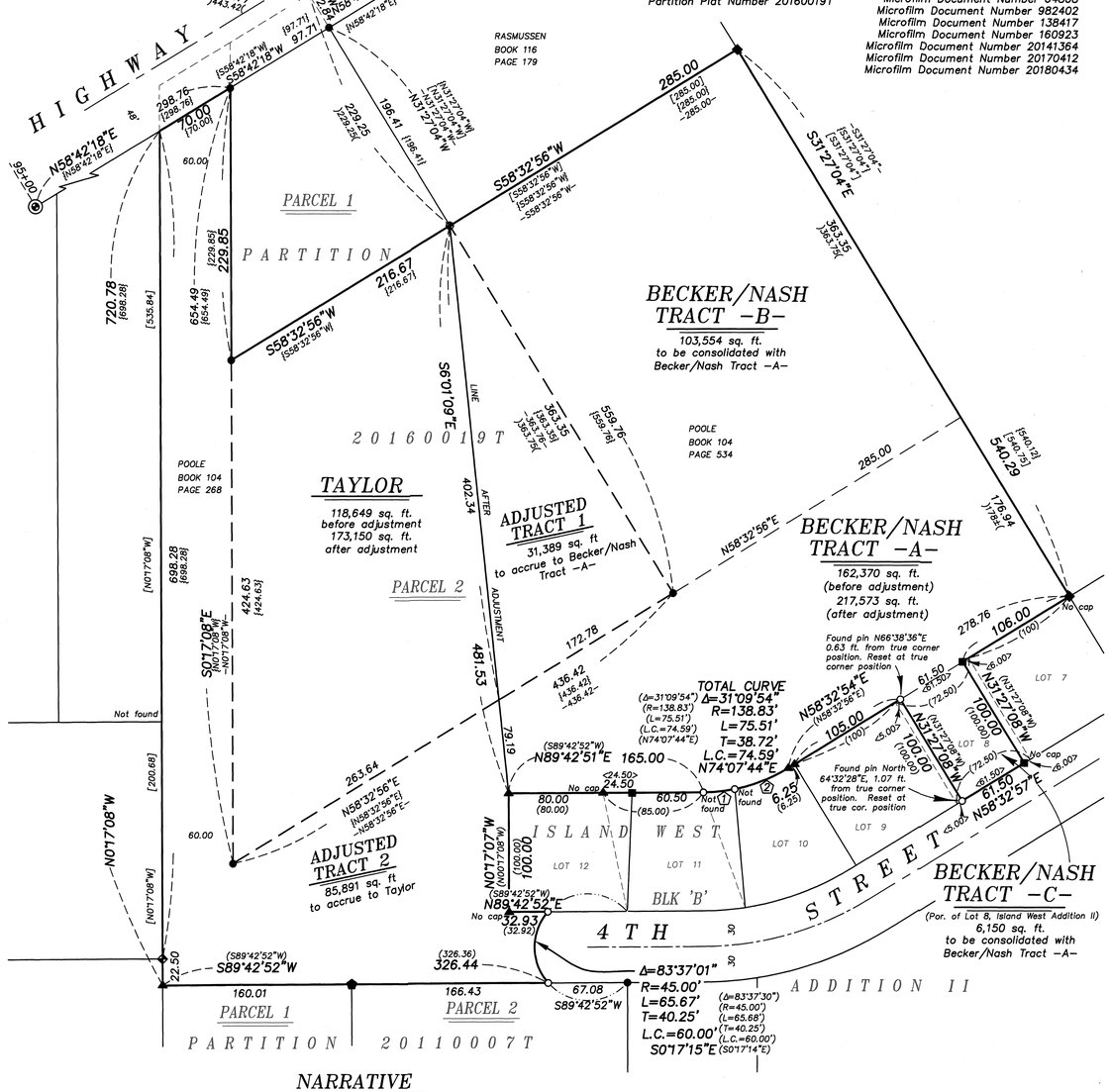
LOT LINE ADJUSTMENT

REFERENCE MATERIAL

Survey Number 7–67
Survey Number 21–76
Survey Number 54–76
Survey Number 36–71
Survey Number 45–96
Survey Number 059–1994
Survey Number 022–2016
Partition Plat Number 1996–02
Partition Plat Number 1996–14
Partition Plat Number 20160019T

DEED REFERENCES
Book 104, Page 268
Book 104, Page 534
Book 116, Page 179
Microfilm Document Number 64803
Microfilm Document Number 64804
Microfilm Document Number 64805
Microfilm Document Number 64806
Microfilm Document Number 64807
Microfilm Document Number 64808
Microfilm Document Number 982402
Microfilm Document Number 138417
Microfilm Document Number 160923
Microfilm Document Number 20141364
Microfilm Document Number 20170412
Microfilm Document Number 20180434



LEGAL DESCRIPTIONS

Becker/Nash – Tract B (to be consolidated with Becker/Nash Tract –A–)
A parcel of land situated in the West half of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, based on survey of Bagett, Griffith & Associates, April 1976, No. 21–76, particularly described as follows:
Beginning at a point on the Southerly right–of–way line of State Highway No. 82 (found by survey to be South 59°49'55" East, 443.42 feet from the Northwest corner of said Section 3, and being the most Westerly corner of land conveyed to Sylvan B. Rasmussen and wife, by deed book 116, Page 179, deed records of Union County, Oregon; thence, South 31°27'04" East, along the Westerly line of said Rasmussen land, 229.25 feet to the Southwest corner of said Rasmussen land, this point being the TRUE POINT OF BEGINNING,

Thence: North 58°32'56" East, along the Southerly line of said Rasmussen land, 285 feet to the Southeast corner thereof (being a point on the Easterly line of land conveyed to Frank W. Poole and Etta M. Poole by deed book 104, Page 534, deed records of Union County),

Thence: Following the Easterly line of said Poole land, South 31°27'04" East, 363.35 feet (record 363.75 feet),

Thence: South 58°32'56" West, 285.00 feet,

Thence: North 31°27'04" West, 363.35 feet (record 363.75) feet to the True Point of Beginning.

Containing 103,554 sq. ft. (2.37 acres)

Becker/Nash – Tract C(to be consolidated with Becker/Nash Tract –A–)
Lot 8 of Block "B", Island West Addition II to the City of Island City, Union County, Oregon, according to the recorded plat thereof, EXCEPTING THEREFROM, the Northeasterly 6 feet and the Southwesterly 5 feet thereof.

Containing 6,150 sq. ft.

Adjusted Tract 1 (to accrue to Becker/Nash)
A portion of Parcel 2 of Partition Plat No. 20160019T, as filed November 10, 2016 as Microfilm Number 20163821T, and stored in Plat Cabinet 'D', Slides 355 and 356, plat records of Union County, Oregon, situate in the Northwest 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, more particularly described as follows, with reference to Survey Number 053–2021, as filed in the office of the Union County Surveyor,

Beginning at the Northeast corner of said Parcel 2,

Thence: South 6°01'09" East, a distance of 402.34 feet, to the South line of said Parcel 2,

Thence: North 58°32'56" East, along said South line, a distance of 172.78 feet, to the Southeast corner of said Parcel 2,

Thence: North 31°27'04" West, along the East line of said Parcel 2, a distance of 363.35 feet, to the Point of Beginning.

Containing 31,389 sq. ft.

Adjusted Tract 2 (to accrue to Taylor)
A parcel of land in the West half of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows with reference to Survey Number 053–2021, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of Lot 12 of Block 'B', Island West Addition II to Island City,

Thence: North 6°01'09" West, a distance of 79.19 feet, to the South line of Parcel 2 of Partition Plat 20160019T, as filed November 10, 2016 as Microfilm Number 20163821T, and stored in Plat Cabinet 'D', Slides 355 and 356, plat records of Union County, Oregon,

Thence: South 58°32'56" West, along said South line, a distance of 263.64 feet, to the Southwest corner thereof,

Thence: North 0°17'08" West, along the West line of Parcels 2 and 1 of said Partition Plat 20160019T, a distance of 654.49 feet, to the South right–of–way line of State Highway 82,

Thence: South 58°42'18" West, along said South right–of–way line, a distance of 70.00 feet, to the West line of that tract conveyed to Frank W. Poole by deed recorded in Book 104, Page 268, deed records of Union County, Oregon,

Thence: South 0°17'08" East, along said West line, a distance of 720.78 feet, to the Northwest corner of Parcel 1 of Partition Plat 20110007T, filed as Microfilm Number 20111430T and stored in Slides 151 and 152, Plat Cabinet 'D', plat records of Union County, Oregon,

Thence: North 89°42'52" East, along the North line of Parcels 1 and 2 of said Partition Plat 20110007T, a distance of 326.44 feet, to the West right–of–way line of 4th Street, said point being on a 45.00–foot radius non–tangent curve to the right,

Thence: Along said curve, a distance of 65.67 feet, through a central angle of 83°37'01" (the long chord which bears North 0°17'15" West, a distance of 60.00 feet) to the South line of Lot 12, Block B, Island West Addition II,

Thence: South 89°42'52" West, along said South line, a distance of 32.93 feet, to the Southwest corner of said Lot 12,

Thence: North 0°17'07" West, along the West line of said Lot 12, a distance of 100.00 feet, to the Point of Beginning.

Containing 85,891 sq. ft. (1.97 acres)

Taylor (after adjustment)
A parcel of land in the West half of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows with reference to Survey Number 053–2021, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of Lot 12 of Block 'B', Island West Addition II to Island City,

Thence: North 6°01'09" West, a distance of 481.53 feet, to the Southeast corner of Parcel 1 of Partition Plat 20160019T, as filed November 10, 2016 as Microfilm Number 20163821T, and stored in Plat Cabinet 'D', Slides 355 and 356, plat records of Union County, Oregon,

Thence: South 58°32'56" West, along the South line of said Parcel 1, a distance of 216.67 feet, to the Southwest corner thereof,

Thence: North 0°17'08" West, along the West line of said Parcel 1 of said Partition Plat 20160019T, a distance of 229.85 feet, to the South right–of–way line of State Highway 82,

Thence: South 58°42'18" West, along said South right–of–way line, a distance of 70.00 feet, to the West line of that tract conveyed to Frank W. Poole by deed recorded in Book 104, Page 268, deed records of Union County, Oregon,

Thence: South 0°17'08" East, along said West line, a distance of 720.78 feet, to the Northwest corner of Parcel 1 of Partition Plat 20110007T, filed as Microfilm Number 20111430T and stored in Slides 151 and 152, Plat Cabinet 'D', plat records of Union County, Oregon,

BASIS OF BEARING

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

SCALE: 1"=60'

LEGEND

◉	Found brass cylinder in concrete as per Union County Monumentation records
❖	Found 5/8" iron pin set by Survey Number 7–67
◆	Found 5/8" iron pin set by Survey Number 36–71
◕	Found 5/8" iron pin set by Survey Number 21–76
■	Found 1/2" iron pin set by Survey Number 060–1991
◉	Found 5/8" iron pin with aluminum cap, set by Survey Number 059–1994
⬟	Found 5/8" iron pin set by Partition Plat 20110007T
●	Found 5/8" iron pin set by Survey Number 022–2016
▲	Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, set by Plat of Island West Addition II
○	Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
( )	Record measurement as per Island West Addition II
[ ]	Record measurement as per Survey Number 21–76
– –	Record measurement as per Survey Number 54–76
< >	Record measurement as per Survey Number 060–1991
{ }	Record measurement as per Survey Number 022–2016
) (	Record measurement as per recorded deed

LEGAL DESCRIPTIONS

Thence: North 89°42'52" East, along the North line of Parcels 1 and 2 of said Partition Plat 20110007T, a distance of 326.44 feet, to the West right–of–way line of 4th Street, said point being on a 45.00–foot radius non–tangent curve to the right,

Thence: Along said curve, a distance of 65.67 feet, through a central angle of 83°37'01" (the long chord which bears North 0°17'15" West, a distance of 60.00 feet) to the South line of Lot 12, Block B, Island West Addition II,

Thence: South 89°42'52" West, along said South line, a distance of 32.93 feet, to the Southwest corner of said Lot 12,

Thence: North 0°17'07" West, along the West line of said Lot 12, a distance of 100.00 feet, to the Point of Beginning.

Containing 172,140 sq. ft. (3.952 acres)

Becker/Nash – Tract A (after adjustment)
A parcel of land in the West half of the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, more particularly described as follows with reference to Survey Number 053–2021, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of Lot 12 of Block 'B', Island West Addition II to Island City,

Thence: North 6°01'09" West, a distance of 481.53 feet, to the Southeast corner of Parcel 1 of Partition Plat 20160019T, as filed November 10, 2016 as Microfilm Number 20163821T, and stored in Plat Cabinet 'D', Slides 355 and 356, plat records of Union County, Oregon, said point being the Southwest corner of that tract of land conveyed to Sylvan B. Rasmussen and wife, by deed book 116, Page 179, deed records of Union County, Oregon,

Thence: North 58°32'56" East, along the Southerly line of said Rasmussen land, 285 feet to the Southeast corner thereof (being a point on the Easterly line of land conveyed to Frank W. Poole and Etta M. Poole by deed book 104, Page 534, deed records of Union County),

Thence: South 31°27'04" East, along the East line of said Poole tract, a distance of 540.29 feet, to a point on the Northerly boundary line of the plat of Island West Addition II;

Thence: South 58°32'56" West, along the North line of Lots 7, 8, 9 and 10 of Block B, Island West Addition II, a distance of 278.76 feet, to the PC of a 128.83–foot radius curve to the right,

Thence: Westerly, along said curve, also along the North line of Lots 10 and 11 of said Block B, a distance of 75.51 feet (the long chord which bears South 74°07'44" West, 74.59 feet),

Thence: South 89°42'51" West, along the North line of Lots 11 and 12 of said Block B, a distance of 165.00 feet, to the Point of Beginning.

ALSO INCLUDING, Lot 8 of Block "B", Island West Addition II to the City of Island City, Union County, Oregon, according to the recorded plat thereof, EXCEPTING THEREFROM, the Northeasterly 6 feet and the Southwesterly 5 feet thereof.

Containing 217,573 sq. ft. (4.995 acres)

NARRATIVE

This survey was done at the request of Mike Becker, one of the landowners of this lot line adjustment. Mr. Becker wanted to adjust the lines as shown hereon. I recover monuments as shown. I find the monuments harmonious with Island West Addition II and Partition Plat 20110007T. The resolution of the line between Parcel 2 of partition Plat 20160019T and Becker/Nash Tract B indicates a 0.40 foot deficiency from the original deed dimension. The intent of the deeds appears to be to make the East and West line of said Tract B the same dimension. The monuments along the West side of Lot B, the adjustment monumented by Survey 060–1991, appear to be out of position. I reset these at the position as specified in the deed. Pins set by Island West Addition II and Survey 060–1991 that were lost or out of position were replaced at record position. The South portion of Adjusted Tract 2 falls in the Island City Transportation plan as being a future extension of 4th Street. I find no other unusual conditions with this survey.

CURVE TABLE

①	Δ=11°00'25"	<Δ=11°00'25">
	R=138.83'	<R=138.83'>
	L=26.67'	<L=26.67'>
	T=13.38'	<L.C.=26.63'>
	L.C.=26.63'	<N84°12'40"E>
	N84°12'40"E	
②	Δ=20°09'23"	<Δ=20°09'23">
	R=138.83'	<R=138.83'>
	L=48.84'	<L=48.84'>
	T=24.68'	<L.C.=48.59'>
	L.C.=48.59'	<N68°37'42"E>
	N68°37'42"E	

APPROVALS

I hereby approve this lot line adjustment this 6th day of December, 2021.

Karen Howton
Karen Howton
City of Island City

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 9, 2010
JEFFREY S. HSU
83571
Renewal Date: June 30, 2023

UNION COUNTY SURVEYOR
Date Received 12/6/21
Date Filed 12/6/21
By
File No. 053-2021

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situate in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City
UNION COUNTY, OREGON

SURVEYED FOR	Mike Becker	
SURVEYED BY	J. S. H.	
Scale: 1" = 60'	Drawn by: J. S. H.	Nov. 2021

SURVEY NUMBER 053–2021