

Minor Partition Number 20080020T

A Partition of a Parcel 2 of Minor Partition Plat Number 20080010T, 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 20083783T
Plat Cabinet Number D021-D022
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.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20080010T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- ⊖ Existing Power Pole
- Centerline of Road
- X-X- Existing fence line
- - - Easement line
- - - Centerline of Ditch as of April 1, 2008
- [] Record distance of Park Addition
- () Record distance of Deed Volume 144 Page 200

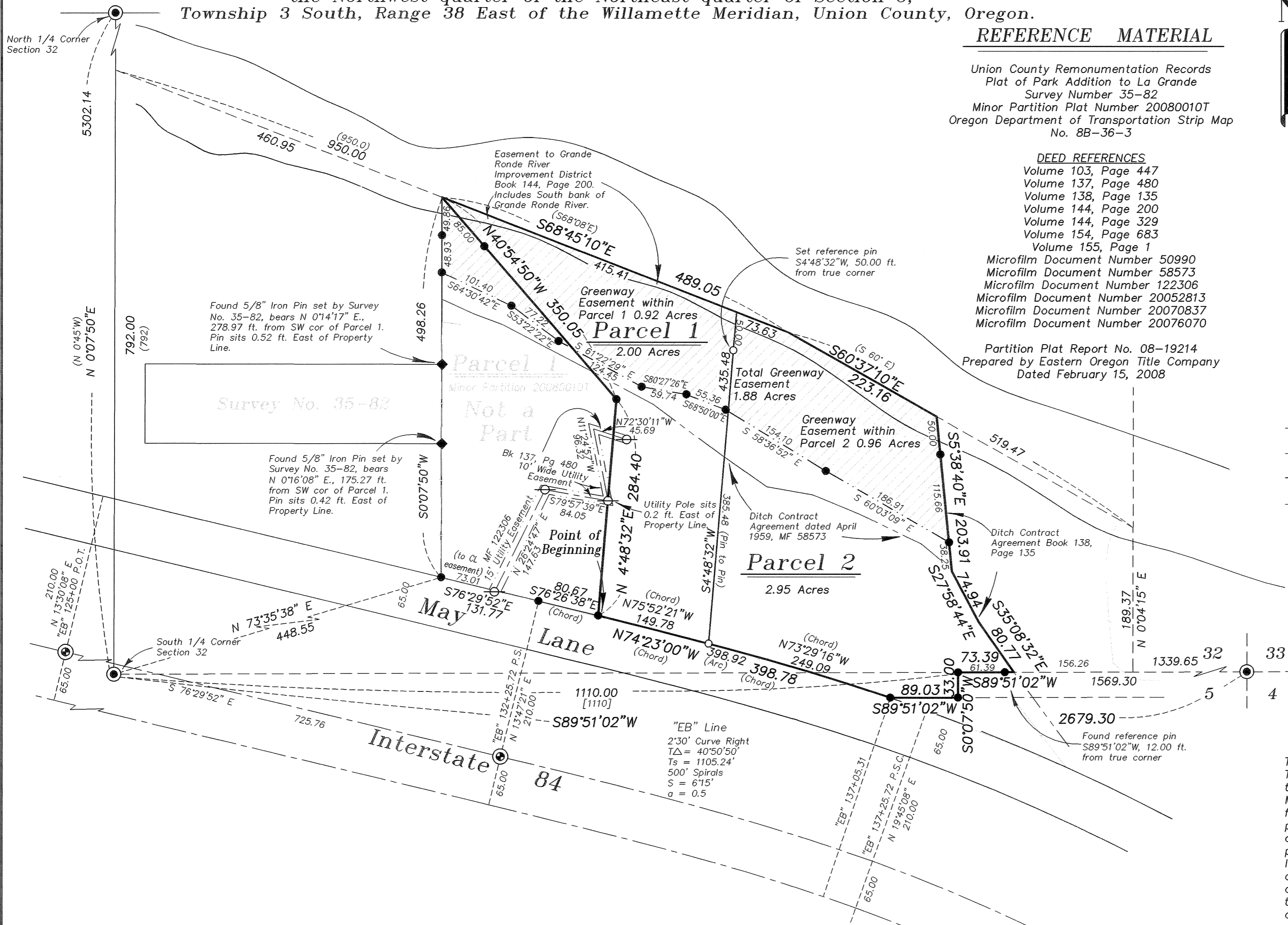
REFERENCE MATERIAL

Union County Remonumentation Records
Plat of Park Addition to La Grande
Survey Number 35-82
Minor Partition Plat Number 20080010T
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, 2008



NARRATIVE

This partition was done at the request of Gust Tsiatsos. Mr. Tsiatsos wished to partition the existing tract of land into the two parcels shown. This is a partition of Parcel 2 of Minor Partition Plat Number 20080010T. I found the pins from that partition which determined the exterior of this partition. I place the line between Parcels 1 and 2 at the direction of Mr. Tsiatsos. Since the time of the first partition, the physical ditch has been filled in. Since the location of the ditch still determines the placement of the ditch easement which has not been vacated, and also determines a portion of the exterior of the partition, I show the original location of the ditch. 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. 20080020T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D021-022 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, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

Minor Partition Number 20080020T

Microfilm Number 20083783T

Plat Cabinet Number D 021-022

A Partition of a Parcel 2 of Minor Partition Plat Number 20080010T, 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 partition of Parcel 2 of Minor Partition Plat Number 20080010T, 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;

Beginning at the Southwest corner of Parcel 2 of Minor Partition Plat Number 20080010T, as filed in the plat records of Union County, Oregon;

Thence; North 4°48'32" East, along the exterior of said Parcel 2, a distance of 284.40 feet, to an angle point in the exterior of said Parcel 2,

Thence; North 40°54'50" West, along the exterior of said Parcel 2, a distance of 350.05 feet, to the Northwest corner of said Parcel 2,

Thence; South 68°45'10" East, along the Northerly line of said Parcel 2, a distance of 489.05 feet, to an angle point in said line,

Thence; South 60°37'10" East, along the Northerly line of said Parcel 2, a distance of 223.16 feet, to the Northeast corner of said Parcel 2,

Thence; South 5°38'40" East, along the Easterly line of said Parcel 2, a distance of 203.91 feet, to an angle point in said line,

Thence; South 27°58'44" East, along the Easterly line of said Parcel 2, a distance of 74.94 feet, to an angle point in said line,

Thence; South 35°08'32" East, along the Easterly line of said Parcel 2, a distance of 80.77 feet, to an angle point in said line, said point being on the South line of Section 32, Township 2 South, Range 38 East of the Willamette Meridian,

Thence; South 89°51'02" West, along the exterior of said Parcel 2, said line also being the South line of said Section 32, a distance of 73.39 feet, to an angle point in said exterior,

Thence; South 0°07'50" West, along the exterior of said Parcel 2, a distance of 33.00 feet, to an angle point in said line,

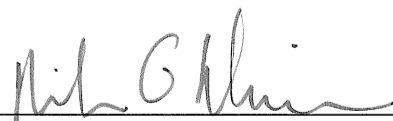
Thence; South 89°51'02" West, along the exterior of said Parcel 2, a distance of 89.03 feet, to an angle point in said line, said point being on the North right of way line of May Lane, said point also being opposite and 275 ft. distant from centerline station "EB" 137+05.31,

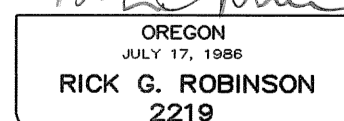
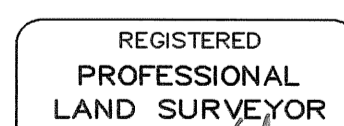
Thence: Northwesterly, along a line 275 feet distant and parallel with said "EB" line, (said line being a spiral curve of which $S = 6^{\circ}15'$, a value = 0.5), a distance of 398.92 feet, (the long chord along the 275 ft. offset line bears North 74°23'00" West, a distance of 398.78 feet), to the Point of Beginning of this description.

Containing 4.95 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
Bagett, 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, 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.

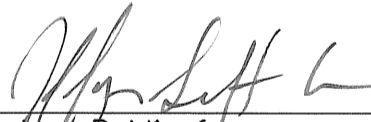

GUST TSIATSOS, Member
VALLEY RENTALS, LLC.

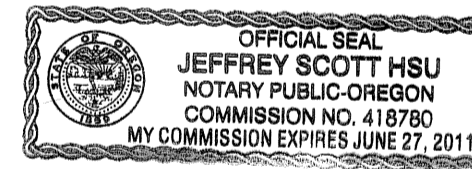

KARIN TSIATSOS, Member
VALLEY RENTALS, LLC.

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 25 day of JULY, 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

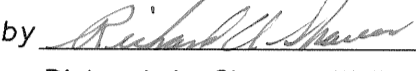
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20080020T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D021-022 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.


Rick G. Robinson, OPLS 2219

APPROVALS

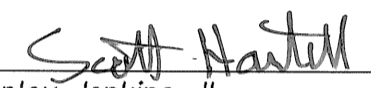
Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 19 day of JUNE, 2008.

by 
Richard A. Shaver, Wallowa County Surveyor

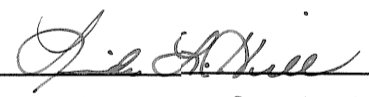
Union County Planning Department

Approved this 21 day of August, 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 2008-2009 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: 7/30/08
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 21st day of August, 2008, at 4:18 p.m. o'clock P.M., and recorded in Plat Cabinet No. D021-022 Union County records. Microfilm Number 20083783T

Union County Clerk by  Deputy