W H I T E50' wide easement for ingress and egress created by Partition 20150008T B I R C H L NS89°51'00"W 133.64 25 25 PARCEL 1 MP20150008T PARCEL 2 315. MP20130006T 5 NOT A PART PARCEL 3 NOT A PART MP20150008T 41,981 sq. ft. (before adjustment) 62,728 sa. ft. (after adjustment) PARCEL 2 MP20150008T NOT A PART PARCEL 3 MP20130006T S017'08"E NO.06'01"W NOT A PART PARCEL 1 MP20190003T NOT A PART 0 PARCEL 1 MP20170015T NOT A PART N89°51'00"E 132.62 LINE BEFORE ADJUSTMENT 103.15 **ADJUSTED** PARCEL 2 TRACT -A- \mathbf{H} MP20190003T W.80,710N 20,747 Sq. Ft. NOT A PART $|\mathbf{Z}|$ N89°51'00"E PARCEL 3 $|\mathbf{H}|$ 108.64 MP2021-0008 PARCEL 2 Found Pin MP20170015T 0.37 ft. V PARCEL 2 105 0.21 ft. West 193.08 MP2021-0008 of True 84 Position. S0.06,01"E 11,281 sq. ft. N5,08.33W (before adjustment) 16,199 sq. ft. (after adjustment) $\Re E A S T$ S89°51'00"W 108.64 -ន្K E L T Z L NLINE BEFORE ADJUSTMENT 1.29 ADJUSTED TRACT -B-50.06,01 4,918 Sq. Ft. PARCEL 1 MP2021-0008 NOT A PART

LOT LINE ADJUSTMENT

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from \triangle COLLEGE to \triangle 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 harmoinous with platted measurements. I place the new lines at the direction of Mr. Lequerica. All the lands within Parcel 3 of Partition Plat 2021-000'8 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.

I hereby approve this lot line adjustment this NOVLMBLY, 2021.

Karen Howton City Recorder, Island City

LEGAL DESCRIPTION

<u>Adjusted Tract -A- (to accrue to Parcel 3 of Partition Plat</u> <u>20150008T)</u>

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

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 Partition Plat 20190003T,

Thence: South $0^{\circ}06'01''$ 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.

<u>Adjusted Tract —B— (to accrue to Parcel 2 of Partition Plat</u> 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

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.

REGISTERED **PROFESSIONAL** LAND SURVEYOR OREGON JUNE 2, 2010 JEFFREY S. HSU 83571

Renewal Date: June 30, 2023

UNION COUNTY **SURVEYOR** 049-202 File No.

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 Leguerica SURVEYED BY J. S. H. Scale: 1" = 100'Drawn by: J. S. H. Oct. 2021