

Minor Partition Plat Number 20060001T

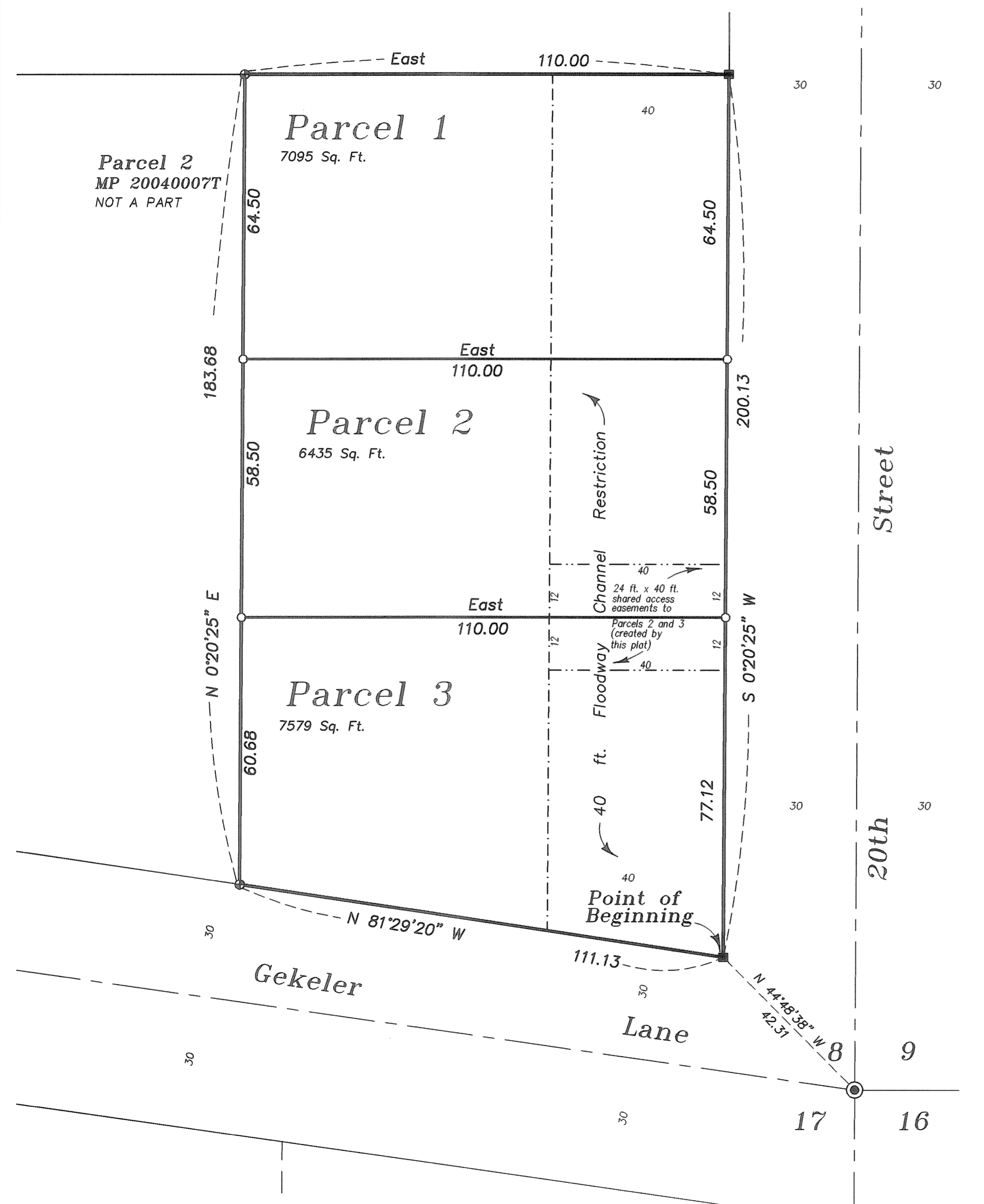
Microfilm Number 20060173T
 Plat Cabinet Number C800-801

A partition of Parcel 3 of Minor Partition Plat Number 20040007T
 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"=20'



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 20040007T
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - - Easement line

REFERENCE MATERIAL

- Union County Monumentation Records
 Survey Number 006-1994
 Minor Partition Plat Number 1996-05
 Minor Partition Plat Number 20040007T
- DEED REFERENCES
- Volume 83 Page 96
 Microfilm Number 20041409
- Partition Plat Report number 05-17092 dated
 December 22, 2005, 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 20040007T. This partition creates an access easement for Parcels 2 and 3 to accommodate a shared driveway. 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.

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. 20060001T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C800-801 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, 2006

Minor Partition Plat Number 20060001T

A partition of Parcel 3 of Minor Partition Plat Number 20040007T 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 20040007T, 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 20040007T, 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 111.13 feet, to the Southeast corner of said Parcel 3,

Thence; North 0°20'25" East, along the ^{WEST} East line of said Parcel 3, a distance of 183.68 feet, to the Northwest corner of said Parcel 3,

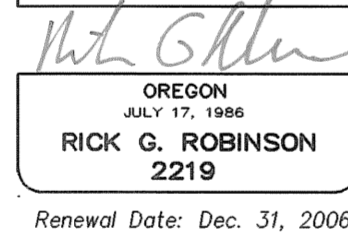
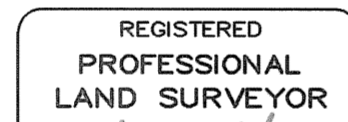
Thence; East, along the North line of said Parcel 3, a distance of 110.00 feet, to the Northeast corner of said Parcel 3, said point being on the West right of way line of 20th Street,

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 21,109 Sq. Ft. (0.48 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
Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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 2 - 12 ft. x 20 ft. access easements for the the shared access for Parcels 2 and 3 of this partition, as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Gust C. Tsiatsos
GUST C. TSIATSOS

Karin L. Tsiatsos
KARIN L. TSIATSOS

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 11th day of Jan., 2006.

by Norman J. Paullus, Jr.
Norman J. Paullus, Jr.
City Surveyor

City of LaGrande Community Development Director/Planner

Approved this 12th day of JANUARY, 2006.

Michael A. Bogaust
Michael A. Bogaust,
City Planner, City of La Grande

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 2005-2006 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.

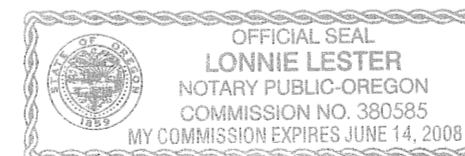
by Linda L. Hill Date: 1/10/06
Linda L. Hill, Union County Assessor/Tax Collector

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 9th day of JAN., 2006, 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.

Lonnie Lester
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 12th day of January, 2006, at 10:00 o'clock A.M., and recorded in Plat Cabinet No. C.800-801 Union County records. Microfilm Number 20060173T

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

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Rick G. Robinson
Rick G. Robinson, OPLS 2219