

Mountain Ridge Estates II

A subdivision of a portion of Parcel 3 of Partition Plat Number 20140012T, 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 20163531T
Plat Cabinet Number D351-352

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" = 40'

REFERENCE MATERIAL

Union County Monumentation Records
Plat of Progress Plaza
Plat of Minam View Addition
Plat of Mountain Ridge Estates
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
Partition Plat Number 20140012T

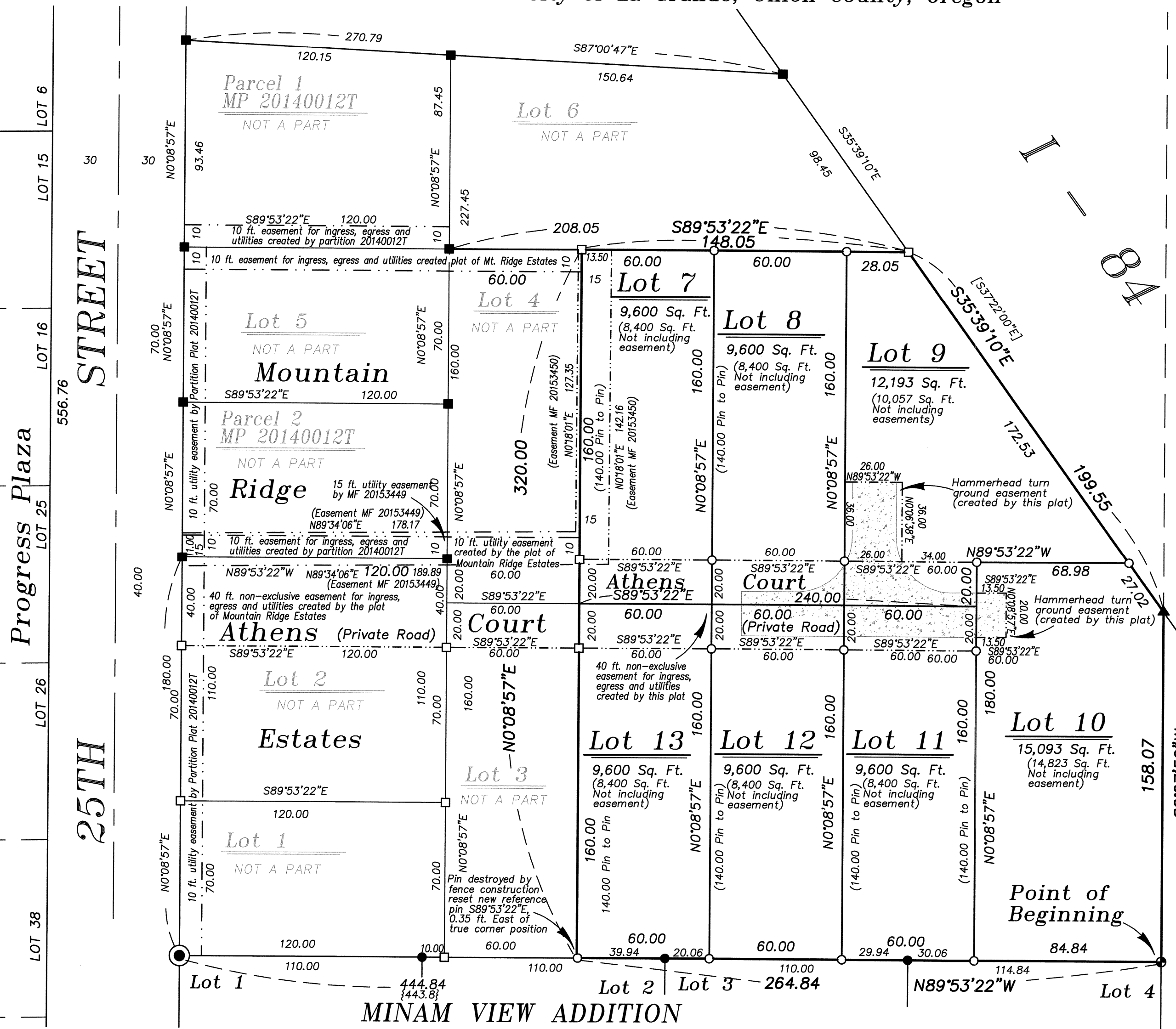
DEED REFERENCES

Volume 151 Page 117
Volume 158 Page 618
Microfilm Number 20013925
Microfilm Number 20053698
Microfilm Number 20141313
Microfilm Number 20141314
Microfilm Number 20142605
Microfilm Number 20153449
Microfilm Number 20153450

Preliminary Title Report Number 16-27737 prepared by Eastern Oregon Title, Inc. dated August 4, 2016

LEGEND

- Found 2 1/2" brass cap--Initial Point of Minam View Addition to La Grande
- ▲ Found 5/8" iron pin set by Survey Number 24-75
- Found 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by the plat of Minam View Addition to La Grande
- Found 1/2" iron pin set by the plat of Minam View Addition to La Grande
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Partition Plat Number 20140012T
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by the Plat of Mountain Ridge Estates
- 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



REGISTERED PROFESSIONAL LAND SURVEYOR
Rick G. Robinson
OREGON JULY 17, 1988
RICK G. ROBINSON 2219
Renewal Date: Dec. 31, 2016

NARRATIVE

This subdivision was done at the request of Gust Tsiatsos, owner of the land within the partition. This is a subdivision of a portion of Partition Plat Number 20140012T, and a second phase of the plat of Mountain Ridge Estates. This plat also creates a 40 ft. non-exclusive easement for ingress, egress and utilities (Athens Court), as well as an easement for a hammerhead turn around. The configuration of the lots was determined by Mr. Tsiatsos. I set reference monuments at the intersection of the East and West lines of Lots 7, 8, 9, 11, 12 and 13 and the 40 ft. easement line. In addition to the utility easements created by the previous plats, there have been two utility easements filed, MF Nos. 20153449 and 20153450, issued to OTEC. As is usual with these easements, the physically described placement does not reflect the true location of the utilities, especially MF 20153450, which by description falls across Lot 13. There is a clause stating that the easement is to be located as constructed, so I place these easements at the physical location of the utility lines. The Southwest corner of Lot 13 has been destroyed by fence construction and a fence corner occupies the true lot corner. I set a reference pin as shown for the lot corner. I find no other unusual conditions on this subdivision.

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 Plat of MOUNTAIN RIDGE ESTATES II and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D351-352 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

Mountain Ridge Estates II

A subdivision of a portion of Parcel 3 of Partition Plat Number 20140012T, 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 20163531T
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SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this subdivision, being a subdivision of a portion of Parcel 3 of Partition Plat Number 20140012T, 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, being more particularly described as follows;

Beginning at the Southeast corner of said Parcel 3, said point also being the Northeast corner of Lot 4 of Minam View Addition;

Thence; North 89°53'22" West, along the South line of said Parcel 3, being the North line of said Minam View Addition, a distance of 264.84 feet, to the Southeast corner of Lot 3 of Mountain Ridge Estates,

Thence; North 0°08'57" East, along the East line of said Lot 3 and also along the East line of Lot 4 of said Mountain Ridge Estates, a distance of 320.00 feet, to the South line of Lot 6 of said Mountain Ridge Estates,

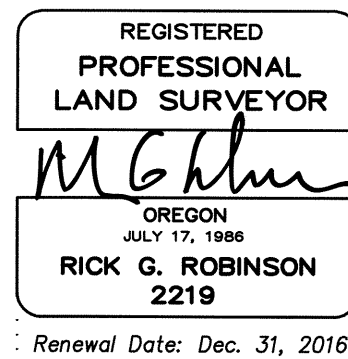
Thence; South 89°53'22" East, along the South line of said Lot 6, a distance of 148.05 feet, to the Southeast corner of said Lot 6, said point being on the Westerly line of that tract conveyed to the State of Oregon, by and through its State Highway Commission, described as "Parcel 1" in deed volume 158 page 618,

Thence; South 35°39'10" East, along said Westerly line, and along the Northeasterly line of Parcel 3 of said Partition Plat Number 20140012T, a distance of 199.55 feet, to an angle point in said exterior,

Thence; South 0°07'52" West, along the ^{EAST} West line of said Parcel 3, a distance of 158.07 feet, to the Point of Beginning of this description.

Said tract containing 1.73 Acres (75,286 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 lot 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
Baggett, 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 Plat of MOUNTAIN RIDGE ESTATES II and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D351-352 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 subdivision, 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 does hereby create the 40 ft. non-exclusive easement for ingress, egress and utilities across Lots 7, 8, 9, 11 12 and 13 of this subdivision (Athens Court), and the additional easement for a hammerhead turn around, all 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 A. GILCHRIST are mortgage holders on the land within this partition by virtue of that deed of trust filed as microfilm number 20141314 and modified by microfilm number 20142605 of the deed records of Union County, and does hereby consent to the subdivision as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

George J. Gilchrist
GEORGE J. GILCHRIST

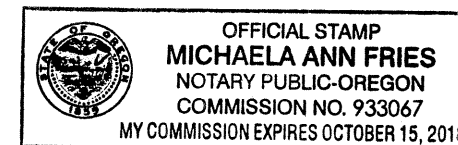
Lucy A. Gilchrist
LUCY A. GILCHRIST

ACKNOWLEDGMENTS

State of Oregon SS
County of Union SS

Know all people by these presents, on this 31st day of August, 2016 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.

Michaela Ann Fries
Notary Public for
the State of Oregon

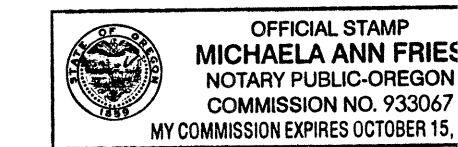


Notarial seal

State of Oregon SS
County of Union SS

Know all people by these presents, on this 31st day of August, 2016 before me a Notary Public in and for said State and County, personally appeared GEORGE J. GILCHRIST and LUCY A. 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.

Michaela Ann Fries
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 26th day of August, 2016.

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

City of La Grande Planner

Approved this 5th day of OCTOBER, 2016.

Michael J. Baquist
Michael J. Baquist
City Planner

La Grande City Council

Approved this 5th day of OCTOBER, 2016.

Mayor [Signature] Mayor Pro-Tem
Councillor [Signature] Councillor
Councillor [Signature] Councillor
Councillor [Signature] Councillor

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 2016-2017 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.

by Ellen Wilhelm, Chief Deputy Date: 10-11-16
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 19th day of OCTOBER, 2016.

Mark D. Davidson Mark D. Davidson
Steve McClure Steve McClure
Jack Howard

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union SS

I do hereby certify that the attached subdivision plat was received for record on the 19th day of October, 2016, at 9:18 o'clock A.M., and recorded in Plat Cabinet No. D351-352 Union County records. Microfilm Number 20163531T

Union County Clerk by R. Chura