

# MINOR PARTITION NO. 1994-12

Located in the Northwest one-quarter of Section 3  
Township 3 South, Range 38 East of the Willamette Meridian.

1/4 COR  
3/4" pipe with cap  
set by A.H. McLain.

34 3

1172.08



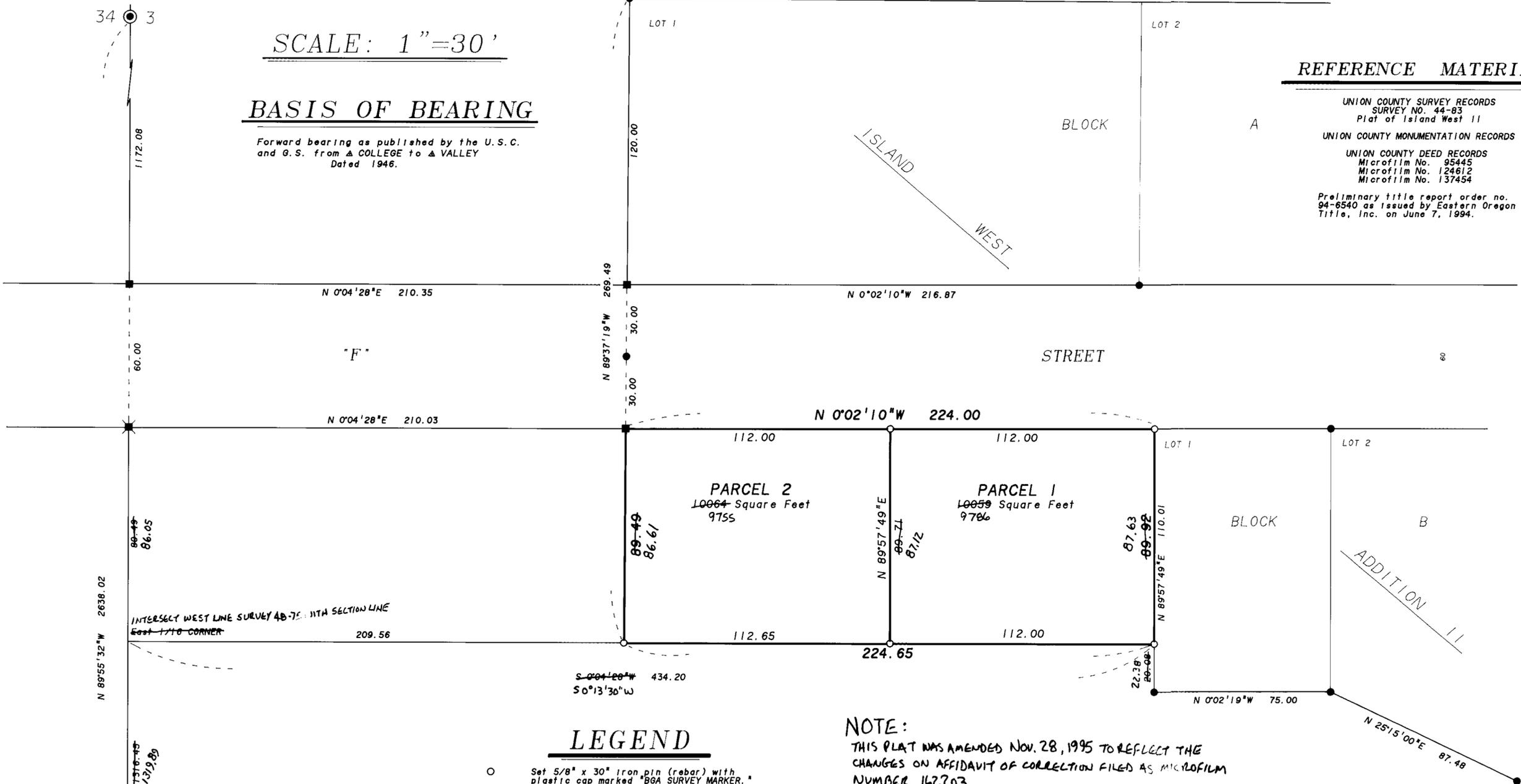
SCALE: 1"=30'

## BASIS OF BEARING

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

## REFERENCE MATERIAL

UNION COUNTY SURVEY RECORDS  
SURVEY NO. 44-83  
Plat of Island West 11  
UNION COUNTY MONUMENTATION RECORDS  
UNION COUNTY DEED RECORDS  
Microfilm No. 95445  
Microfilm No. 124612  
Microfilm No. 137454  
Preliminary title report order no.  
94-6540, as issued by Eastern Oregon  
Title, Inc. on June 7, 1994.



N 89°55'32\"/>

86.05

1379.89

34 3

2 1/2\"/>

33 4

## LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER."
- Found monument as noted as per Union County Monumentation Records.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per plat of Island West 11.
- Found 5/8" iron pin (rebar) with plastic cap marked "BGA SURVEY MARKER" as per survey 44-83.
- ✱ Found X chiseled in concrete as per survey 44-83.

## NOTE:

THIS PLAT WAS AMENDED NOV. 28, 1995 TO REFLECT THE CHANGES ON AFFIDAVIT OF CORRECTION FILED AS MICROFILM NUMBER 162203

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*  
OREGON  
JULY 20, 1993  
JEFFERY P. PETERSEN  
2625

Renewal Date: Dec. 31, 1994

# MINOR PARTITION NO. 1994-12

Located in the Northwest one-quarter of Section 3  
Township 3 South, Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows.

A tract of land situated in the northwest one-quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian. Being more particularly described as follows.

Beginning at the northeast corner of Lot 1 Block B Island West Addition II;

Thence: N 0°02'10" W, along the west side of "F" Street as established by Union County survey 44-83, 224.00 feet to the south line of the property conveyed to Lighthouse United Pentecostal Church Inc. by deed microfilm no. 124612;

Thence: N 89°37'19" W, along the south line of said property, ~~80.49~~<sup>86.6</sup> feet to the east line of the property conveyed to Lighthouse United Pentecostal Church, Inc. by deed microfilm no. 137454;

Thence: S 0°13'20" W, along said east line, 224.65 feet to a point on the north line of Lot 1 Block B Island West Addition II, said point being easterly ~~20.00~~<sup>22.38</sup> feet from the northwest corner of said Lot 1;

Thence: N 89°57'49" E, along the north line of said Lot 1, ~~87.63~~<sup>87.63</sup> feet to the northeast corner of said Lot 1 and the Point of Beginning of this description.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jeffery P. Petersen*  
JEFFERY P. PETERSEN  
2625

OREGON  
JULY 20, 1993  
Renewal Date: December 31, 1994

*Jeffery P. Petersen*  
Jeffery P. Petersen, OPLS 2625  
Baggett, Griffith and Associates  
2006 Adams Avenue  
LaGrande, OR 97850

## DECLARATION

Know all people by these presents that Dale L. Young is the owner of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate. He has caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

*Dale L. Young*  
Dale L. Young

## APPROVALS

CITY OF ISLAND CITY

Approved this 22<sup>ND</sup> day of JUNE, 1994.

*Dale L. Young*

UNION COUNTY ASSESSOR

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 1993-1994 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.

*Patty Gooderham* Date: 6/20/94  
Patty Gooderham, Union County Assessor

## ACKNOWLEDGEMENT

State of Oregon SS  
County of Union

Know all these people by these presents, on this 22<sup>nd</sup> day of June, 1994, before me a Notary Public in and for said County and State, personally appeared Dale L. Young, 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.

*Judy A. Rygg*  
Notary Public for  
the State of Oregon



Notarial seal

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date: 6/20/94  
Peggy Sutton, Union County Treasurer

## NARRATIVE

This partition was ordered by Dale Young. I find this tract of land to be a remnant of a larger tract that was owned by Mr. Young as described in Union County deed records, microfilm no. 95445.

The north line of this surveyed tract is the south line of that property described in microfilm no. 124612. Survey 44-83 established the south line of the 124612 and I use it to place the north line of this tract.

The west line of this surveyed tract is the east line of that property described in microfilm no. 137454. ~~The line is called as "the southerly projected west line of the property conveyed... by microfilm no. 124612." The west line of 124612 starts at the East 1/16 on the north line of Section 3 and runs south. All of the called bearings in the description are given as north, south, east, or west, including that along the section line. establish this line at right angles to the section line as inferred by the deed. This is how Sterling's Addition and "F" Street were established also.~~

This surveyed tract is bounded by Island West Addition II on the east and south sides.

SAID DESCRIPTION ACCEPTED THE MONUMENTS PLACED ALONG THE WEST LINE OF SURVEY 44-83 AND THE SOUTHERLY PROJECTION THEREOF, AS DEFINING THE EAST LINE OF SAID DESCRIPTION.

UNION COUNTY SURVEYOR

Approved this 20<sup>TH</sup> day of JUNE, 1994.

by Willowa County Surveyor *Jack W. Burris*  
Jack W. Burris

## 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 22<sup>nd</sup> day of June, 1994, at 4:00 o'clock P. M. and recorded in Plat Cabinet No. A-363.  
Microfilm No. 154350, Union County records.

Union County Clerk  
*By Edwin Eugene Hubbard*

## NOTE:

THIS PLAT WAS AMENDED NOV. 28, 1995 TO REFLECT THE CHANGES ON AFFIDAVIT OF CORRECTION FILED AS MICROFILM NUMBER 162203.

RICK G. ROBINSON  
DEPUTY UNION COUNTY SURVEYOR