

Minor Partition Plat Number 200400077

Microfilm Number 200428417
 Plat Cabinet Number C730-731

A partition of a portion of Parcel 3 of Minor Partition Plat Number 1996-05, situated in the Southeast Quarter of the Southeast Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

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"=40'

REFERENCE MATERIAL

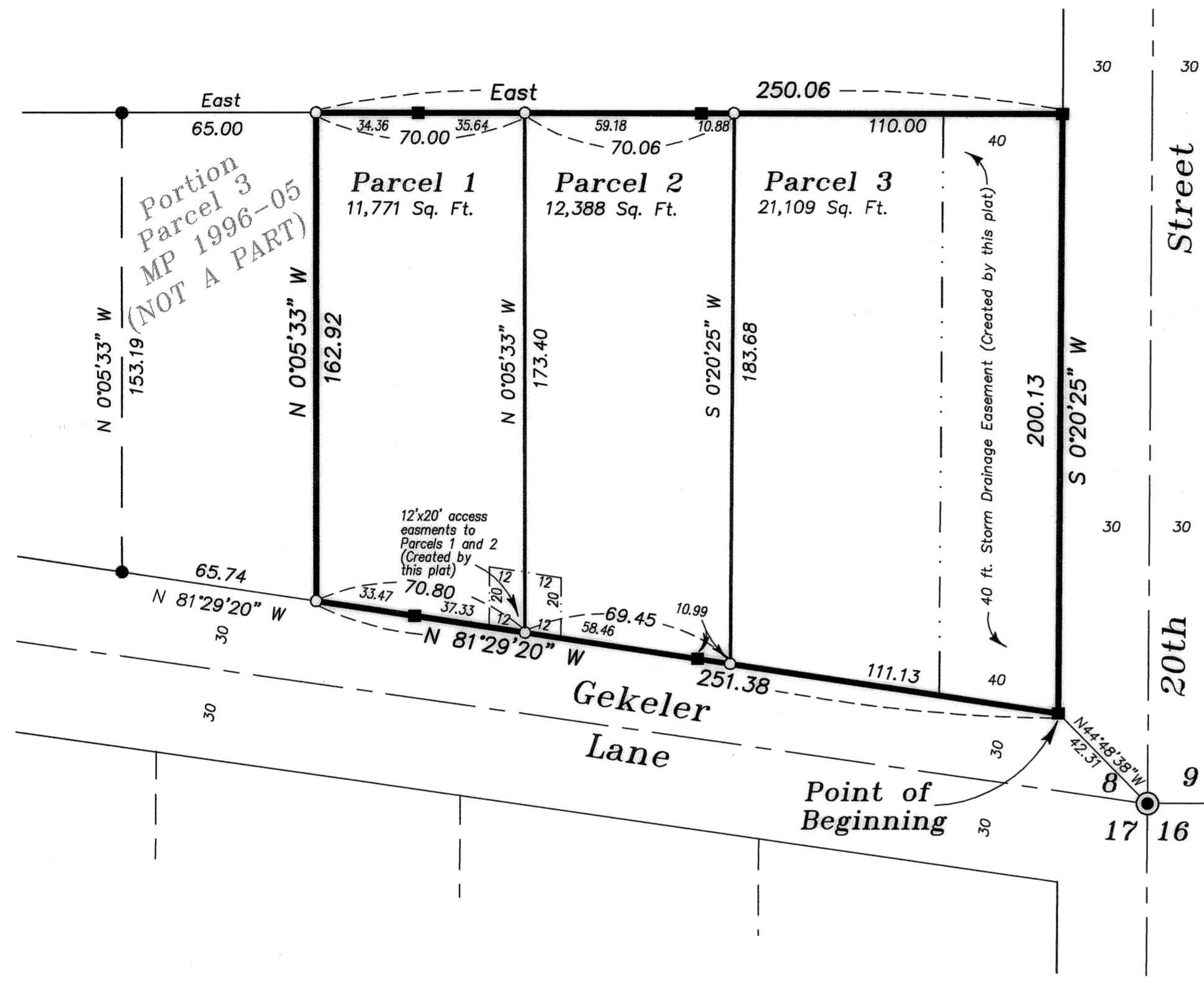
Union County Monumentation Records
 Survey Number 006-1994
 Minor Partition Plat Number 1996-05

DEED REFERENCES

Volume 83 Page 96
 Microfilm Number 20041409
 Partition Plat Report number 04-15447 dated May 11, 2004, prepared by Eastern Oregon Title Company

NARRATIVE

This partition was done at the request of Gust Tsiatsos. The purpose of this partition is to create additional building sites on an existing tract of land. I base the location of the exterior on Minor Partition Plat Number 1996-05. The tract to the West of this partition was transferred by deed microfilm number 20041409 on the basis of boundary line adjustment with the adjoining ownership to the North. This partition creates an access easement for parcels 1 and 2 to accommodate a shared driveway, as well as creating a 40 ft. storm drainage easement along the East side of Parcel 3. Volume 83, page 96 grants a utility easement with no specific location. I find the utility lines for which the utility easement was granted, fall within the dedicated right of way of the adjoining streets. I find no other unusual conditions on this partition.



LEGEND

- Found brass cap monument in water valve box as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by survey number 006-1994
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by minor partition plat number 1996-05
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- — — — — Centerline
- - - - - Easement line

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200400077 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C730-731 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Rick G. Robinson
 Rick G. Robinson, OPLS 2219

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2004

Minor Partition Plat Number 200400077

A partition of a portion of Parcel 3 of Minor Partition Plat Number 1996-05, situated in the Southeast Quarter of the Southeast Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

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 Parcel 3 of Minor Partition Plat Number 1996-05, situated in the Southeast quarter of the Southeast quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southeast corner of Parcel 3 of Minor Partition Plat Number 1996-05, said point being North 44°48'38" West, a distance of 42.31 feet from the Southeast corner of said Section 8, said point also being the intersection of the West right of way line of 20th Street, and the North right of way line of Gekeler Lane,

Thence; North 81°29'20" West, along the South line of said Parcel 3, and along said North right of way line, a distance of 251.38 feet, to the Southeast corner of the property conveyed to the First Church of the Nazarene of La Grande, Oregon, by deed recorded March 16, 2004, as microfilm document number 20041409 of the deed records of Union County,


Thence; North 0°05'33" West, along the East line of said First Church of the Nazarene property, said line being parallel with the West line of said Parcel 3, a distance of 162.92 feet, to the Northeast corner of said First Church of the Nazarene property, said point being on the North line of said Parcel 3,

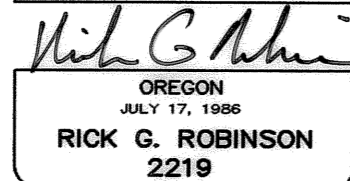
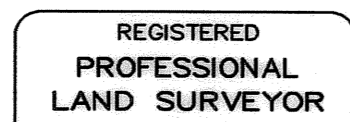
Thence; East, along said North line, a distance of 250.06 feet, to the Northeast corner of said Parcel 3, said point being on the West right of way line of 20th Street,

Thence; South 0°20'25" West, along said West right of way line, said line also being the East line of said Parcel 3, a distance of 200.13 feet to the Point of Beginning of this description.

Said tract containing 45,268 Sq. Ft. (1.04 Acres)

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 O.R.S. 92.050 and 92.060.


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



Renewal Date: Dec. 31, 2004


SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200400077 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C730-731 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.


Rick G. Robinson, OPLS 2219

DECLARATION

Know all people by these presents that GUST C. TSIATSOS and KARIN L. TSIATSOS, are the owners of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and have said land to be surveyed and platted as shown on the annexed plat, and we do for ourselves, our heirs and assigns, hereby create the 40 ft. storm drainage easement across the East 40 feet of this partition, and also the 2 - 12 ft. x 20 ft. access easements for the shared access for Parcels 1 and 2 of this partition, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

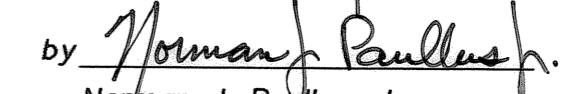

GUST C. TSIATSOS


KARIN L. TSIATSOS

APPROVALS


City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 17th day of May, 2004.

by 
Norman J. Paulus, Jr.
City Surveyor

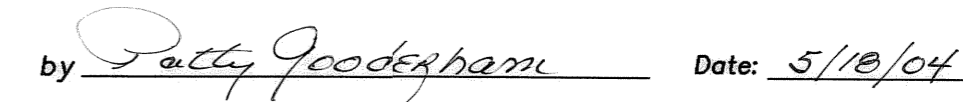
City of LaGrande Community Development Director/Planner

Approved this 25th day of May, 2004.


Michael A. Hyde,
Community Development Director/Planner

Union County Assessor / Tax Collector

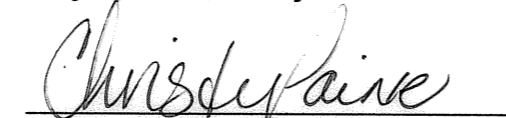
I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2003-2004 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

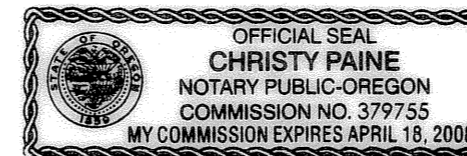
by 
Patty Gooderham, Union County Assessor/Tax Collector

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17th day of May, 2004, before me a Notary Public in and for said County and State, personally appeared GUST C. TSIATSOS and KARIN L. TSIATSOS, who stated that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.


Notary Public for
the State of Oregon



Notarial seal

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 25 day of May, 2004, at 10:30 o'clock A. M., and recorded in Plat Cabinet No. 200400077 of the Plat Records of UNION COUNTY. Microfilm Number 200428417

R. Nellie Bogue Hibbert,
Union County Clerk
by 