

Minor Partition No. 20070007

A Partition of a Tract situated in the Northeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon.

Microfilm Number 20071242T
Plat Cabinet Number C875, C876

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" = 60'

REFERENCE MATERIAL

Survey No. 57-73
Survey No. 6-89
Minor Partition No. 2001-021
Original Plat of CLEARWATER POND SUBDIVISION
Union County Remonumentation Records

Deed References

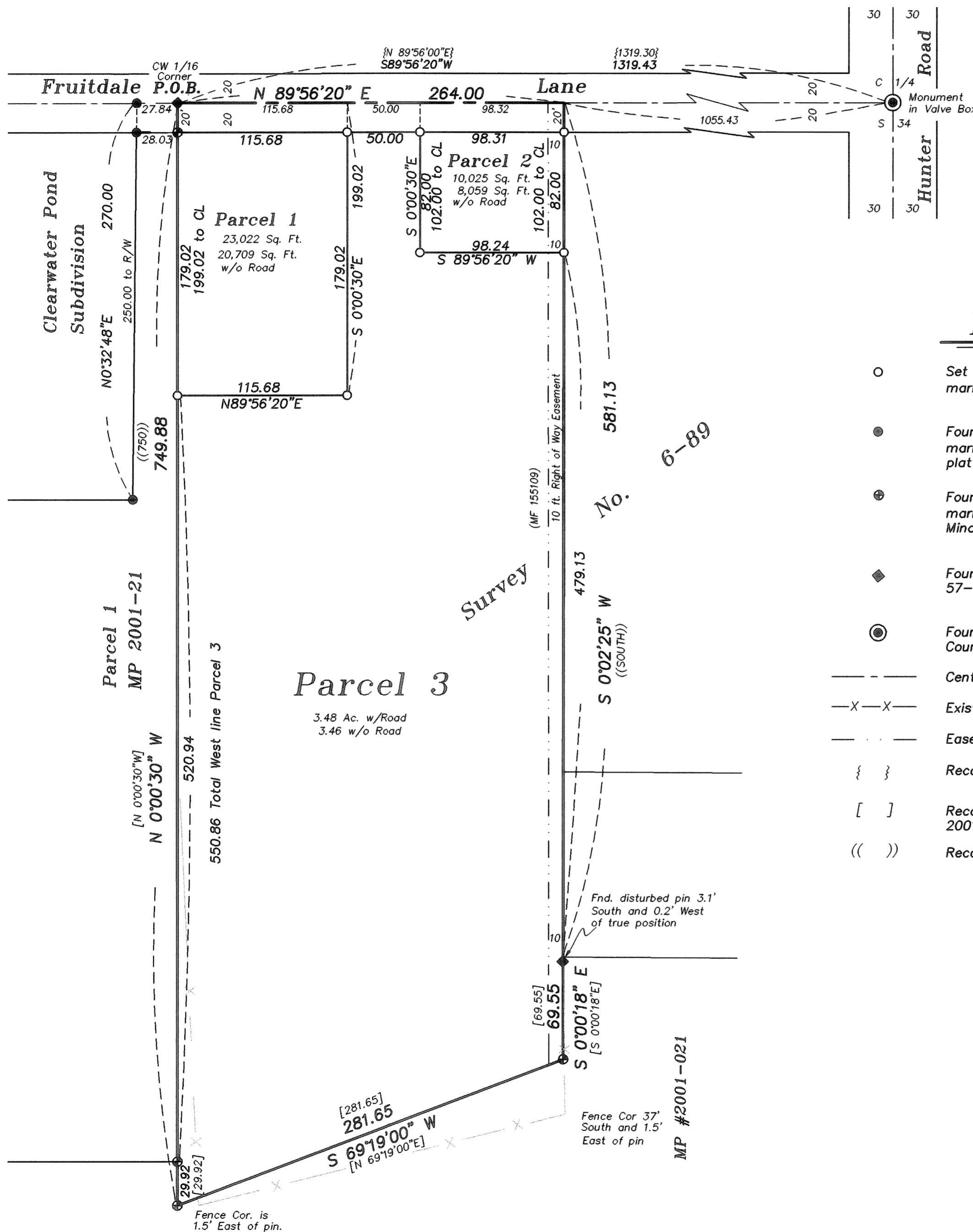
Book 142 Page 747
Microfilm No. 137258
Microfilm No. 155109
Microfilm No. 20020819
Title Report No. 07-18203
Prepared by Eastern Oregon Title Company
Dated February 15, 2007

NARRATIVE

This partition was done at the request of Gust Tsiatsos in order to partition the existing tract of land into three separate parcels. I use the subdivision of section 34 which was done by survey number 6-89 to locate the North line. Minor Partition number 2001-021 located and monumented the South line and the Plat of CLEARWATER POND SUBDIVISION places the West line. I place the South 69.55 feet of the East line of the tract by the record position of Minor Partition number 2001-021, as the existing monument North of the Southeast corner of the tract has been disturbed. I then drive a line from the position as established, North to the intersection of the centerline of Fruitdale Lane at a point 16 rods East of the West property line as per the original deed call. I establish the configuration of the new parcels at the direction of Mr. Tsiatsos. This tract of land is subject to a 10 foot access easement along the entire East line of said tract to the La Grande Concrete Pipe Company. I find no other unusual conditions with this plat.

LEGEND

- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER".
- Found 5/8" iron pin with yellow plastic cap marked "BGA SURVEY MARKER", set by the plat of CLEARWATER POND SUBDIVISION.
- ⊕ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER", set by Minor Partition number 2001-021.
- ◆ Found 5/8" iron pin set by Survey number 57-73.
- ⊙ Found 2 1/2" aluminum cap as per Union County monumentation records.
- Center Line of road
- X-X- Existing Fence line
- - - Easement Line
- { } Record information from Survey No. 57-73.
- [] Record information from Minor Partition No. 2001-021.
- (()) Record information from Deed.



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. 20070007 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C875, C876 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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, 2008

Minor Partition Number 200700097

Microfilm Number 200712427
Plat Cabinet Number C876, C876

A Partition of a Tract situated in the Northeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this partition, being a tract of land situated in the Northeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 38 East of the Willamette Meridian, City of Island City, Union County, the exterior of which being more particularly described as follows:

Beginning at the Center West 1/16 corner of Section 34, Township 2 South, Range 38 East of the Willamette Meridian,

Thence; North 89°56'20" East, along the center line of Fruitdale lane also being the North line of the Northeast quarter of the Southwest quarter of said Section 34, a distance of 264.00 feet,

Thence: South 0°02'25" West, a distance of 581.13 feet,

Thence: South 0°00'18" East, a distance of 69.55 feet,


Thence: South 69°19'00" West, a distance of 281.65 feet,

Thence: North 0°00'30" West, a distance of 749.88 feet to the Point of Beginning.


Said tract subject to the rights of the public in the right of way for Union County Road Number 125 (Fruitdale Lane) across the North side of the above described tract.

Said tract containing 4.24 Acres (Including County Road right of way) and 4.12 Acres (Excluding County Road right of way).

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
Bagett, Griffith and Blackman
La Grande OR 97850

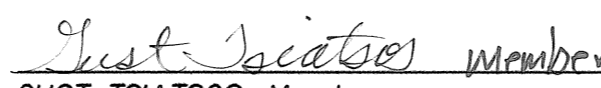
REGISTERED
PROFESSIONAL
LAND SURVEYOR

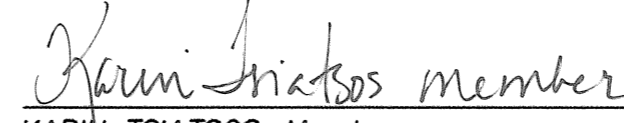

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

DECLARATION

Know all People by these presents that VALLEY RENTALS, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), is the owner of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat, in accordance with the provisions of ORS Chapter 92. In witness where of, VALLEY RENTALS, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by GUST TSIATSOS and KARIN TSIATSOS.

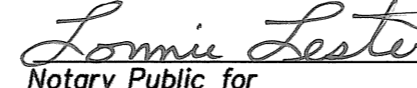

GUST TSIATSOS, Member
VALLEY RENTALS, LLC.

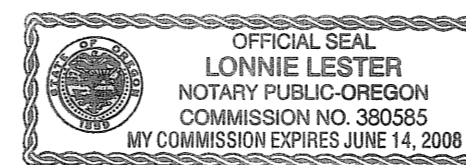

KARIN TSIATSOS, Member
VALLEY RENTALS, LLC.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 6th day of MARCH, 2007 before me a Notary Public in and for said State and County, personally appeared GUST TSIATSOS and KARIN 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.


Notary Public for
the State of Oregon




Notarial seal

APPROVALS

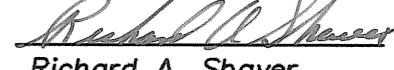
City of Island City

Approved this 12th day of March, 2007.


Judy A. Rygg, Planning Officer
City of Island City

Union County Surveyor

Approved this 5 day of MARCH, 2007.

by Wallowa County Surveyor 
Richard A. Shaver

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 2006-2007 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  Date: 3/8/07
Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

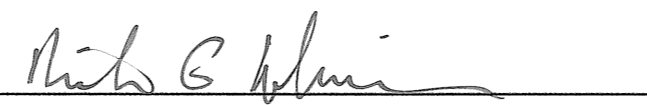
State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 12th day of MARCH, 2007, at 12:05 o'clock P.M., and recorded in Plat Cabinet No. C876, C876 Union County records. Microfilm Number 200712427

Union County Clerk by  Deputy

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. 200700097 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C876, C876 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219