

Minor Partition Number 20080010T

A Partition of a Tract situated in the Southwest quarter of the Southeast quarter of Section 32, Township 2 South, Range 38 East, and a portion of the Northwest quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon.

Microfilm Number 20081428T

Plat Cabinet Number C 985-986

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"=100'

LEGEND

- Found 2 1/2" aluminum cap as per Union County monumentation records.
- ⊕ Found Brass Plaque in concrete set by ODOT drawing number 8B-36-3
- ◆ Found 5/8" iron pin set by Survey number 35-82.
- Set 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- ⊖ Existing Power Pole
- Centerline of Road
- X-X- Existing fence line
- - - Easement line
- - - Centerline of Ditch
- [] Record distance of Park Addition

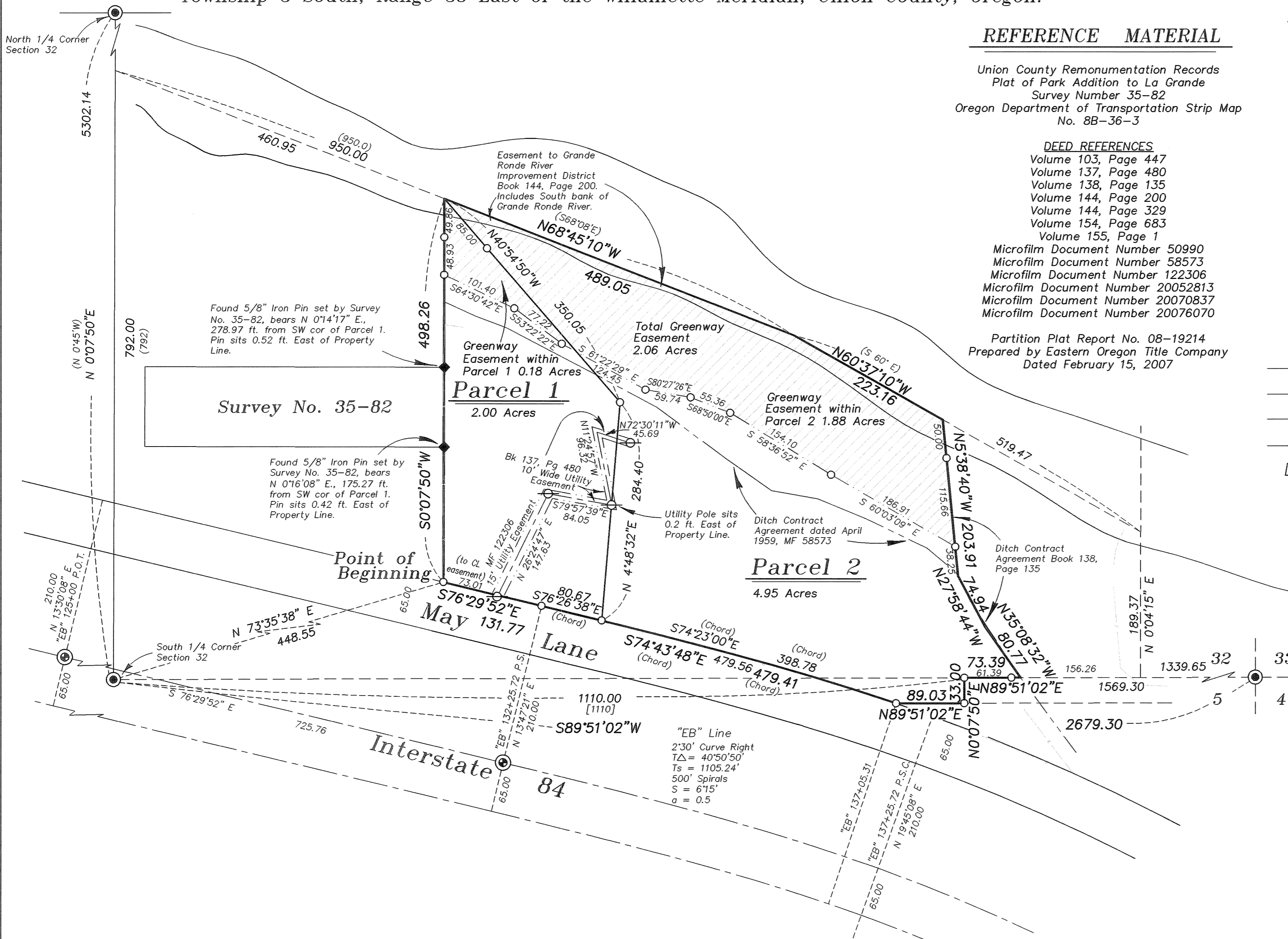
REFERENCE MATERIAL

Union County Remonumentation Records
Plat of Park Addition to La Grande
Survey Number 35-82
Oregon Department of Transportation Strip Map
No. 8B-36-3

DEED REFERENCES

Volume 103, Page 447
Volume 137, Page 480
Volume 138, Page 135
Volume 144, Page 200
Volume 144, Page 329
Volume 154, Page 683
Volume 155, Page 1
Microfilm Document Number 50990
Microfilm Document Number 58573
Microfilm Document Number 122306
Microfilm Document Number 20052813
Microfilm Document Number 20070837
Microfilm Document Number 20076070

Partition Plat Report No. 08-19214
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 the two parcels shown. This partition also defines and monuments a greenway easement along the North portion of the ownership. This is a general easement created by this plat, and subsequent filings will set forth the use and restrictions of this easement area. I place the South line of this partition along the offset line from the found ODOT monuments marking the centerline of Interstate 84. The Southeasterly portion of Parcel 2 is determined by driving a line 33 ft. South and parallel with the section line to a point 1110 feet East of the quarter corner as cited on the plat of Park Addition to La Grande. The line then runs North to the Section line and East along the Section line to the centerline of the irrigation ditch. The line then runs North along the centerline of the ditch. The original deed calls along ditch prior to the 1964 flood. I used aerial photos of the area along with the water right adjudication map to place the ditch as it departs from the existing ditch near the Northeastly portion of the partition. The North line of the partition was fixed by a boundary line agreement documented in Deed Volume 144 Page 200. I place the deed by rotating the calls the same amount as called by the deed along the North-South centerline of Section 32. The West line of the partition was placed at record distance (430 feet) from the North-South centerline of Section 32. There are two utility easements for this property. One that provides a 10 ft. easement over all of the property (Deed Volume 137 Page 480), and a more recent easement that provides a 15 ft. wide easement over a selected portion of the property (Deed Microfilm Number 122306). The more recent easement calls a specific bearing and distance that most closely resembles the first course of the existing power line from May Lane. I place the line between Parcels 1 and 2 at the direction of Mr. Tsiatsos. I find no other unusual conditions with this plat.

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. 20080010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C 985-986 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 20080010T

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A Partition of a Tract situated in the Southwest quarter of the Southeast quarter of Section 32, Township 2 South, Range 38 East, and a portion of the Northwest quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, 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 tract of land situated in the Southwest quarter of the Southeast quarter of Section 32, Township 2 South, Range 38 East and a portion of the Northwest quarter of the Northeast quarter of Section 5, Township 3 South, Range 38 East of the Willamette Meridian, Union County, the exterior of which being more particularly described as follows;

Commencing at the South quarter corner of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, thence, North 73°35'38" East, a distance of 448.55 feet to a point on the North right of way line of May Lane and the TRUE POINT OF BEGINNING of this description;

Thence; South 76°29'52" East, along said North right of way line, a distance of 131.77 feet, to a point opposite and 275 ft. distant from centerline Station "EB" 132+25.72 P.S.,

Thence: Along a line 275 feet distant and parallel with said centerline, (said centerline being a spiral curve of which S = 6°15', a value = 0.5), a distance of 479.56, (the long chord along the 275 ft. offset line bears South 74°43'48" East, a distance of 479.41 feet),

Thence: North 89°51'02" East, a distance of 89.03 feet,

Thence: North 0°07'50" East, a distance of 33.00 feet to the South line of said Section 32,

Thence: North 89°51'02" East, along said South line, a distance of 73.39 feet, to the center of the channel through which water is diverted to supply the May Park Water Company ditch and the Grande Ronde Valley Irrigation Company ditch,

Thence: North 35°08'32" West, along said channel, a distance of 80.77 feet,

Thence: North 27°58'44" West, along said channel, a distance of 74.94 feet,

Thence: North 5°38'40" West, along centerline of old channel, as it existed in 1956, a distance of 203.91 feet, to the boundary line agreed upon by A.L. Voelz and wife, and Vane M. Carlson and wife, by agreement dated April 14, 1967, recorded in Book 154, Page 683,

Thence: North 60°37'10" West, along said line, a distance of 223.16 feet,

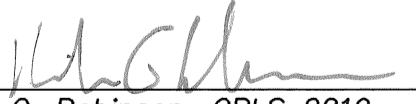
Thence: North 68°45'10" West, along said line, a distance of 489.05 feet,

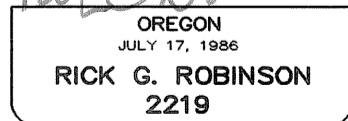
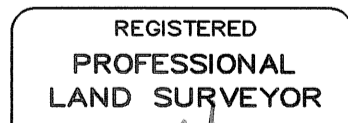
Thence: South 0°07'50" West, parallel with the West line of the Southeast quarter of said Section 32, a distance of 498.26 feet to the TRUE POINT OF BEGINNING.

Containing 6.95 acres.

Said tract subject to the rights of the public which may be claimed by the State of Oregon in and to that portion of the property lying below the high water mark of the Grande Ronde River.

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, Inc.
La Grande OR 97850



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 map, and does hereby create the greenway easement as depicted on the annexed map, 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.

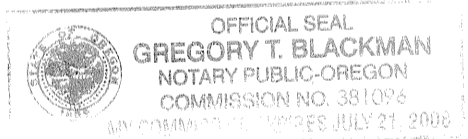

KARIN TSIATSOS, Member
VALLEY RENTALS, LLC.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 3rd day of April, 2008 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

SURVEYOR'S EXACT COPY STATEMENT

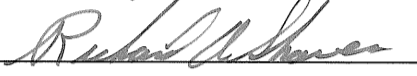
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Rick G. Robinson, OPLS 2219

APPROVALS


Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 2 day of April, 2008.

by 
Richard A. Shaver, Wallowa County Surveyor


Union County Planning Department

Approved this 7th day of April, 2008.


Hanley Jenkins, II
Union County Planning Director

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 2007-2008 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: 4/3/08
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 7th day of April, 2008, at 11:45 o'clock A.M., and recorded in Plat Cabinet No. C985-986 Union County records. Microfilm Number 20081428T

Union County Clerk by  Deputy