

COOMBS LOOP ADDITION

A SUBDIVISION LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.

BASIS OF BEARINGS
N 89°39'29" W BETWEEN THE FOUND ALUMINUM MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 36, T. 3 S., R. 35 E. AND THE FOUND ALUMINUM MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, T. 3 S., R. 36 E. AS SHOWN ON SURVEY NO. 15-90. NOT SHOWN ON THIS PLAT.

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - RIGHT OF WAY LINE
 - - - SEC. LINE OR SEC. SUBDIVISION LINE
 - FOUND SURVEY MONUMENT AS NOTED.
 - FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKING THE RIGHT OF WAY OF THE GRANDE RONDE RIVER ROAD.
 - ⊕ FOUND SURVEY MARKER SET BY SURVEY AND AS SHOWN ON SURVEY 16-90
 - FOUND 5/8" REBAR SET BY AND AS SHOWN ON UNION COUNTY SURVEY NO. 012-1995.
 - FOUND 5/8" REBAR AS SET BY PARTITION PLAT 1996-23
 - SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA25893 OR2360" ATTACHED.
 - ⊗ CALCULATED POSITION NOT FOUND OR SET.
 - (LCE) ADJACENT OWNER OF RECORD
 - (X) RECORD DIMENSION AS NOTED

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	36°31'43"	332.72'	212.12'	109.81'	N21°47'28"E 208.55'
C2	3°49'05"	332.72'	22.72'	11.09'	N01°37'04"E 22.17'
C3	85°08'25"	127.93'	190.10'	117.52'	S84°19'23"E 173.09'
C4	85°08'25"	157.93'	234.68'	145.07'	S84°19'23"E 213.68'
C5	23°37'45"	187.93'	97.18'	49.70'	S56°34'03"E 96.10'
C6	55°30'40"	187.93'	182.08'	98.90'	N80°51'45"E 175.04'
C7	6°42'46"	380.00'	44.52'	22.29'	N56°27'48"E 44.50'
C8	21°01'56"	320.00'	117.47'	59.40'	N63°37'23"E 116.81'
C9	52°44'45"	350.00'	322.21'	173.54'	N79°28'47"E 310.95'
C10	31°42'49"	320.00'	177.12'	90.89'	N89°59'45"E 174.87'
C11	74°19'37"	120.00'	155.67'	90.96'	S36°58'00"E 144.98'
C12	74°19'37"	150.00'	194.59'	113.71'	S36°58'00"E 181.23'
C13	40°46'11"	180.00'	128.08'	66.89'	S53°44'43"E 125.40'
C14	33°33'26"	180.00'	105.42'	54.27'	S16°34'55"E 103.32'
C15	106°44'11"	120.00'	223.55'	161.39'	S53°33'54"W 192.60'
C16	106°44'11"	150.00'	279.43'	201.74'	S53°33'54"W 240.75'
C17	33°33'26"	180.00'	105.42'	54.27'	S16°58'32"W 103.92'
C18	73°10'45"	180.00'	229.90'	133.63'	S70°20'37"W 214.59'
C19	13°44'48"	1000.00'	239.92'	120.54'	N79°56'25"W 239.35'
C20	13°44'48"	970.00'	232.73'	116.93'	N79°56'25"W 232.17'
C21	13°44'48"	940.00'	225.53'	113.31'	N79°56'25"W 224.99'
C22	3°14'42"	2199.26'	124.56'	62.30'	N85°11'28"W 124.54'
C23	3°14'42"	2191.26'	124.10'	62.07'	N85°11'28"W 124.09'
C24	3°14'42"	2165.26'	122.63'	61.33'	N85°11'28"W 122.62'
C25	3°28'29"	507.72'	30.79'	15.40'	N01°26'48"E 30.79'
C26	46°01'59"	380.00'	305.30'	161.43'	N82°50'11"E 297.16'

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	S 45°51'16" E	83.89'
L2	N 53°06'25" E	39.87'
L3	N 24°41'25" E	31.77'
L4	N 24°41'25" E	14.41'
L5	S 45°51'16" E	61.96'
L6	S 45°53'15" E	49.23'
L7	S 74°08'50" E	75.90'
L8	S 74°08'50" E	75.90'
L9	S 74°08'50" E	75.90'
L10	S 87°01'59" E	10.43'
L11	N 73°04'01" W	43.48'
L12	S 00°01'42" E	5.23'
L13	N 00°06'59" E	5.22'
L14	N 73°04'01" W	27.76'
L15	N 86°48'49" W	35.46'
L16	S 03°11'11" W	4.00'
L17	N 86°48'49" W	35.46'
L18	N 86°48'49" W	35.46'
L19	S 03°11'11" E	22.00'
L20	N 83°34'07" W	115.45'
L21	N 83°34'07" W	117.84'
L22	N 83°34'07" W	118.57'
L23	N 11°40'23" E	38.54'
L24	N 11°40'23" E	8.03'
L25	N 11°40'23" E	26.11'
L26	N 10°42'13" W	9.83'

NARRATIVE

THIS SURVEY WAS ORDERED BY GREGORY TSIATSOS TO SUBDIVIDE A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 1996-23 INTO 8 LOTS AND DEDICATE COOMBS LOOP ROAD AS A PUBLIC RIGHT OF WAY. THE REMAINDER OF PARCEL 1 OF PARTITION PLAT NO. 1996-23 IS UNSURVEYED AND IS NOT A PART OF THIS SUBDIVISION.

THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 2 MM ± 3 PPM TIMES DISTANCE AND TRIMBLE 4400 R.T.K. G.P.S. RECEIVERS HAVING STANDARD ERRORS OF 1 CM ± 2 PPM. ALL MONUMENTS SHOWN WERE VISITED IN NOVEMBER AND DECEMBER OF 1996.

FOUND A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING" AS SHOWN ON UNION COUNTY SURVEY NO. 012-1995. S.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36.

NOTE: SEE SHEET 2 OF 2 FOR OWNERS DEDICATION, ACKNOWLEDGEMENTS, APPROVALS, AND SURVEYORS CERTIFICATION.

REFERENCE MATERIAL

SURVEYORS TITLE REPORT NO. 36312 DATED NOVEMBER 22, 1996 BY ABSTRACT AND TITLE COMPANY, LA GRANDE OREGON

UNION COUNTY RECORDS
MICROFILM NO. 146640
MICROFILM NO. 142817
MAJOR PARTITION NO. 1994-28
SURVEY NO. 34-88
SURVEY NO. 15-90
SURVEY NO. 16-90
SURVEY NO. 012-1995
MINOR PARTITION NO. 1996-23

FOUND A 2 1/2" ALUMINUM PIPE WITH A 2" ALUMINUM CAP STAMPED: T35 R35E AS SHOWN ON UNION COUNTY SURVEY NO. 012-1995. S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36.

S35 | S36
S2
T4S R35E
1995
PLS 2360

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 06/30/98
11/17/96

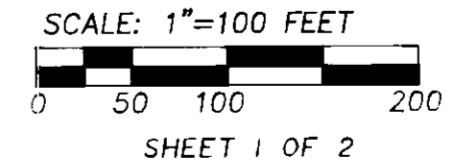
FINAL PLAT OF COOMBS LOOP ADDITION, A SUBDIVISION LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST, THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON. BEING A PORTION OF PARCEL NO. 1 OF MINOR PARTITION NO. 1996-23 RECORDED IN PLAT CABINET B-444, MICROFILM NO. 964553, RECORDS OF UNION COUNTY, OREGON.

FOR: GREG AND DORIS TSIATSOS
58508 MCINTYRE ROAD, STARKEY, OREGON 97850

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
DEC. 6, 1996

SCALE
1" = 100'



N 00°20'16" E 1351.05' (R&M) 012-1995

FOUND 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING" AS SHOWN ON UNION COUNTY SURVEY NO. 012-1995. N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36.

(TSIATSOS) REMAINDER OF PARCEL 1 OF PARTITION PLAT NO. 1996-23 (UNSURVEYED)

STA. 197+70.64 P.S. 135' RT.

STA. 195+90.91 P.T. 40' RT.

STA. 192+22.44 P.S. 35' RT.

PARCEL NO. 2 MINOR PARTITION NO. 1996-23

LOT 1
50805.81 S.F.
1.1 ACRES

LOT 2
97862.61 S.F.
2.25 ACRES

LOT 4
44284.53 S.F.
1.02 ACRES

INITIAL POINT
FOUND 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING" AS SHOWN ON UNION COUNTY SURVEY NO. 012-1995. N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36.

LOT 3
101570.64 S.F.
2.33 ACRES

LOT 5
52279.90 S.F.
1.20 ACRES

LOT 7
109668.93 S.F.
2.52 ACRES

LOT 3
99268.80 S.F.
2.28 ACRES

(TSIATSOS) REMAINDER OF PARCEL 1 OF PARTITION PLAT NO. 1996-23 (UNSURVEYED)

50' WIDE MICROWAVE BEAM PATH EASEMENT M.F. NO. 139419

150' WIDE MICROWAVE BEAM PATH EASEMENT M.F. NO. 133014

(R&M) 012-1995

FLEVIOUS ROAD
S 03°28'42" W 254.36'

COOMBS LOOP ROAD
S 00°11'48" W 405.22'

COOMBS LOOP ADDITION
A SUBDIVISION LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON

OWNERS DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE GREGORY J. TSIATSOS AND DORIS J. TSIATSOS OWNERS AND AN AUTHORIZED REPRESENTATIVE OF WESTERN BANK MORTGAGEE OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTIONS HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92, AND DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAY AS SHOWN UPON THE ANNEXED MAP.

Gregory J. Tsiatsos 12-13-96
DORIS J. TSIATSOS 12-13-96
G.F. Holman 12-13-96
AN AUTHORIZED REPRESENTATIVE FOR WESTERN BANK

SURVEYORS CERTIFICATION

I, PAUL W.P. TOMKINS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF COOMBS LOOP ADDITION, AS SHOWN ON THE ANNEXED MAP, HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE INITIAL POINT OF SAID SUBDIVISION BEING A 5/8" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING WA25893 OR2360" SET AT THE N.E. CORNER OF THE S.W. 1/4 OF S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, SAID SUBDIVISION BEING A PORTION OF PARCEL NO. 1 OF MINOR PARTITION NO. 1996-23, RECORDED IN PLAT CABINET B-444, MICROFILM NO. 964553 OF THE PLAT RECORDS OF UNION COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE S00°11'48"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 291.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 105.42 FEET, BEING SUBTENDED BY A CHORD OF S16°34'55"E FOR A DISTANCE OF 103.92 FEET; THENCE S00°11'48"W PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 452.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 180.00 FEET AND AN ARC LENGTH OF 335.32 FEET, BEING SUBTENDED BY A CHORD OF S53°33'54"W FOR A DISTANCE OF 288.89 FEET; THENCE N73°04'01"W FOR A DISTANCE OF 294.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET AND AN ARC LENGTH OF 225.53 FEET, BEING SUBTENDED BY A CHORD OF N79°56'25"W FOR A DISTANCE OF 224.99 FEET; THENCE N66°48'49"W FOR A DISTANCE OF 35.46 FEET; THENCE N03°11'11"E FOR A DISTANCE OF 22.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2199.26 FEET AND AN ARC LENGTH OF 124.56 FEET, BEING SUBTENDED BY A CHORD OF N85°11'28"W FOR A DISTANCE OF 124.54 FEET; THENCE N83°34'07"W FOR A DISTANCE OF 118.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE GRANDE RONDE RIVER ROAD AS SET FORTH IN MICROFILM DOCUMENT NO. 142817; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID GRANDE RONDE RIVER ROAD BY THE FOLLOWING COURSES, N1°40'23"E FOR A DISTANCE OF 138.25 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 507.72 FEET AND AN ARC LENGTH OF 30.79 FEET, BEING SUBTENDED BY A CHORD OF N01°26'48"E FOR A DISTANCE OF 30.79 FEET; THENCE N07°09'46"W FOR A DISTANCE OF 177.01 FEET; THENCE N10°42'13"W FOR A DISTANCE OF 9.83 FEET; THENCE N24°41'25"E FOR A DISTANCE OF 177.93 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 332.72 FEET AND AN ARC LENGTH OF 22.72 FEET, BEING SUBTENDED BY A CHORD OF N01°37'04"E FOR A DISTANCE OF 22.17 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1996-23 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN UNION COUNTY PLAT CABINET NO. B-444, MICROFILM NO. 964553; THENCE S45°51'16"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 FOR A DISTANCE OF 83.89 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.93 FEET AND AN ARC LENGTH OF 190.10 FEET, BEING SUBTENDED BY A CHORD OF S84°19'23"E FOR A DISTANCE OF 173.09 FEET; THENCE N53°06'25"E FOR A DISTANCE OF 39.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE N00°28'08"E ALONG THE EAST LINE OF SAID PARCEL 2 FOR A DISTANCE OF 363.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S89°31'52"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 FOR A DISTANCE OF 638.06 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS FOR ROADS, DITCHES AND UTILITIES AS SAME MAY NOW EXIST OR APPEAR OF RECORD ON AND ACROSS SAID PREMISES.

Paul W.P. Tomkins
PAUL W.P. TOMKINS, OPLS 2360

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 6/30/98

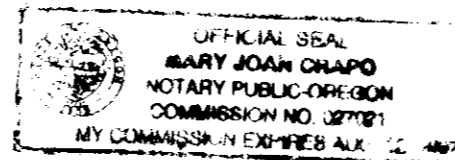
12/14/96

ACKNOWLEDGEMENTS

STATE OF Oregon } ss
COUNTY OF Union }

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 13th DAY OF Dec., 1996, APPEARED GREGORY J. TSIATSOS AND DORIS J. TSIATSOS, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND AND RIGHT OF WAY DEDICATION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.



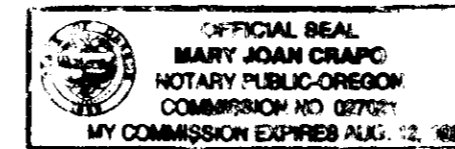
Mary Joan Crapo
NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES, 08-12-97

STATE OF Oregon } ss
COUNTY OF Union }

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 13th DAY OF Dec., 1996, APPEARED G.F. Holman AN AUTHORIZED REPRESENTATIVE FOR WESTERN BANK TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND AND RIGHT OF WAY DEDICATION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.



Mary Joan Crapo
NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES, 08-12-97

APPROVALS

UNION COUNTY SURVEYOR

APPROVED THIS 17th DAY OF December, 1996

Gregory T. Blakeman
GREGORY T. BLAKEMAN, UNION COUNTY SURVEYOR

UNION COUNTY PLANNING COMMISSION

APPROVED THIS 18 DAY OF December, 1996.

Joe Hasse
JOE HASSE, CHAIRMAN

UNION COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 18th DAY OF Dec., 1996.

James D. Garage
John Howard
Steve McElvane
COMMISSIONER

UNION COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS SUBDIVISION AND THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME.

Peggy Sutton
UNION COUNTY TREASURER
12/13/96
DATE

UNION COUNTY ASSESSOR

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 ON 1996-97 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS SUBDIVISION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

Patty Goodenham
UNION COUNTY ASSESSOR
12/13/96
DATE

FILING STATEMENT

STATE OF OREGON } ss
COUNTY OF UNION }

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE 18 DAY OF Dec., 1996, AT 10:10 O'CLOCK A.M. AND WAS RECORDED AS COOMBS LOOP ADDITION IN, PLAT CABINET NO. B-447, MICROFILM NO. 965526, UNION COUNTY RECORDS.

Stacie Rogue Hibbert
UNION COUNTY CLERK

BY

SHEET 2 OF 2

FINAL PLAT OF COOMBS LOOP ADDITION, A SUBDIVISION LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, BEING A PORTION OF PARCEL NO. 1 OF MINOR PARTITION NO. 1996-23, RECORDED IN PLAT CABINET B-444, MICROFILM NO. 964553, RECORDS OF UNION COUNTY, OREGON

FOR: GREG AND DORIS TSIATSOS
58508 MCINTYRE ROAD, STARKEY, OREGON 97850

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
DEC. 6, 1996
SCALE