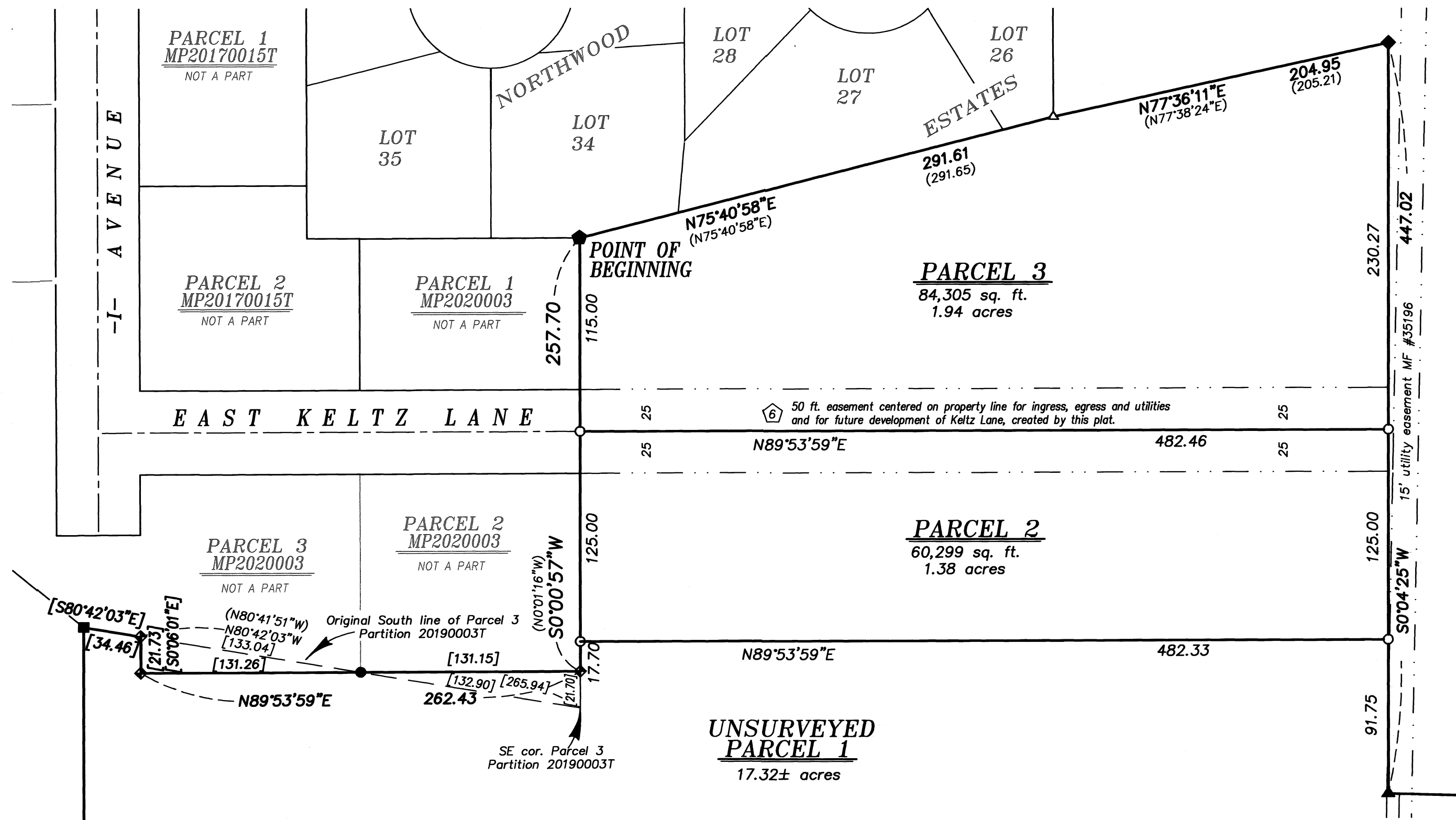


**PARTITION PLAT NUMBER 2020-0012**

A partition of Unsurveyed Parcel 1 of Partition Plat Number 20080023T and a portion of Parcel 3 of Partition Plat Number 20170015T  
 Situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon

Microfilm Number 20204298  
 Plat Cabinet Number E506 & E506



**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"=60'**

**LEGEND**

- ◆ Found 5/8" iron pin, set by Survey No. 21-67
- △ Found 5/8" iron pin, set by Survey No. 21-76
- Found 5/8" iron pin with yellow plastic cap marked BGA SURVEY MARKER, set by plat of ISLAND WEST ADDITION II
- ▲ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Minor Partition Plat Number 1999-10
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Minor Partition Plat Number 20110007T
- Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Minor Partition Plat Number 20200003
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER, set by Survey Number 008-2020
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline of road or easement
- - - Easement Line
- ( ) Record measurement as per Minor Partition 20080023T
- [ ] Record measurement as per Survey Number 008-2020

**NARRATIVE**

This partition was done at the request of Kevin Hampton, owner of the land within. Mr. Hampton wanted to divide the property as shown hereon. Exteriors are shown as per Partition Plat 20080023T in the Unsurveyed portion, with exception of a portion along the North line (644± ft portion) where it appears as though the 8± ft. jog at the East end of said line was not considered in this plat. As there are no surveys along this portion, I make these more or less calls. It also differs along the East side where it was adjusted with an adjoining property. Measurements are shown as per Survey Number 008-2020 which monumented said lot line adjustment. I find no unusual conditions with this partition.

**NOTES AND EASEMENTS**

- ① 15' wide water pipeline easement, recorded in Microfilm 35197
- ② 20' wide sanitary sewer easement, recorded in Microfilm 90736
- ③ Sanitary Sewer easement, recorded in Microfilm 150908
- ④ Ingress, Egress, Utility and Irrigation easement, created by Partition Plat 20080023T
- ⑤ 15' wide utility easement, recorded in Microfilm 20104233
- ⑥ 50' wide easement for ingress, egress and utilities, created by this plat

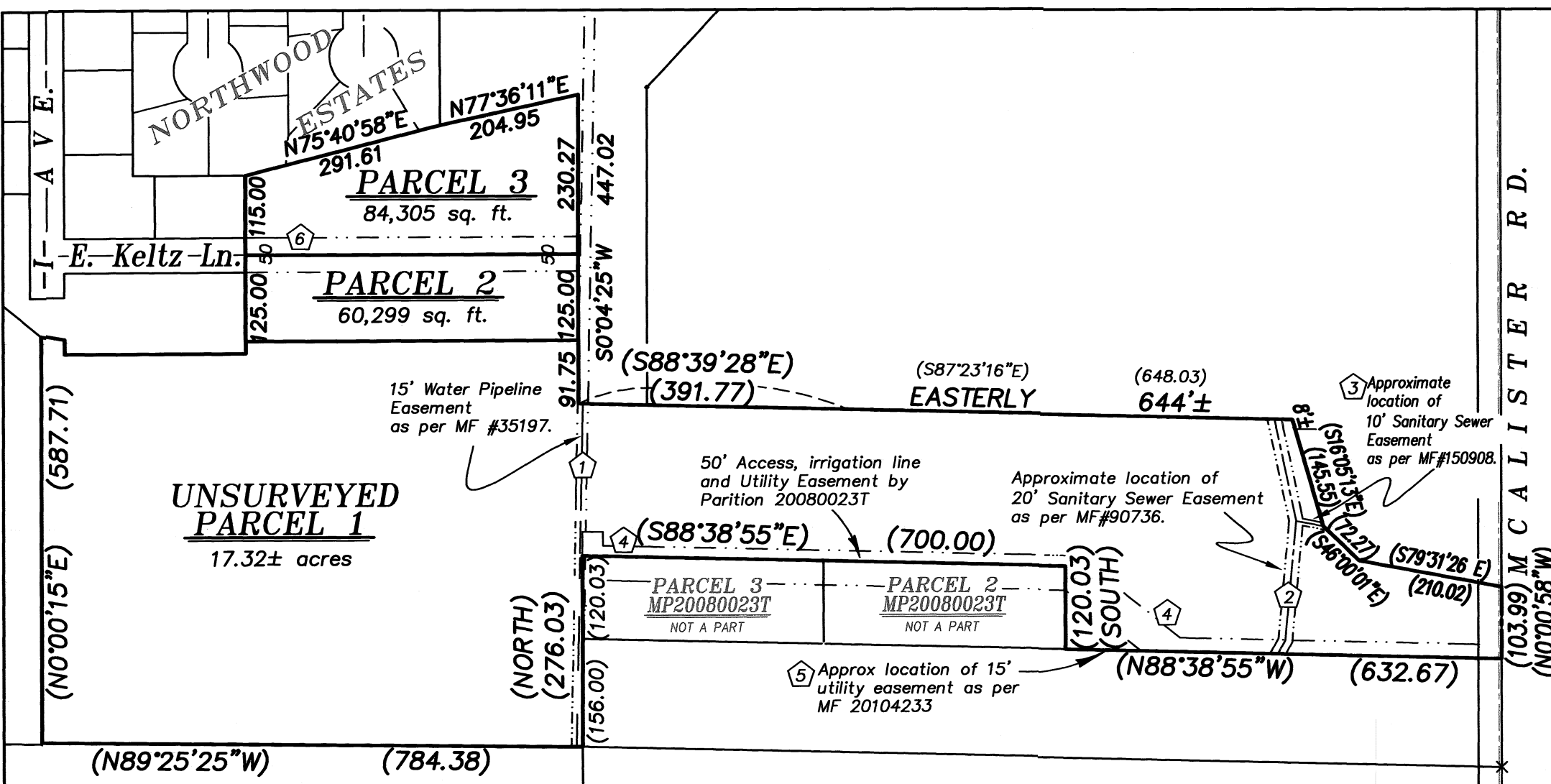
**REFERENCE MATERIAL**

Partition Plat 1999-10	DEED REFERENCES
Partition Plat 20080023T	Microfilm Document Number 35197
Partition Plat 2010007T	Microfilm Document Number 90736
Partition Plat 20130006T	Microfilm Document Number 140384
Partition Plat 20200003	Microfilm Document Number 150908
Survey Number 21-67	Microfilm Document Number 20104233
Survey Number 21-76	Microfilm Document Number 20200962
Survey Number 008-2020	Partition Plat Report 20-33313, dated Dec. 3, 2020, prepared by Eastern Oregon Title Inc.
Plat of Island West Addition II	

**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. 2020-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E505 & E506 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



**OVERALL SCALE: 1"=200'**

# PARTITION PLAT NUMBER 2020-0012

A partition of Unsurveyed Parcel 1 of Partition Plat Number 20080023T and a portion of Parcel 3 of Partition Plat Number 20170015T  
Situated in 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 Parcels 2 and 3 and platted the land within this partition, being situated in 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;

Unsurveyed Parcel 1 of Partition Plat 20080023T, filed as Microfilm Number 20084475T and stored in Slides 027 and 028, Plat Cabinet 'D'; plat records of Union County, Oregon.

ALSO INCLUDING, a tract of land situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, being a portion of Parcel 3 of Partition Plat 20190003T, filed as Microfilm Number 20190796T and stored in Slides 450 and 451, Plat Cabinet 'E'; plat records of Union County, Oregon, more particularly described as follows, with reference to Survey Number 008-2020,

Beginning at the Southeast corner of said Parcel 3,

Thence: North 0°00'57" East, along the East line of said Parcel 3, a distance of 21.70 feet,

Thence: South 89°53'59" West, a distance of 131.15 feet, to the South line of said Parcel 3,

Thence: South 80°42'03" East, along said South line, a distance of 132.90 feet to the Point of Beginning.

EXCEPTING THEREFROM, a portion of said Unsurveyed Parcel 1 of Partition Plat 20080023T, more particularly described as follows, with reference to Survey Number 008-2020:

Beginning at a point on the South line of Parcel 3 of Partition Plat 20190003T, filed as Microfilm Number 20190796T and stored in Slides 450 and 451, Plat Cabinet 'E'; plat records of Union County, Oregon, from which the Southeast corner of said Parcel 3 bears South 80°42'03" East, a distance of 132.90 feet,


Thence: South 89°53'59" West, a distance of 131.26 feet,

Thence: North 0°06'01" West, a distance of 21.73 feet, to the South line of said Parcel 3,

Thence: South 80°42'03" East, along said South line, a distance of 133.04 feet, to the Point of Beginning.

Containing 20.64 acres, more or less

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all Parcel corners and boundary corners of Parcels 2 and 3 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  
Bagett, Griffith and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850



## DECLARATION

Know all people by these presents that KEVIN HAMPTON and PENNY HAMPTON, 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 plat, and does hereby create the 50 foot wide public easement for ingress, egress and utilities over Parcels 2 and 3, all in accordance with the provisions of O.R.S. Chapter 92.


  
KEVIN HAMPTON

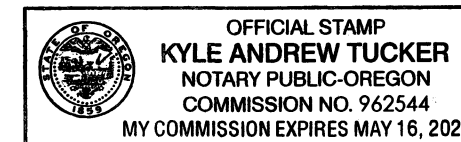
  
PENNY HAMPTON

## ACKNOWLEDGMENT

State of Oregon  
County of Union

Know all these people by these presents, on this 9<sup>th</sup> day of December, 2020, before me a Notary Public in and for said County and State, personally appeared KEVIN HAMPTON and PENNY HAMPTON, who are known to me to be the identical persons named in the foregoing instrument, and who 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. 2020-0012 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number E505 + E506 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

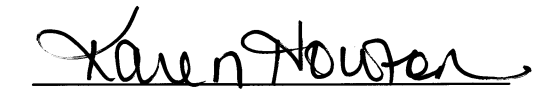
  
Jeffrey S. Hsu, OPLS 83571

## APPROVALS

### CITY OF ISLAND CITY PLANNING

Approved this 10<sup>th</sup> day of December, 2020

  
Mayor, City of Island City

  
City Recorder  
City of Island City

### UNION COUNTY SURVEYOR

Approved this 8 day of DECEMBER, 2020.

By Wallowa County Surveyor   
Richard A. Shaver

### 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 2020-2021 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.

 Chief Deputy Date: 12/10/2020  
by Cody Vavra, Union County Assessor/Tax Collector

## FILING STATEMENT

### UNION COUNTY CLERK

State of Oregon  
County of Union

I do hereby certify that the attached partition plat was received for record on the 10<sup>th</sup> day of DECEMBER, 2020 at 2:03 o'clock P.M., and filed in Plat Cabinet No. E505 + E506 Union County records. Microfilm No. 20204298

Union County Clerk by   
Robin A. Church