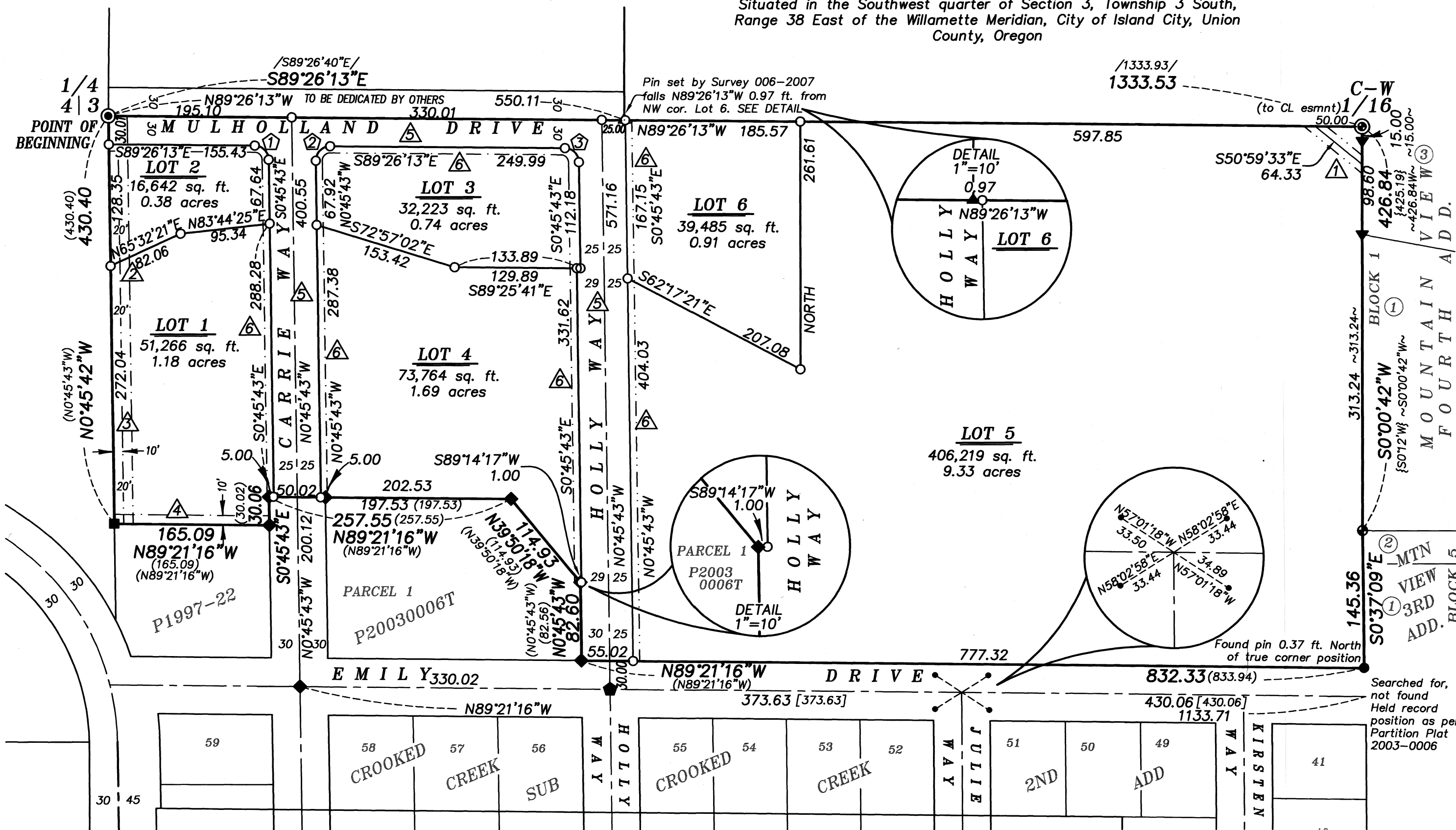
## BASIS OF BEARING

Forward bearing as published by the U.S.C.  
 and G.S. from  $\Delta$  COLLEGE to  $\Delta$  VALLEY  
 Dated 1946.

SCALE: 1"=100'

## LEGEND

- Found 2 1/2" brass cap, marked as per Union County Monumentation Records, set by Survey Number 053-2015
- ⊙ Found railroad tie fence corner, as per Survey 62-71, referenced as per Survey Number 008-2008
- Found 2 1/2" Brass cap, set by Mountain View Fourth Addition
- Found 5/8" iron pin, set by Mountain View Third Addition
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Crooked Creek 2nd Addition
- Found brass screw, set by Plat of Crooked Creek 2nd Addition
- Found 5/8" iron pin with plastic cap marked APA, set by Partition Plat 1994-05
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plat 20030006
- ▲ Found 5/8" iron pin, set by Survey Number 006-2007
- ▼ Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 008-2008
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER



### NOTES AND EASEMENTS

- ① Water Pipeline Easement, 15 ft. in width, granted to James MacFarland, recorded in Microfilm No. 35195. Assigned to City of Island City by Microfilm No. 36454.
- ② Utility easement, 20 ft. in width, granted to City of Island City by Microfilm No. 153611. Over the West 20 ft. of Lots 1 and 2.
- ③ Utility easement, 10 ft. in width, granted to Oregon Trail Electric Consumers Cooperative by Microfilm No. 157752. Over the West 10 feet of Lots 1 and 2.
- ④ Sewer easement, 10 in width, granted to Blue Springs Corssing Affordable, LLC, by Microfilm No. 20142787. Over the South 10 feet of Lot 1.
- ⑤ Carry Way-50 ft. in width, Mulholland Drive-30 ft. in width, and Holly Way-50 to 55 feet in width, to be dedicated by this plat, as shown.
- ⑥ 7 foot public utility easement, to run adjacent to all right of ways, with exception of the easement as it runs along the East line of Lot 3, where it widens to 11 feet wide to account for the jog in right of way, created by this plat.

### REFERENCE MATERIAL

Union County Monumentation Records  
 Survey Number 72-71  
 Survey Number 62-72  
 Survey Number 006-2007  
 Survey Number 008-2008  
 Partition Plat 1994-05  
 Partition Plat 1997-22  
 Partition Plat 2003-0006  
 Crooked Creek Subdivision  
 Crooked Creek 2nd Addition  
 Mountain View Third Addition  
 Mountain View Fourth Addition

DEED REFERENCES  
 Microfilm Document No. 35195  
 Microfilm Document No. 36454  
 Microfilm Document No. 153611  
 Microfilm Document No. 157752  
 Microfilm Document No. 20142787  
 Microfilm Document No. 20120903  
 Microfilm Document No. 20232859

Updated Lot Book Report 21-34439,  
 dated march 5, 2026, prepared by  
 Eastern Oregon Title Inc.

### NARRATIVE

This subdivision was done at the request of Russell Lester, owner of the land within. Mr. Lester wanted to divide the property as shown. Exteriors of the property were resolved by Partition 1997-22, 20030006T, and the Plat of Mountain View Third and Fourth Additions. The Center East 1/16th corner has been a long standing fence corner, accepted by Surveys 62-71, 72-71, 006-2007 and 008-2008.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 2, 2010  
 JEFFREY S. HSU  
 83571

Renewal Date: June 30, 2027.

### 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 Plat of Mulholland Addition and that the annexed tracing is an exact copy of said Subdivision 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*  
 Jeffrey S. Hsu, OPLS 83571

# MULHOLLAND ADDITION

A subdivision of Parcel 2 of Partition Plat 2003-0006  
Sited in the Southwest quarter of Section 3, Township 3 South,  
Range 38 East of the Willamette Meridian, City of Island City, Union  
County, Oregon

Microfilm Number 20260908  
Plat Cabinet Number E681 & E682

## SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, situated in the Southwest quarter of Section 3, in Township 3 South, Range 38 East of the Willamette Meridian, being a subdivision of a Parcel 2 of Partition Plat 2003-0006, as filed in Microfilm 20032863T, Slides 693-695, Plat Cabinet C, Plat Records of Union County, City of Island City, Union County, Oregon, more particularly described as follows,

Beginning at the West quarter corner of said Section 3,

Thence: South 89°26'13" East, along the North line of the Northwest quarter of said Southwest quarter of Section 3, a distance of 1333.53 feet, to the Northeast corner thereof,

Thence: South 0°00'42" West, along the West line of Lots 1 and 3, Block 1 of Mountain View Fourth Addition, a distance of 426.84 feet, to the Northwest corner of Lot 2, Block 5 of Mountain View Third Addition,

Thence: South 0°37'09" East, along the West line of Lots 1 and 2, Block 5, of Mountain View Third Addition, a distance of 145.36 feet, to the North right-of-way line of Emily Drive,

Thence: North 89°21'16" West, along said North right-of-way line, a distance of 832.33 feet, to the Southeast corner of Parcel 1 of said Partition Plat 2003-0006,

Thence: North 0°45'43" West, along the East line of said Parcel 1, a distance of 82.60 feet,

Thence: North 39°50'18" West, along the Northeast line of said Parcel 1, a distance of 114.93 feet,

Thence: North 89°21'16" West, along the North line of said Parcel 1, and the Westerly extension thereof, a distance of 257.55 feet, to the West right-of-way line of Carrie Way,

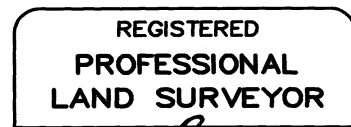
Thence: South 0°45'43" East, along said West right-of-way line, a distance of 30.06 feet, to the North line of Parcel 1 of Partition Plat 1997-22, plat records of Union County, Oregon,

Thence: North 89°21'16" West, along said North line, a distance of 165.09 feet, to the West line of said Parcel 2 of Partition Plat 2003-0006,

Thence: North 0°45'42" West, along said West line, a distance of 430.40 feet, to the Point of Beginning.

Containing 15.693 acres

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that the boundary and lot 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  
LaGrande, OR 97850



Renewal Date: June 30, 2027

## 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 Plat of Mulholland Addition and that the annexed tracing is an exact copy of said Subdivision as the same is on file in UNION COUNTY Cabinet Number E681 & E682 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 AND DEDICATION

Know all people by these presents that LESTER OHANA, LLC, an Oregon Limited Liability Company, is the owner of the land within this subdivision, 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 does hereby dedicate, donate, and convey to public use forever MULHOLLAND DRIVE, CARRIE WAY and HOLLY WAY, and does hereby create the 7 ft. utility easement along said right of ways, all as shown on annexed map, all in accordance with O.R.S. Chapter 92. In witness whereof, LESTER OHANA, LLC, pursuant to its operating agreement, has caused these presents to be signed by RUSSELL L. LESTER.

Russell L. Lester  
RUSSELL L. LESTER  
LESTER OHANA, LLC

## ACKNOWLEDGMENT

State of Oregon SS  
County of Union

Know all people by these presents, on this 25 day of March, 2026, before me a Notary Public in and for said State and County, personally appeared RUSSELL L. LESTER who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Heather Mills  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### Island City Council

We hereby approve this subdivision and accept the road dedication as shown on annexed map.

Approved this 13<sup>th</sup> day of April, 2026.

David Conner  
Mayor

[Signature]  
Councilor

Cindy Kraper Beck  
Councilor

Councilor

[Signature]  
Councilor

[Signature]  
Councilor

Bud Walker  
Councilor

## APPROVALS

### Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 18<sup>th</sup> day of March, 2026.

by Grant County Surveyor [Signature]  
Michael C. Springer  
Grant County Surveyor

### City of Island City Planning

Approved this 13<sup>th</sup> day of April, 2026.

[Signature]  
Karen Howton  
City Administrator

### Union County Commission

Approved this 15 day of APRIL, 2026.

[Signature] [Signature]  
Jake Seavert Matt Scarfo

[Signature]  
Paul Anderes

### 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 Subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by [Signature] Date: 4-14-26  
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 Subdivision plat was received for record on this 15<sup>th</sup> day of APRIL, 2026, at 9:55 o'clock A.M., and recorded in Plat Cabinet No. E681 & E682 Union County records. Microfilm Number 20260908

Lisa Feik  
Union County Clerk by [Signature], DEPUTY CLERK