

Minor Partition Plat Number 2002-016

A Partition of a portion of Lot 13 of Mountain Sound Addition, situated in the Southwest quarter of Section 36, Township 3 South, Range 35 East, and in the Northeast quarter of Section 2, Township 4 South, Range 35 East of the Willamette Meridian

BASIS OF BEARING

North 89°40'10" West along the South line of the Southwest quarter of the Southwest quarter of Section 36, Township 3 South, Range 35 East of the Willamette Meridian, as per plat of Coombs Loop Addition

SCALE: 1"=100'

REFERENCE MATERIAL

- Plat of Coombs Loop Addition
- Plat of Mt. Sound Addition
- Plat of Mt. Sound Second Addition
- Major Partition Plat Number 1994-28
- Minor Partition Plat Number 1998-18
- Major Partition Plat Number 1999-06
- Minor Partition Plat Number 1999-15
- Survey Number 012-1995
- Survey Number 037-2001

DEED REFERENCES

- Deed Microfilm Numbers:
- 45084 46322 20015143
- 20015144 20015147 20015399
- 20015786 20015787

Preliminary Title Report Number 02-13356 prepared by Eastern Oregon Title Company

NARRATIVE

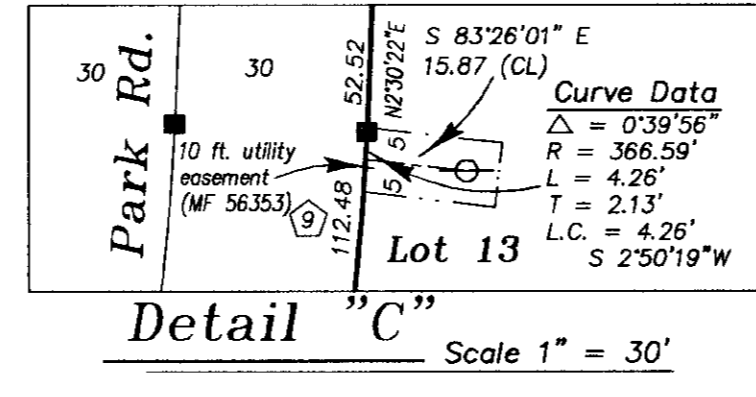
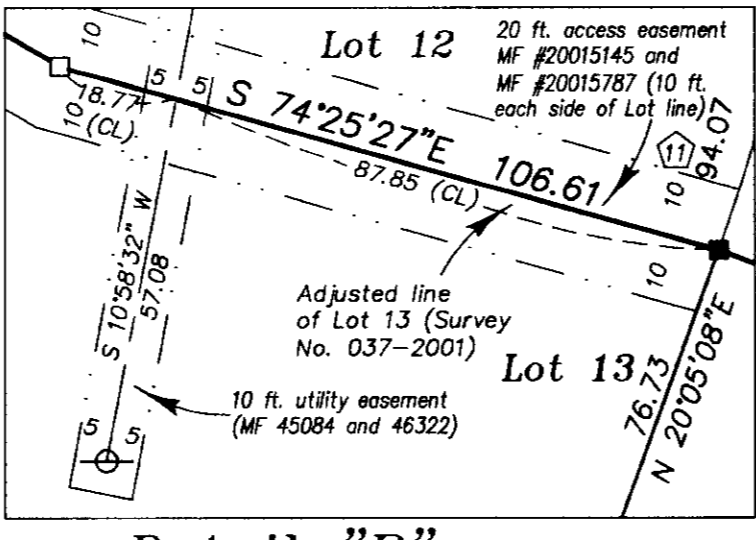
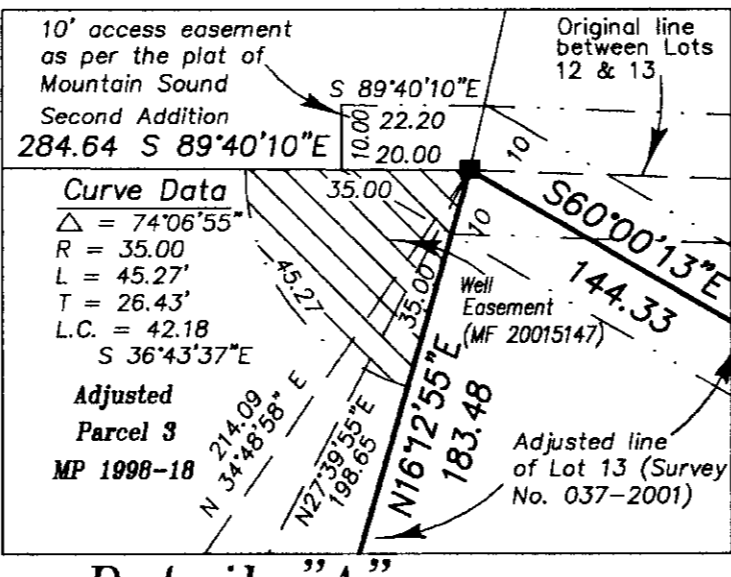
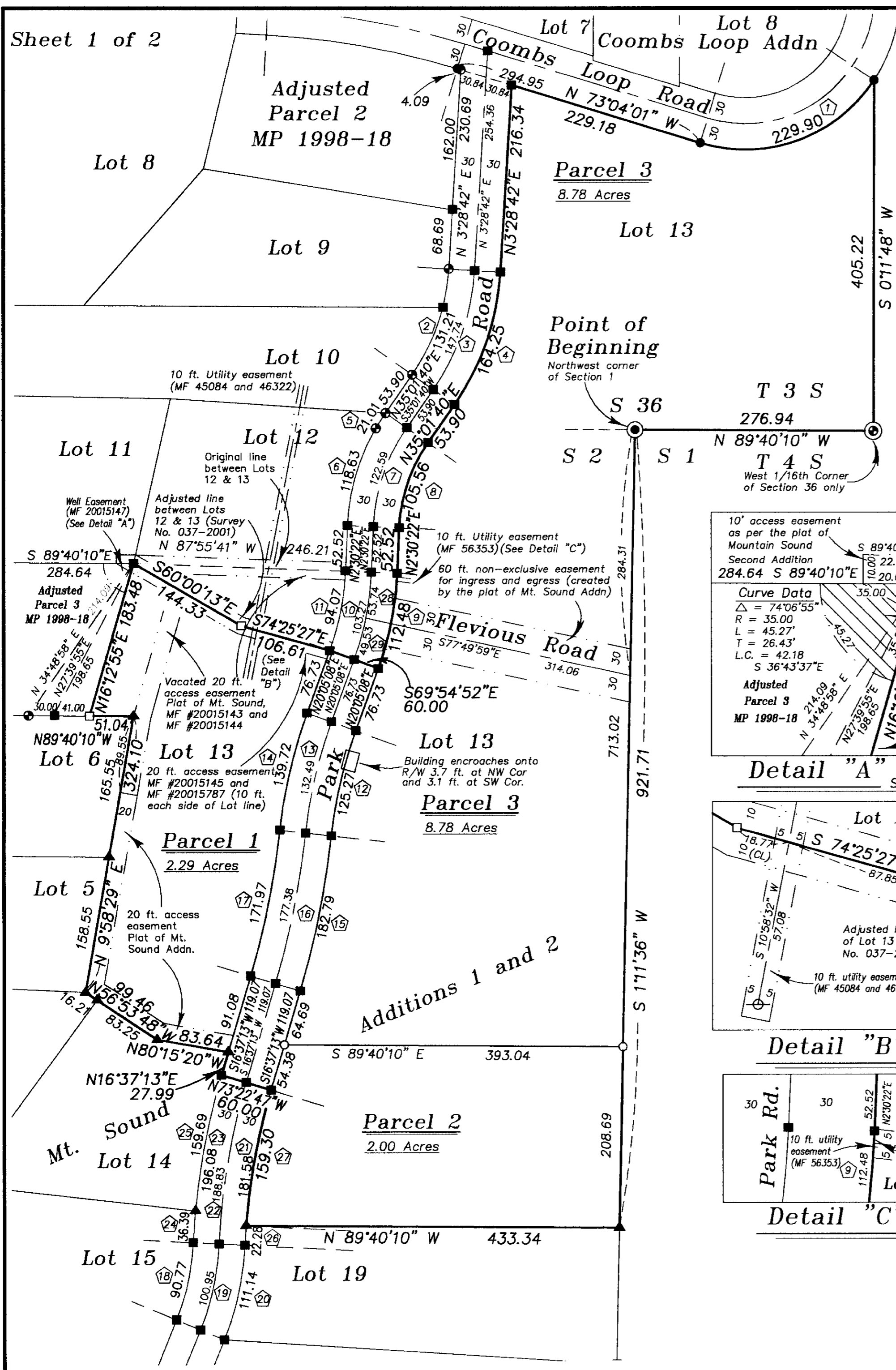
This partition was done at the request of Greg Tsiatsos. Mr. Tsiatsos wanted to partition the adjusted Lot 13 of Mt. Sound Addition into the parcels shown. Parcel 1 being that portion of the adjusted Lot lying West of Park Road, Parcel 2 being the South 2 acres of the portion of the adjusted Lot lying East of Park Road and Parcel 3 being the remainder of the adjusted Lot. I use the monumentation of the various surveys, partition and subdivision plats to establish the exterior of this partition and the right of way of Park Road. The monuments shown were all found. The monuments shown as found in the center of Park Road were confirmed by a magnetic locator but not excavated. The utility line easements shown (MF Nos. 45084, 46322 and 56353) were placed at the physical location of the overhead lines as per the language in the deeds. These were not shown on any of the previous plats. I also find a building encroaching onto the right of way of Park Road on the Westerly partition of Parcel 3 of this partition, also not shown on previous plats. I find no other unusual conditions on this partition.

CURVE DATA

1 Δ = 74°06'55" R = 35.00' L = 45.27' T = 26.43' L.C. = 42.18' S 36°43'37"E	2 Δ = 31°32'58" R = 298.30' L = 147.74' T = 75.77' L.C. = 145.84' N19°15'11"E	3 Δ = 31°32'58" R = 298.30' L = 147.74' T = 75.77' L.C. = 145.84' N19°15'11"E	4 Δ = 31°32'58" R = 298.30' L = 147.74' T = 75.77' L.C. = 145.84' N19°15'11"E	5 Δ = 4°53'35" R = 245.98' L = 21.01' T = 10.51' L.C. = 21.00' S32°34'53"W	6 Δ = 27°37'43" R = 245.98' L = 118.63' T = 60.49' L.C. = 117.48' S16°19'21"W
7 Δ = 32°31'18" R = 215.98' L = 122.59' T = 63.00' L.C. = 120.95' N18°46'01"E	8 Δ = 32°31'18" R = 215.98' L = 122.59' T = 63.00' L.C. = 120.95' N18°46'01"E	9 Δ = 17°34'46" R = 366.59' L = 112.48' T = 56.68' L.C. = 112.04' N11°17'45"E	10 Δ = 17°34'46" R = 366.59' L = 112.48' T = 56.68' L.C. = 112.04' N11°17'45"E	11 Δ = 17°34'46" R = 366.59' L = 112.48' T = 56.68' L.C. = 112.04' N11°17'45"E	12 Δ = 17°34'46" R = 366.59' L = 112.48' T = 56.68' L.C. = 112.04' N11°17'45"E
13 Δ = 13°48'20" R = 549.88' L = 132.49' T = 66.57' L.C. = 132.19' S13°10'58"W	14 Δ = 13°48'20" R = 549.88' L = 132.49' T = 66.57' L.C. = 132.19' S13°10'58"W	15 Δ = 10°20'25" R = 1012.86' L = 182.79' T = 91.64' L.C. = 182.54' N11°27'00"E	16 Δ = 10°20'25" R = 1012.86' L = 182.79' T = 91.64' L.C. = 182.54' N11°27'00"E	17 Δ = 10°20'25" R = 1012.86' L = 182.79' T = 91.64' L.C. = 182.54' N11°27'00"E	18 Δ = 19°27'35" R = 982.86' L = 177.38' T = 88.93' L.C. = 177.14' N11°27'00"E
19 Δ = 19°27'35" R = 297.23' L = 100.95' T = 50.96' L.C. = 100.47' N12°30'05"E	20 Δ = 19°27'35" R = 297.23' L = 100.95' T = 50.96' L.C. = 100.47' N12°30'05"E	21 Δ = 13°50'55" R = 751.25' L = 181.58' T = 91.23' L.C. = 181.14' S9°41'46"W	22 Δ = 13°50'55" R = 751.25' L = 181.58' T = 91.23' L.C. = 181.14' S9°41'46"W	23 Δ = 13°50'55" R = 751.25' L = 181.58' T = 91.23' L.C. = 181.14' S9°41'46"W	24 Δ = 13°50'55" R = 751.25' L = 181.58' T = 91.23' L.C. = 181.14' S9°41'46"W
25 Δ = 11°16'43" R = 811.25' L = 159.69' T = 80.11' L.C. = 159.44' S10°58'51"W	26 Δ = 1°41'58" R = 751.25' L = 22.28' T = 11.14' L.C. = 22.28' S3°37'18"W	27 Δ = 12°08'57" R = 751.25' L = 22.28' T = 79.95' L.C. = 159.00' N10°32'45"E	28 Δ = 9°08'57" R = 336.59' L = 63.74' T = 26.93' L.C. = 53.69' N7°04'48"E	29 Δ = 8°25'50" R = 336.59' L = 49.53' T = 24.81' L.C. = 49.48' N15°52'13"E	

LEGEND

- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by the plat of Coombs Loop Addition
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by the plat of Mt. Sound Addition
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by Minor Partition Plat Number 1998-18
- Found 5/8" iron pin with 2" aluminum cap set by Minor Partition Plat Number 1998-18
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by Major Partition Plat Number 1999-06 (except those indicated in the narrative)
- Found 5/8" iron pin with 2" aluminum cap set by Survey Number 012-1995
- Found 5/8" iron pin with plastic cap marked "TOMKINS SURVEYING" set by Survey Number 037-2001
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Power Pole
- Easement Line
- Centerline
- Curve Number



REGISTERED PROFESSIONAL LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2002

Minor Partition Plat Number 2002-016

Microfilm Number 20025060
Plat Cabinet Number C667 + C668

A Partition of a portion of Lot 13 of Mountain Sound Addition, situated in the Southwest quarter of Section 36, Township 3 South, Range 35 East, and in the Northeast quarter of Section 2, Township 4 South, Range 35 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a partition of a portion of Lot 13 of Mountain Sound Addition, situated in the Southwest quarter of Section 36, Township 3 South, Range 35 East, and in the Northeast quarter of Section 2, Township 4 South, Range 35 East of the Willamette Meridian, the exterior of which being more particularly described as follows;

Beginning at the Northeast corner of said Section 2, thence along the exterior of said Lot 13 the following courses:

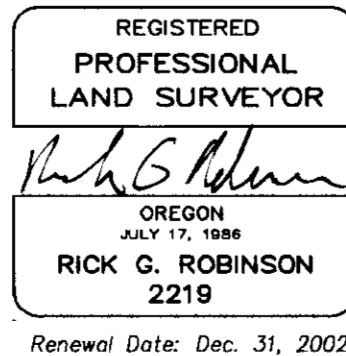
- Thence; South 1°11'36" West, a distance of 921.71 feet, to the Southeast corner of said Lot 13,
- Thence; North 89°40'10" West, a distance of 433.34 feet, to the Easterly right of way of Park Road, said point being the Point of Curvature of a 751.25 ft. radius curve right,
- Thence; Northeasterly along said right of way, and around said curve right, a distance of 159.30 feet, (Long Chord bears North 10°32'45" East, a distance of 159.00 feet),
- Thence; North 73°22'47" West, a distance of 60.00 feet, to a point on the Westerly right of way line of said Park Road,
- Thence; North 16°37'13" East, along said Westerly right of way, a distance of 27.99 feet, to the Northeast corner of Lot 14 of said Addition,
- Thence; North 80°15'20" West, a distance of 83.64 feet,
- Thence; North 56°53'48" West, a distance of 99.46 feet, to the Southeast corner of Lot 5 of said Addition,
- Thence; North 9°58'29" East, a distance of 324.10 feet, to the Northeast corner of Lot 6 of said Addition,
- Thence; North 89°40'10" West, a distance of 51.04 feet, to the Southeast corner of Parcel 3 of Minor Partition Plat Number 1998-18, as adjusted by survey number 037-2001,
- Thence; North 16°12'55" East, a distance of 183.48 feet, to the Southeast corner of Lot 11 of said Addition,
- Thence; South 60°00'13" East, a distance of 144.33 feet,
- Thence; South 74°25'27" East, a distance of 106.61 feet, to the Westerly right of way of Park Road,
- Thence; South 69°54'52" East, a distance of 60.00 feet, to the Easterly right of way of Park Road, said point being the Point of Curvature of a 366.59 ft. radius curve left,
- Thence; Northeasterly along said right of way, and around said curve left, a distance of 112.48 feet, (Long Chord bears North 11°17'45" East, a distance of 112.04 feet),
- Thence; North 2°30'22" East, along said right of way, a distance of 52.52 feet, to the Point of Curvature of a 185.98 ft. radius curve right,
- Thence; Northeasterly along said right of way, and around said curve right, a distance of 105.56 feet, (Long Chord bears North 18°46'01" East, a distance of 104.15 feet),
- Thence; North 35°01'40" East, along said right of way, a distance of 53.90 feet, to the Point of Curvature of a 298.30 ft. radius curve left,
- Thence; Northeasterly along said right of way, and around said curve left, a distance of 164.25 feet, (Long Chord bears North 19°15'11" East, a distance of 162.15 feet),
- Thence; North 3°28'42" East, along said right of way, a distance of 216.34 feet, to the Southerly right of way line of Coombs Loop Road,
- Thence; South 73°04'01" East, along said right of way, a distance of 229.18 feet, to the Point of Curvature of a 180.00 ft. radius curve left,
- Thence; Northeasterly along said right of way, and around said curve left, a distance of 229.90 feet, (Long Chord bears North 70°20'37" East, a distance of 214.59 feet),
- Thence; South 0°11'48" West, a distance of 405.22 feet, to the West 1/16th corner of said Section 36,
- Thence; North 89°40'10" West, along the South line of said Section 36, a distance of 276.94 feet, to the Point of Beginning of this description.

Excepting therefrom the right of way of Park Road.

Said tract containing 13.08 Acres (569,556 Square Feet)

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 are marked with monuments as indicated on the annexed plat in accordance with the provisions of O.R.S. 92.050 and 92.060.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



DECLARATION

Know all people by these presents that GREGORY J. TSIATSOS and DORIS J. TSIATSOS are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

Gregory J. Tsiatsos
GREGORY J. TSIATSOS

Doris J. Tsiatsos
DORIS J. TSIATSOS

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 23rd day of August, 2002 before me a Notary Public in and for said State and County, personally appeared GREGORY J. TSIATSOS and DORIS J. TSIATSOS, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Gregory T. Blackman
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

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 2002-2003 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.

by Patty Gooderham Date: 8/29/2002
Patty Gooderham, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 4th day of September, 2002.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 26th day of AUGUST, 2002.

by Wallawa 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 4th day of Sept, 2002, at 3:57 o'clock P.M., and recorded in Plat Cabinet No. C667 + C668 Union County records. Microfilm Number 20025060

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