

Partition Plat Number 20140012 T

A partition of a tract situate in the Northeast quarter of the Northwest quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, City of La Grande, Union County, Oregon

Microfilm Number 20142286T

Plat Cabinet Number D261-D262

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'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Progress Plaza
Plat of Minam View Addition
ODOT Drawing 8B-36-4
Survey Number 69-70
Survey Number 42-72
Survey Number 24-75
Survey Number 26-88
Survey Number 001-2002
Survey Number 022-2003
Survey Number 026-2004

DEED REFERENCES
Volume 151 Page 117
Volume 158 Page 618
Microfilm Number 20013925
Microfilm Number 20053698
Microfilm Number 20141313
Microfilm Number 20141314

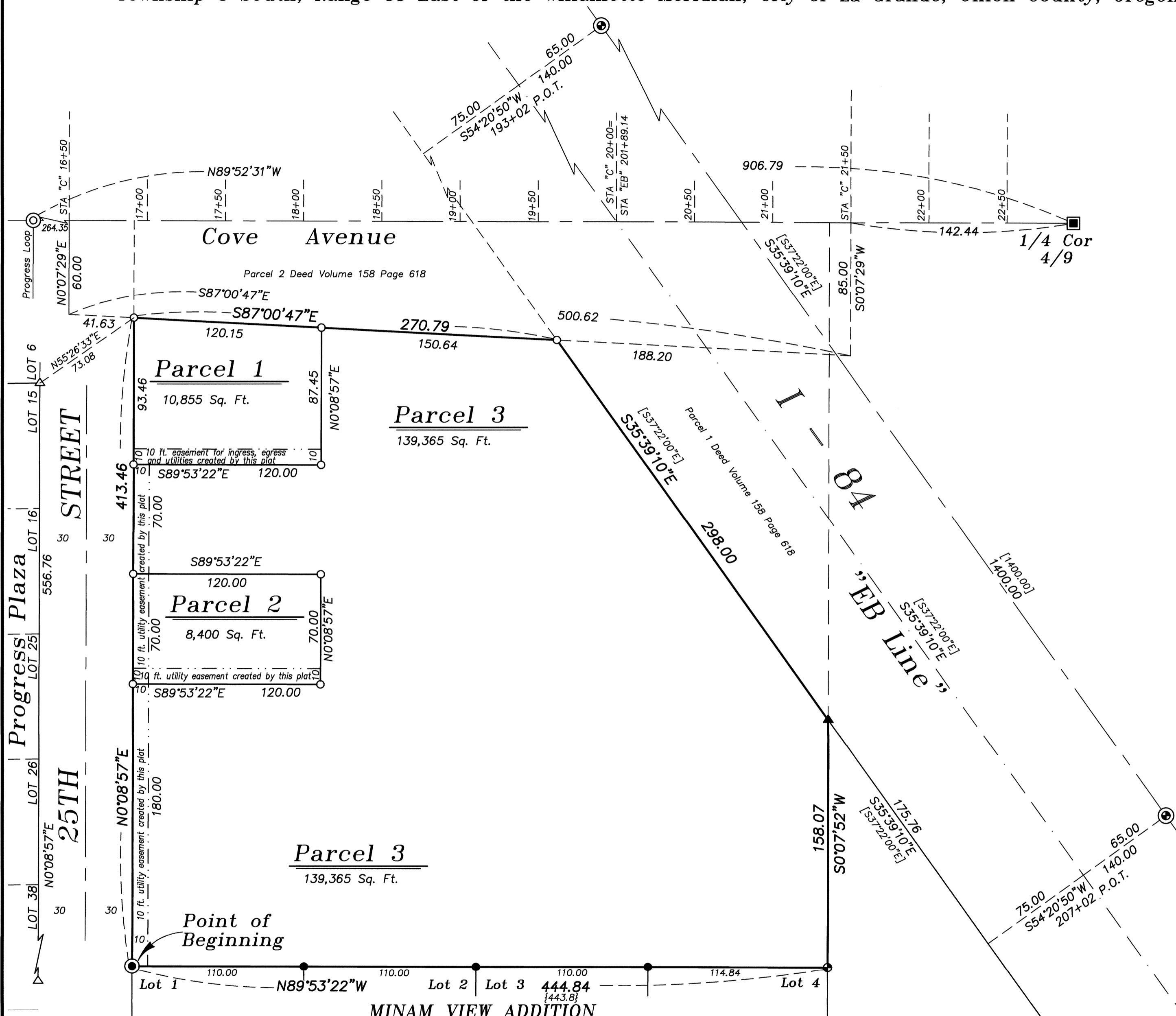
Preliminary Title Report Number 14-25251
prepared by Eastern Oregon Title, Inc.
dated July 23, 2014

LEGEND

- Found 2 1/2" brass cap in concrete structure set by ODOT Drawing 8B-36-4
- Found 2 1/2" brass cap as per Union County monumentation record 112-2004R
- Found 2 1/2" brass cap--Initial Point of Minam View Addition to La Grande
- Δ Found 5/8" iron pin set by the plat of Progress Plaza
- \blacktriangle Found 5/8" iron pin set by Survey Number 24-75
- Found 5/8" iron pin with plastic cap marked "BCA SURVEY MARKER" set by the plat of Minam View Addition to La Grande
- \bullet Found 1/2" iron pin set by the plat of Minam View Addition to La Grande
- Found 1" brass disk set by Survey Number 026-2004
- \circ Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline
- - - - Easement Line
- [] Record information of ODOT Drawing 8B-36-4
- { } Record information of Microfilm Number 20053986

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 and an additional building parcel from the remainder of the property. The configuration of the parcels was done at the direction of Mr. Tsiatsos. The South line of this partition was monumented by the plat of Minam View Addition. The North-South portion of the East line was monumented by survey number 24-75. The right of way of Interstate 84 was placed at the offset from the found brass monuments. The North line was also placed by ODOT drawing 8B-36-4, which established a "C" line along the North line of Section 9 with station 20+00 being at the intersection of the "EB" line and the North line of Section 9. The right of way was then determined at offsets from stations "C" 16+50 and "C" 21+50 as per deed volume 158 page 618. The West line of this partition was placed at a point 60 feet East of the monumented West line of 25th Street. The plat of Minam View Addition shows an odd width in this area. The deed calls beginning at a point 60 feet East of the NE corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 9. I believe the intent of the 60 feet is to be on the East line of the 60 ft. right of way of 25th Street. This placement still leaves an excess along the South line of about a foot as shown. To place the line at the position shown on the plat of Minam View would place an additional excess of about a foot on this line. This partition also creates the easements 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. 20140012 T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D261-D262 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

R.G. Robinson
Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R.G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

Partition Plat Number 20140012T

Microfilm Number 20142286T

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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 Northeast quarter of the Northwest quarter of Section 9, Township 3 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 the Initial Point of Minam View Addition;

Thence; North 0°08'57" East, along the East right of way line of 25th Street, a distance of 413.46 feet, to the South line of that tract conveyed to the State of Oregon, by and through its State Highway Commission, described as "Parcel 2" in deed volume 158 page 618,

Thence; South 87°00'47" East, along said South line, a distance of 270.79 feet, to the Westerly line of Interstate 84, said line being the Westerly line of that tract conveyed to the State of Oregon, by and through its State Highway Commission, described as "Parcel 1" in deed volume 158 page 618,

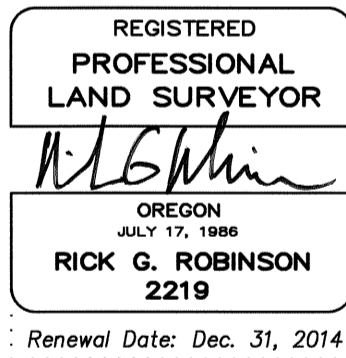
Thence; South 35°39'10" East, along said Westerly line, a distance of 298.00 feet,

Thence; South 0°07'52" West, a distance of 158.07 feet, to the Northeast corner of said Minam View Addition,

Thence; North 89°53'22" West, along the North line of said Addition, a distance of 444.84 feet, to the Point of Beginning of this description.

Said tract containing 3.64 Acres (158,620 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.



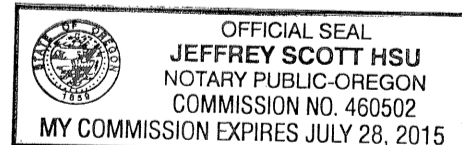
Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
La Grande OR 97850

ACKNOWLEDGMENT

State of Oregon SS
County of Union

Know all people by these presents, on this 8 day of AUGUST, 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

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. 20140012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D261-D262 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 create the 10 ft. easement for ingress egress and utilities across the Southerly portion of Parcel 1 for the use of Parcel 3, the 10 ft. utility easement along the Southerly portion of Parcel 2 for future development of Parcel 3, and the 10 ft. utility easement along the Easterly right of way line of 25th Street, 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.

APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 11th day of August, 2014.

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

City of La Grande Planner

Approved this 20th day of August, 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 2014-2015 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: 8/19/14
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 30th day of August, 2014, at 8:40 o'clock A.M., and recorded in Plat Cabinet No. D261-D262 Union County records. Microfilm Number 20142286T

Union County Clerk by Lisa Feik, Chief Deputy Clerk