

Major Partition Number 20100010T

A Partition of Parcel 3 of Major Partition Plat Number 20090013T, 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 20102118T
Plat Cabinet Number D111-D112

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

Union County Remonumentation Records
Survey Number 57-73
Survey Number 6-89
Survey Number. 012-2007
Survey Number. 020-2008
Minor Partition No. 2001-021
Minor Partition No. 20070007T
Minor Partition No. 20080027T
Minor Partition No. 20090013T
Original Plat of CLEARWATER POND SUBDIVISION

Deed References

Book 142 Page 747
Microfilm Number 137258
Microfilm Number 155109
Microfilm Number 20020819
Microfilm Number 20071116
Microfilm Number 20075663

Partition Plat Report Number 10-21009
Prepared by Eastern Oregon Title Company
Dated May 25, 2010

NARRATIVE

This partition was done at the request of Gust Tsiatsos in order to partition the existing tract of land into three separate parcels and dedicate the right of way for Tilos Court. I use the found monuments of Survey Numbers 57-73, 012-2007, 020-2008 and Minor Partition Plat Number 2001-021 and Major Partition Number 20090013T, to establish the exterior of the partition. I locate 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 place the power line easement at the record position of microfilm number 20075663. I find no other unusual conditions with this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

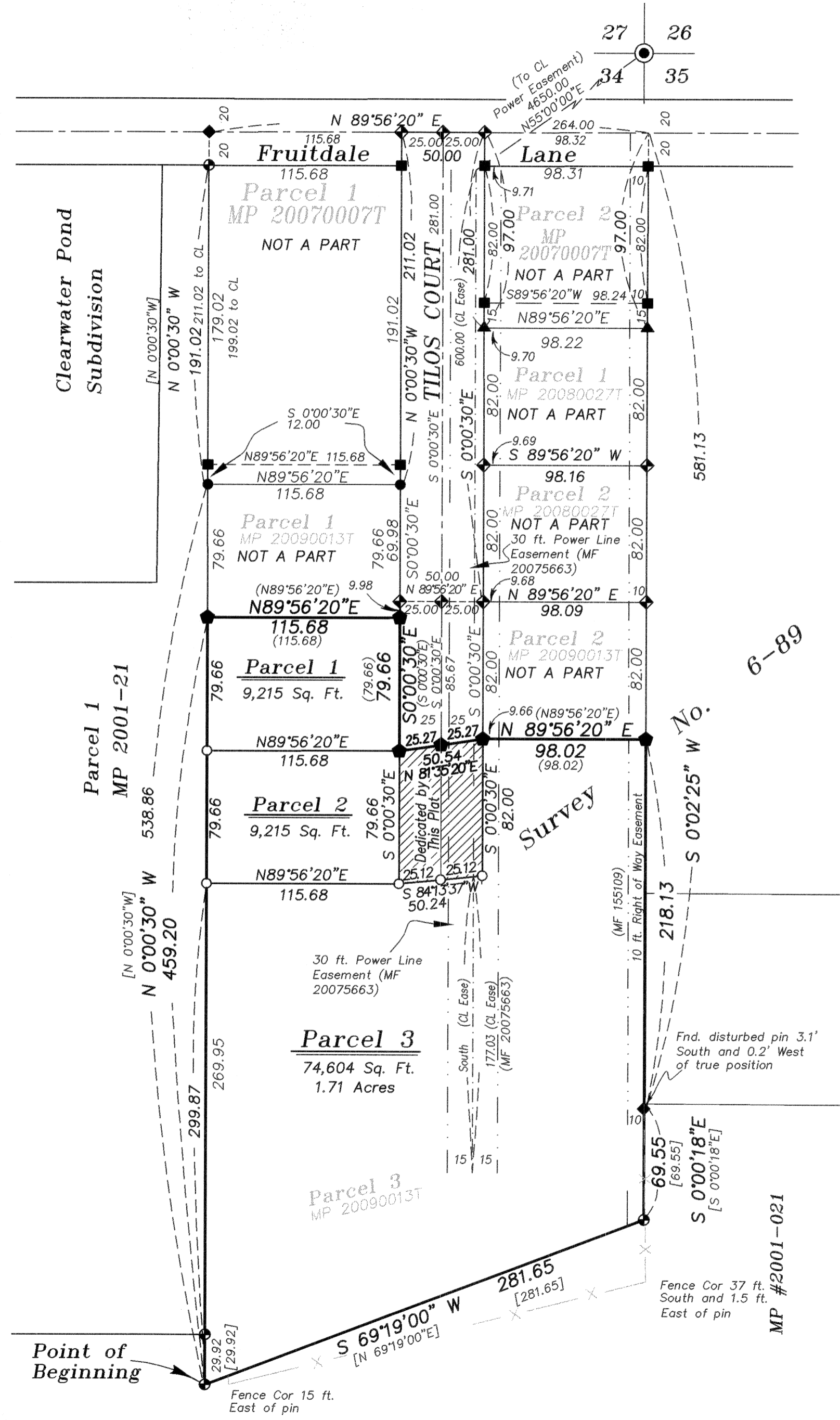
LEGEND

- Found 2 1/2" aluminum monument as per Union County Monumentation records
- ◆ Found 5/8" iron pin set by Survey number 57-73
- ⊕ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 2001-021
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Survey Number 012-2007
- ▲ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Survey Number 020-2008
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 20070007T
- ◆ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20080027T
- Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20090013T
- Set 5/8"x30" iron pin with yellow plastic cap marked "BGB SURVEY MARKER"
- Center Line of road right of way
- - - - Center Line of power easement
- X-X- Existing Fence line
- - - - Easement line
- [] Record information from Minor Partition No. 2001-021
- () Record information from Major Partition No. 20090013T.

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. 20100010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D111-D112 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



Major Partition Number 20100010T

Microfilm Number 20102118T
Plat Cabinet Number D111-D112

A Partition of Parcel 3 of Major Partition Plat Number 20090013T, 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 partition of Parcel 3 of Major Partition Plat Number 20090013T, recorded as Microfilm Number 20091995T and stored in Plat Cabinet D, in slides 68 and 69 of the Plat records of Union County, 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, the exterior of which being more particularly described as follows, with reference to map of survey number 020-2008, as filed in the office of the Union County Surveyor;

Beginning at the Southwest corner of said Parcel 3,

- Thence; North 0°00'30" West, along the West line of said Parcel 3, a distance of 459.20 feet, to the Northwest corner of said Parcel 3,
- Thence; North 89°56'20" East, along the North line of said Parcel 3, a distance of 115.68 feet, to the West right of way line of Tilos Court,
- Thence; South 0°00'30" East, along said West right of way line, a distance of 79.66 feet,
- Thence; North 81°35'20" East, along the South right of way of Tilos Court, a distance of 50.54 feet, to the East right of way of said Tilos Court,
- Thence; North 89°56'20" East along the North line of said Parcel 3, a distance of 98.02 feet to the Northeast corner of Parcel 3,
- Thence; South 0°02'25" West, along the East line of said Parcel 3, a distance of 218.13 feet, to the an angle point in said East line,
- Thence; South 0°00'18" East, continuing along said West line, a distance of 69.55 feet, to the Southeast corner of said Parcel 3,
- Thence; South 69°19'00" West, along the South line of said Parcel 3, a distance of 281.65 feet, to the Point of Beginning of this description.

Said tract containing 2.23 Acres (97,079 Sq. Ft.)
2.13 Acres (93,034 Sq. Ft.) Without Road

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1996
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
La Grande OR 97850

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. 20100010T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D111-D112 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

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 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, and do hereby dedicate, donate and convey to the public use forever, that land within Tilos Court 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
GUST TSIATSOS, Member
VALLEY RENTALS, LLC.

Karin Tsiatsos
KARIN TSIATSOS, Member
VALLEY RENTALS, LLC.

Know all People by these presents that STERLING BANK by virtue of that deed of trust filed as microfilm number 20071116 in deed records of Union County, is a mortgage holder on the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, and does hereby consent to the Partition and the creation of Tilos Court on annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

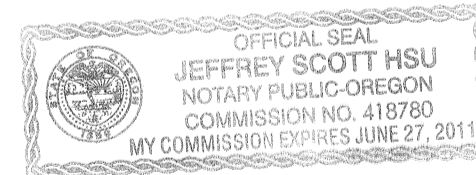
Kristy Perry
KRISTY PERRY
(Commercial Banker for Sterling Bank)

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 28 day of MAY, 2010 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon

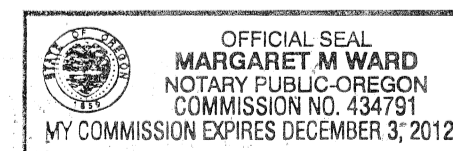


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of May, 2010, before me a Notary Public in and for said County and State, personally appeared KRISTY PERRY, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily.

Margaret M. Ward
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

City of Island City Planning

Approved this 27th day of May, 2010.

Judy A. Rygg
Judy A. Rygg, Planning Officer
City of Island City

Island City Council

Approved this 14th day of June, 2010.

David DeLong
Mayor

Chris Hight
Councilman

Robb Reed
Councilman

Danette Lee Brennan
Councilman

Sharon Vandellion
Councilman

Union County Surveyor

Approved this 27th day of May, 2010.

by Union County Surveyor Gregory T. Blackman
Gregory T. Blackman

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 2009-2010 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: 6/10/10
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 16th day of JUNE, 2010.

Steve McClure
Steve McClure

R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

Mark D. Davidson
Mark D. Davidson

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 17th day of June, 2010, at 11:00 o'clock A.M., and recorded in Plat Cabinet No. D111-D112 Union County records. Microfilm Number 20102118T

Union County Clerk by Shirlette Kenwick, Deputy