

LOT LINE ADJUSTMENT

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" = 50'

LEGEND

- Found 5/8" iron pin, set by Survey No. 21-76
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20140020T
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Partition Plat 20150008T
- ◆ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20170015T
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 20190003T
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition Plat Number 2021-0008
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- Centerline
- - - Easement line

REFERENCE MATERIAL

Plat of Island West Addition II
Survey Number 21-76
Partition Plat 20110007T
Partition Plat 20130006T
Partition Plat 20140020T
Partition Plat 20150008T
Partition Plat 20170015T
Partition Plat 20190003T
Partition Plat 2021-0008

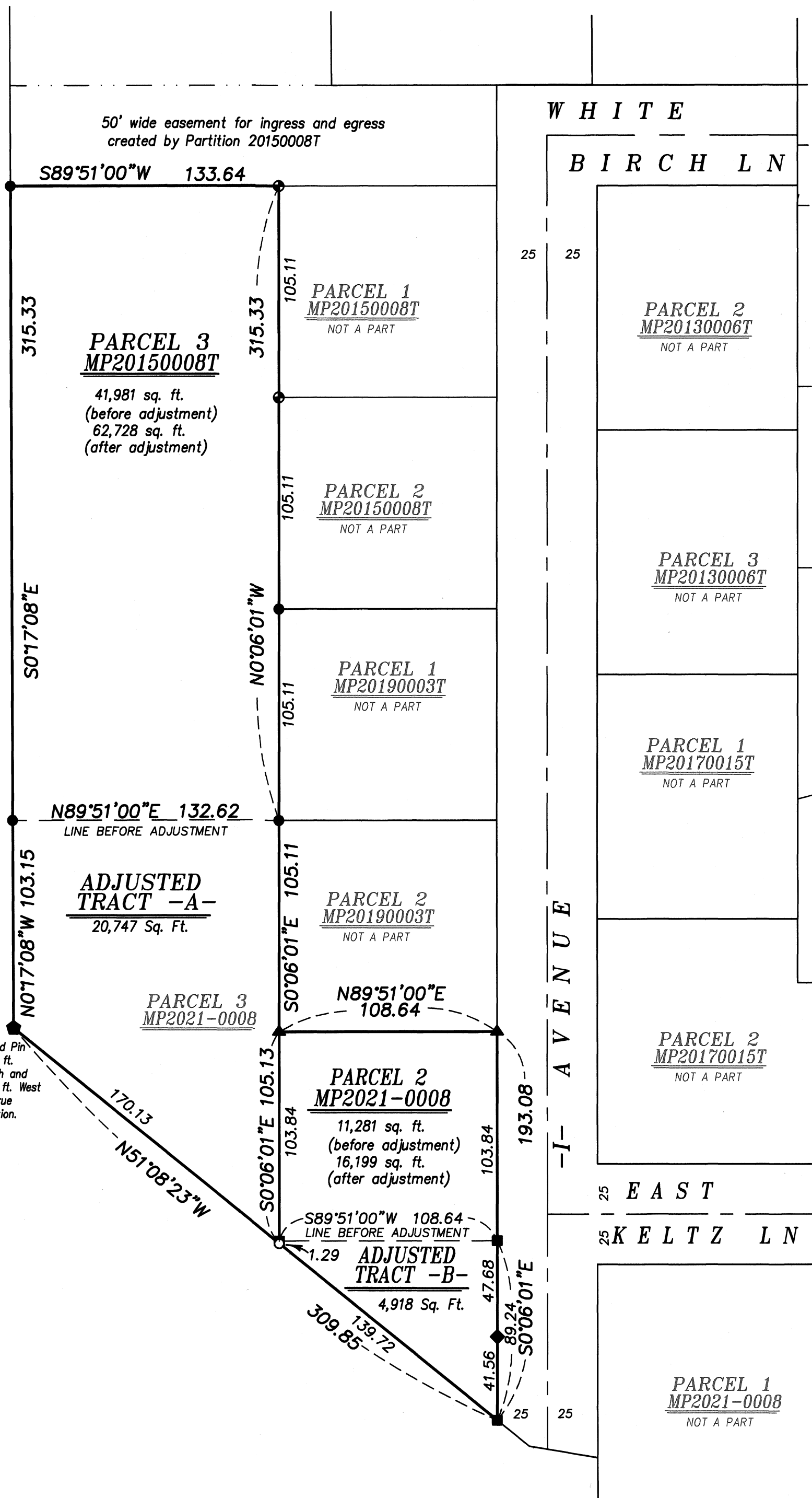
NARRATIVE

This survey was done at the request of Las Lequerica, owner of the land within. Mr. Lequerica wanted to adjust the lines as shown. I recover monuments as shown and find them harmonious with platted measurements. I place the new lines in the direction of Mr. Lequerica. All the lands within Parcel 3 of Partition Plat 2021-0008 are being adjusted to adjoining property and it will cease to exist as a discrete parcel after this lot line adjustment. I find no unusual conditions with this survey.

APPROVALS

I hereby approve this lot line adjustment this 3rd day of November, 2021.

Karen Howton
Karen Howton
City Recorder, Island City



LEGAL DESCRIPTION

Adjusted Tract -A- (to accrue to Parcel 3 of Partition Plat 20150008T)

A portion of Parcel 3 of Partition Plat 2021-0008, filed in Microfilm Number 20210927 and stored in Slides 527 and 528, Plat Cabinet 'E', plat records of Union County, Oregon, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 049-2021, as filed in the office of the Union County Surveyor,

Beginning at the Northwest corner of said Parcel 3,

Thence: North 89°51'00" East, along the North line of said Parcel 3, a distance of 132.62 feet, to an angle point in the North line of said Parcel 3, said point also being the Northwest corner of Parcel 2 of said Partition Plat 20190003T,

Thence: South 0°06'01" East, along the West line of said Parcel 2, a distance of 105.11 feet, to the Northwest corner of Parcel 2 of said Partition Plat 2021-0008,

Thence: South 0°06'01" East, along the West line of said Parcel 2 and the Southerly extension thereof, a distance of 105.13 feet, to the Southwest line of said Parcel 3 of Partition Plat 2021-0008,

Thence: North 51°08'23" West, along said Southwest line, a distance of 170.13 feet, to the Southwest corner of said Parcel 3,

Thence: North 0°17'08" West, along the West line of said Parcel 3, a distance of 103.15 feet to the Point of Beginning.

Containing 20,747 sq. ft.

Adjusted Tract -B- (to accrue to Parcel 2 of Partition Plat 2021-0008)

A portion of Parcel 3 of Partition Plat 2021-0008, filed in Microfilm Number 20210927 and stored in Slides 527 and 528, Plat Cabinet 'E', plat records of Union County, Oregon, situated in the Northwest quarter of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to Survey Number 049-2021, as filed in the office of the Union County Surveyor,

Beginning at the Southeast corner of said Parcel 3,

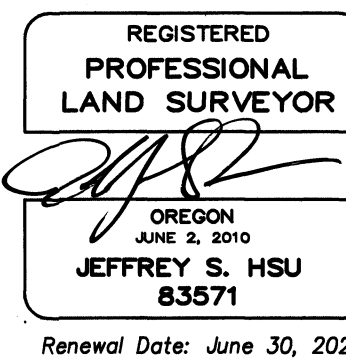
Thence: North 51°08'23" West, along the Southwesterly line of said Parcel 3, a distance of 139.72 feet, to the Southerly extension of the West line of Parcel 2 of said Partition Plat 2021-0008,

Thence: North 0°06'01" West, a distance of 1.29 feet, to the Southwest corner of said Parcel 2,

Thence: North 89°51'00" East, along the South line of said Parcel 2, a distance of 108.64 feet, to the Southeast corner of said Parcel 2,

Thence: South 0°06'01" East, along the East line of said Parcel 3, a distance of 89.24 feet, to the Point of Beginning.

Containing 4,918 sq. ft.



UNION COUNTY SURVEYOR	
Date Received	11/3/21
Date Filed	11/3/21
By	<i>Jeffrey S. Hsu</i>
File No.	049-2021

BAGETT, GRIFFITH & BLACKMAN			
2006 Adams Avenue, LaGrande, Oregon			
Map of Survey			
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			
SURVEYED FOR	Las Lequerica		
SURVEYED BY	J. S. H.		
Scale: 1" = 100'	Drawn by: J. S. H.	Oct. 2021	

SURVEY NUMBER 049-2021