

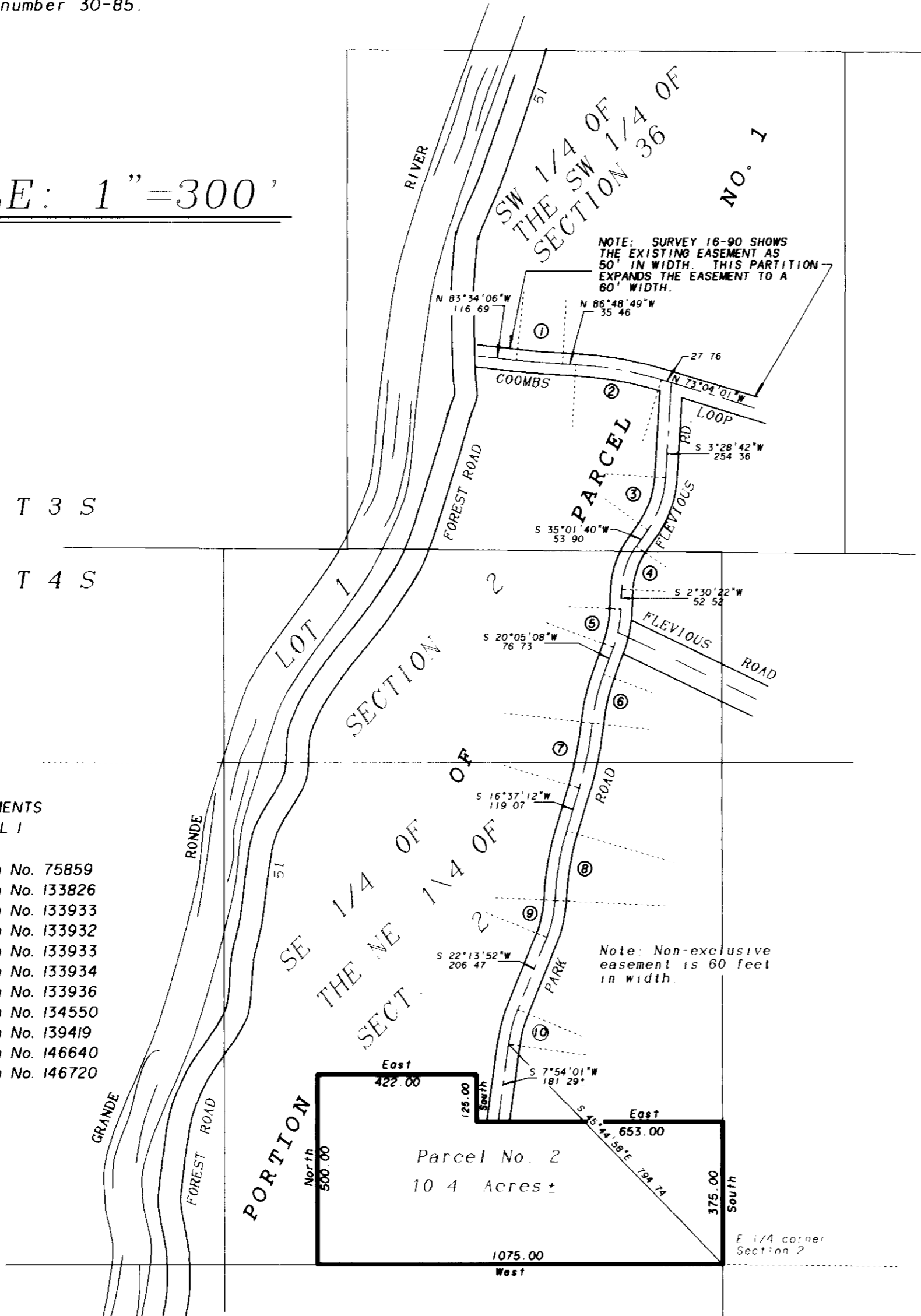
Major Partition 1994-28

Parcel 1 not platted. Parcel 2 situated within Southeast 1/4 of the Northeast 1/4 of Section 2 Township 4 South, Range 35 East of the Willamette Meridian.

BASIS OF BEARING

The bearing along the south line of Section 1 Township 4 South, Range 35 East of the Willamette Meridian, as established by Survey number 30-85.

SCALE: 1"=300'



- EASEMENTS AND AGREEMENTS APPURTENANT TO PARCEL 1 (NOT SHOWN ON PLAT)**
- Book 135 Page 528 Microfilm No. 75859
 - Book 136 Page 301 Microfilm No. 133826
 - Book 141 Page 664 Microfilm No. 133933
 - Microfilm No. 30962 Microfilm No. 133932
 - Microfilm No. 31929 Microfilm No. 133933
 - Microfilm No. 37860 Microfilm No. 133934
 - Microfilm No. 46322 Microfilm No. 133936
 - Microfilm No. 52188 Microfilm No. 134550
 - Microfilm No. 52427 Microfilm No. 139419
 - Microfilm No. 53041 Microfilm No. 146640
 - Microfilm No. 58710 Microfilm No. 146720
 - Microfilm No. 59891

- LEASES APPURTENANT TO PARCEL 1 (NOT SHOWN ON PLAT)**
- Book 153 Page 435 Microfilm No. 29118
 - Microfilm No. 130197
 - Unrecorded Leases

CURVE TABLE

①	Δ=3°14'42"	R=2191.26	L=124.11	LC=S 85°11'27"E	124.09 (EXISTING EASEMENT)
②	Δ=11°44'48"	R=970.00	L=232.74	LC=S 79°56'25"W	232.17 (EXISTING EASEMENT)
③	Δ=31°32'19"	R=268.30	L=147.73	LC=S 19°15'11"W	145.88
④	Δ=32°31'19"	R=215.98	L=122.60	LC=S 18°48'01"W	120.96
⑤	Δ=17°34'46"	R=336.59	L=103.27	LC=S 11°17'45"W	102.87
⑥	Δ=13°48'20"	R=549.88	L=132.49	LC=S 13°10'58"W	132.17
⑦	Δ=10°20'25"	R=982.86	L=177.38	LC=S 11°27'00"W	177.13
⑧	Δ=13°50'55"	R=781.25	L=188.83	LC=S 9°41'45"W	188.37
⑨	Δ=19°27'35"	R=297.23	L=100.95	LC=S 12°30'04"W	100.47
⑩	Δ=14°19'51"	R=381.14	L=95.33	LC=S 15°03'56"W	95.08

SURVEYOR'S STATEMENT

THIS IS AN UNSURVEYED MAJOR PARTITION.

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have prepared the plat of the UNSURVEYED Major Partition as shown on the annexed map, in accordance with O.R.S. Chapter 92. Parcel 1 is not shown. Parcel 2 being situated in a portion of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 4 South, Range 35 East of the Willamette Meridian, the exterior of Parcel 2 being more particularly described as follows.

Beginning at the East 1/4 of said Section 2.

Thence: Westerly, along the south line of the said Southeast 1/4 of the Northeast 1/4, 1075.00 feet.

Thence: Northerly, parallel with the east line of the said Southeast 1/4 of the Northeast 1/4, 500.00 feet.

Thence: Easterly, parallel with the south line of the said Southeast 1/4 of the Northeast 1/4, 422.00 feet.

Thence: Southerly, parallel with the east line of the said Southeast 1/4 of the Northeast 1/4, 125.00 feet.

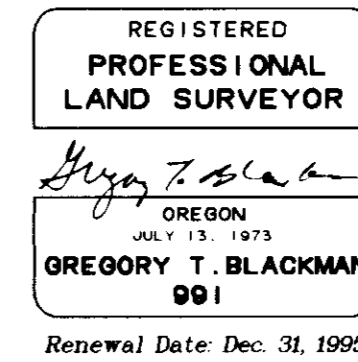
Thence: Easterly, parallel with the south line of the said Southeast 1/4 of the Northeast 1/4, 653.00 feet, more or less, to the east line of the said Southeast 1/4 of the Northeast 1/4.

Thence: Southerly, along the east line of the said Southeast 1/4 of the Northeast 1/4, 375.00 feet, more or less, to the Point of Beginning of this description.

Containing 10.4 acres, more or less.

NARRATIVE

This partition was ordered by Gregory Tsatsos. Mr. Tsatsos instructed us to partition the approximate 10.4 acre parcel out from his total tract. Because Parcel 1 is over 80 acres in size it is not required to be shown on the partition plat. The purpose of this plat is to show Parcel 2 and the 60 foot easement created to access Parcel 2. A 50 foot easement existed from Forest Road 51 to the telecommunications site as per Microfilm No. 133933. This plat expands that to a 60 foot easement and creates the additional easement as shown to reach Parcel 2. Both Parcel 1 and Parcel 2 are unsurveyed. No monuments were set for the purposes of this partition plat.



REFERENCE MATERIAL

Preliminary title report, order no. 34196, dated April 26, 1994 by Abstract and Title Company, La Grande OR.

- UNION COUNTY RECORDS
- MF #30962
 - MF #37860
 - MF #53041
 - MF #75859
 - MF #133932
 - MF #133936
 - MF #146640

Gregory T. Blackman, OPLS 991
BAGETT-GRIFFITH & ASSOCIATES
2006 Adams Avenue
LaGrande, Oregon 97850

Major Partition 1994-28

Parcel 1 not platted. Parcel 2 situated within Southeast 1/4 of the Northeast 1/4 of Section 2 Township 4 South, Range 35 East of the Willamette Meridian.

DEDICATION

Know all people by these presents that Gregory J. Tsiatsos and Doris J. Tsiatsos are the owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Statement, and have caused the same to be partitioned into the parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and do hereby grant the 60 foot non-exclusive easement as shown upon the annexed map.

Doris J. Tsiatsos
Doris J. Tsiatsos
Gregory J. Tsiatsos
Gregory J. Tsiatsos

Know all people by these presents that Joseph R. Able and Ruth Able are contract holders (microfilm no. 146640) of the land represented on the annexed map, and more particularly described in the Surveyor's Statement, and have consented to the same being partitioned into parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and do hereby consent to the creation of the 60 foot non-exclusive easement as shown upon the annexed map.

Joseph R. Able
Joseph R. Able
Ruth E. Able
Ruth Able
POA
MF 138283

Know all people by these presents that the Farmers Home Administration, United States Department of Agriculture is a mortgage holder (microfilm nos. 30962, 37860, 53041, and 75859) of the land represented on the annexed map, and more particularly described in the Surveyor's Statement, and have consented to the same being partitioned into parcels as shown on the annexed map in accordance with O.R.S. Chapter 92, and do hereby consent to the creation of the 60 foot non-exclusive easement as shown upon the annexed map.

Steven P. Trandale
Officer of Farmers Home Administration

WATER RIGHTS STATEMENT

Permit number 82 and certificate number 432 are appurtenant to portions of this tract.

ACKNOWLEDGEMENTS

State of Oregon
SS
County of UNION

Know all these people by these presents, on this 9th day of August, 1994, before me a Notary Public in and for said State and County, personally appeared Gregory J. Tsiatsos and Doris J. Tsiatsos, who did say that they are the identical people named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Rick G. Robinson
Notary Public for the State of Oregon

State of Oregon
SS
County of UNION

Know all these people by these presents, on this 20th day of October, 1994, before me a Notary Public in and for said State and County, personally appeared Joseph R. Able and Ruth Able, who did say that they are the identical people named in the foregoing instrument, and that said instrument was executed freely and voluntarily. RUTH ABLE P.O.A. FOR JOSEPH R. ABLE MF 138283

Rick G. Robinson
Notary Public for the State of Oregon

State of Oregon
SS
County of UNION

Know all these people by these presents, on this 28th day of December, 1994, before me a Notary Public in and for said State and County, personally appeared Steven P. Trandale, an officer of Farmers Home Administration, who did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Patricia A. Good
Notary Public for the State of Oregon

APPROVALS

UNION COUNTY SURVEYOR

Approved this 29 day of December, 1994.

James D. Hanley
James D. Hanley, Baker County Surveyor
for the Union County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 30th day of December, 1994.

P. J. Butler
Union County Planning Commission

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 subdivision and that are now due and payable have been paid to me.

by Peggy Sutton Date: 12/29/94
Peggy Sutton, Union County Treasurer

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 subdivision, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Gooderham Date: 12/29/94
Patty Gooderham, Union County Assessor

FILING STATEMENT

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 30th day of December, 1994, at 4:05 o'clock P.M., and recorded as Partition Plat No. 1994-28 Plat Cabinet No. A-380 Microfilm No. 157381 Union County records.

R. Nellie Bogue Hibbert
Union County Clerk
by R. Church, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tyler T. Blackman
OREGON
JULY 3, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1995