

Minor Partition Plat Number 20140002T

Microfilm Number 201407997
Plat Cabinet Number D241-D242

A Partition of a tract situate in the Southwest quarter of Section 32,
Township 2 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" = 50'

LEGEND

- Found monument as described, as per Union County Monumentation Records
- Found 5/8" iron pin with plastic cap marked "APA" set by survey number 135-78
- Set 5/8" x 30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing Power Pole
- Existing Water Meter
- Well
- Centerline
- Easement Line
- Existing Fenceline
- Overhead Power Line
- Top of Bank
- Record information of survey number 135-78
- Record information of minor partition plat number 20040008T

REFERENCE MATERIAL

- Union County Monumentation Records
 - Survey Number 17
 - Survey Number 19
 - Survey Number 18-74
 - Survey Number 135-78
 - Survey Number 63-80
 - Survey Number 35-82
 - Major Partition Plat Number 20040008T
- DEED REFERENCES
 - Volume 136 Page 299
 - Volume 144 Page 223
 - Microfilm Number 20132864
 - Microfilm Number 20132865
 - Microfilm Number 20134160
- Preliminary Title Report Number 14-24663
prepared by Eastern Oregon Title, Inc.
dated January 28, 2014

NARRATIVE

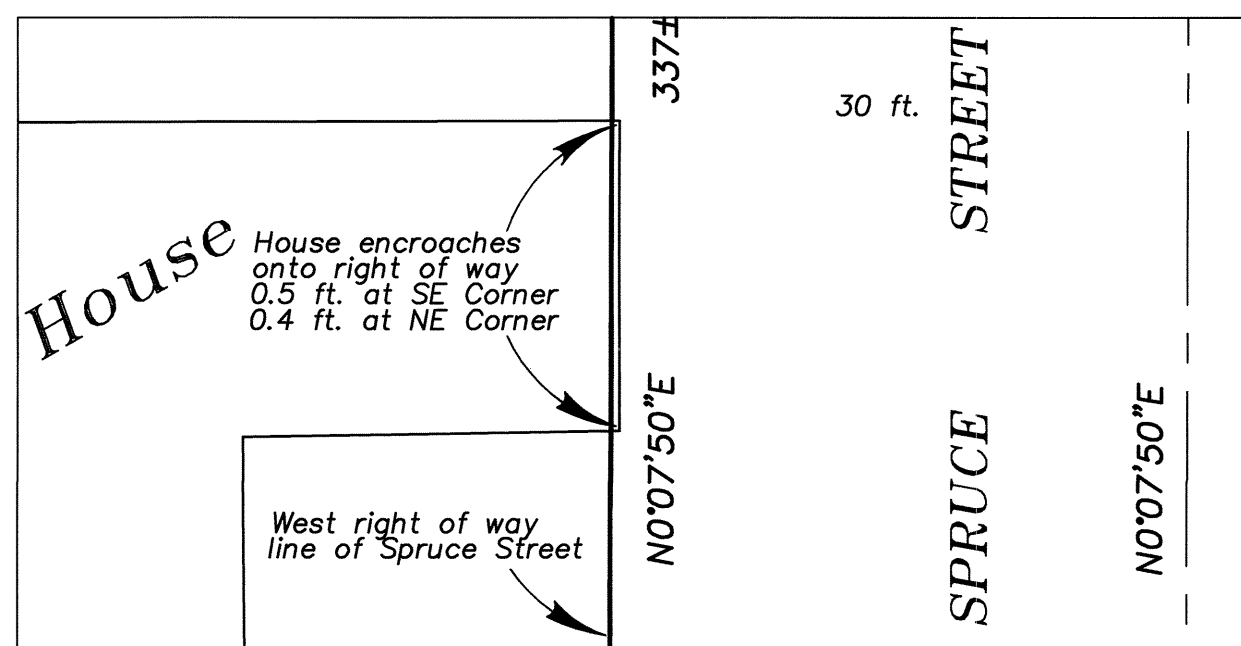
This partition was done at the request of Gust Tsiatsos, owner of the land within the partition. The purpose of this partition is to separate the existing house from the remainder of the property. The configuration of the parcels was done at the direction of Mr. Tsiatsos. The area within the right of way of Spruce Street adjacent to this property is being dedicated to the public by this plat. I find an easement recorded in Volume 136 Page 299 for a water meter and water line South of the Southeast corner of this property running from the existing water meter North to this ownership. No specific width is stated. I show the location of the existing meter in relationship to the property for aid in identifying this easement. I also find two of the pins set by survey number 135-78, which are away from the true positions. The 1978 survey used an erroneous position for the South 1/4 corner of Section 32 as identified by other surveys and partitions listed in the reference material. This partition creates the easements shown and places conditions on the septic system easement as detailed on Page 2 of this partition. I find the existing fences along the South and West lines of this partition to be relatively harmonious as shown. I find no other unusual conditions on this partition.

SURVEYOR'S EXACT COPY STATEMENT

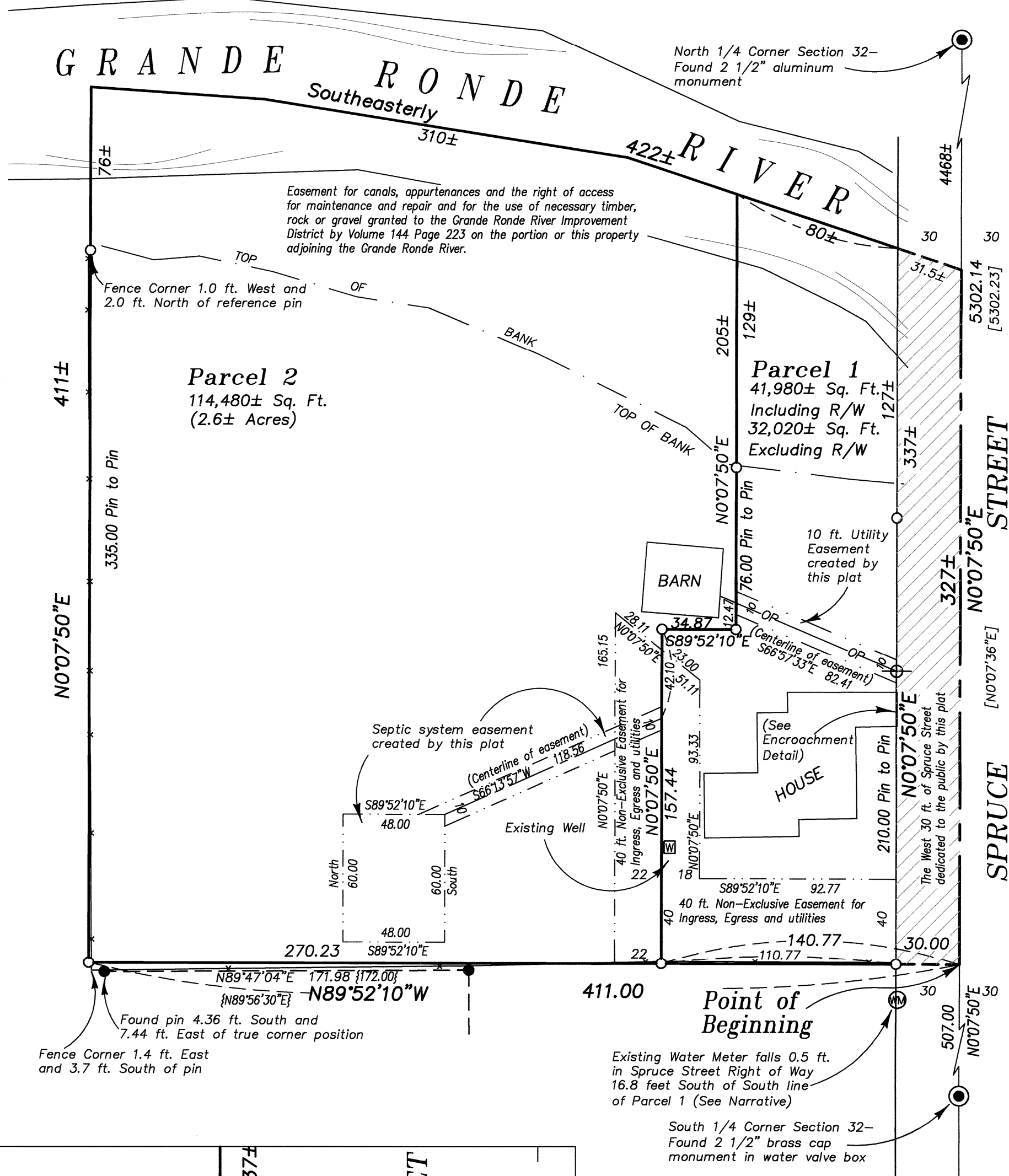
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20140002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D241-D242 of the Plat Records of 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, 2014



HOUSE ENCROACHMENT DETAIL SCALE: 1" = 10'



Minor Partition Plat Number 20140002T

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A Partition of a tract situate in the Southwest quarter of Section 32,
Township 2 South, Range 38 East of the Willamette Meridian,
City of La Grande, Union County, Oregon

SURVEYOR'S CERTIFICATE

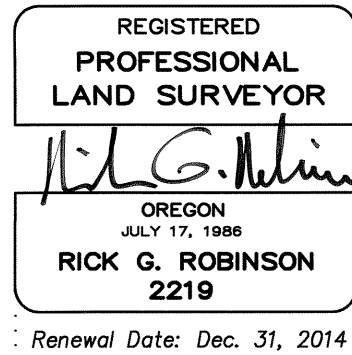
I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the parcels in this partition, being a partition of a tract situate in the Southwest quarter of Section 32, Township 2 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon, the exterior of which being more particularly described as follows;

Beginning at a point on the East line of the Southwest quarter of said Section 32, said point being North 0°07'50" East, a distance of 507.00 feet, from the Southeast corner of said Southwest quarter,

- Thence; North 89°52'10" West, perpendicular to the East line of said Southwest quarter, a distance of 411.00 feet,
- Thence; North 0°07'50" East, parallel with the East line of said Southwest quarter, a distance of 411 feet, more or less, to the centerline of the Grande Ronde River,
- Thence; Southeasterly, along said centerline, a distance of 422 feet, more or less, to the East line of the Southwest quarter of said Section 32,
- Thence; South 0°07'50" West, along said East line, a distance of 327 feet, more or less, to the Point of Beginning of this description.

Said tract containing 3.59± Acres (156,460± Sq. Ft.)

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
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. 20140002T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D241-D242 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 for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that portion of SPRUCE STREET as shown on the annexed map, and does hereby create the 10 ft. Utility Easement and the non-exclusive easement for ingress, egress and utilities across Parcel 1 of this partition, and a septic line and drain field easement (with the conditions listed below) across Parcel 2 for the use of Parcel 1, as shown on the annexed map, in accordance with the provisions of ORS Chapter 92. In witness whereof, 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 GEORGE J. GILCHRIST and LUCY GILCHRIST are mortgage holders on the land within this partition by virtue of that deeds of trust filed as microfilm numbers 20132865 and 20134160 in the deed records of Union County, and does hereby consent to the partition and road dedication shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

George J. Gilchrist
GEORGE J. GILCHRIST

Lucy Gilchrist
LUCY GILCHRIST

EASEMENT CONDITIONS

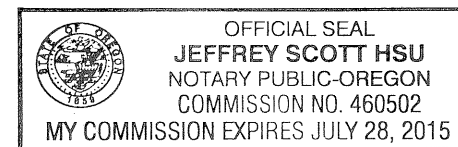
The septic system easement for the system serving Parcel 1 of this partition and created by this plat shall exist until such time that City of La Grande sewer service is available and the owner(s) of Parcel 2 of this partition desire to abolish the easement. In that circumstance, the owners of Parcel 2 of this partition shall be responsible for the removal of the existing system within said Parcel 2, and the owner(s) of Parcel 1 shall be responsible for the removal of the existing system on Parcel 1 and establishing the connection to the City sewer facility.

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27 day of MARCH, 2014 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

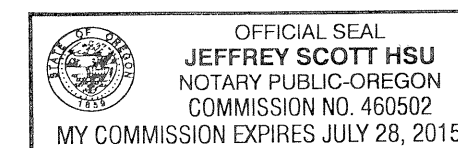


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 31 day of MARCH, 2014 before me a Notary Public in and for said State and County, personally appeared GEORGE J. GILCHRIST and LUCY GILCHRIST 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

APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 18th day of March, 2014.

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

City of La Grande Planner

Approved this 18th day of MARCH, 2014.

Michael J. Boquist
Michael J. Boquist
City Planner

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 2013-2014 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: 3/18/14
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 2nd day of APRIL, 2014.

Mark D. Davidson Steve McClure
Mark D. Davidson Steve McClure
William D. Rosholt
William D. Rosholt

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 2nd day of April, 2014, at 9:10 o'clock A.M., and recorded in Plat Cabinet No. D241-D242 Union County records. Microfilm Number 20140799T

Union County Clerk by Shirley Kuroki, Deputy