

Tilos Court

A Subdivision of Parcel 3 of Major Partition Plat Number 20100010T,
 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 20104131T
 Plat Cabinet Number D21-D22

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 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
 Major Partition No. 20080027T
 Major Partition No. 20090013T
 Major Partition No. 20100010T
 Original Plat of CLEARWATER POND SUBDIVISION

Deed References

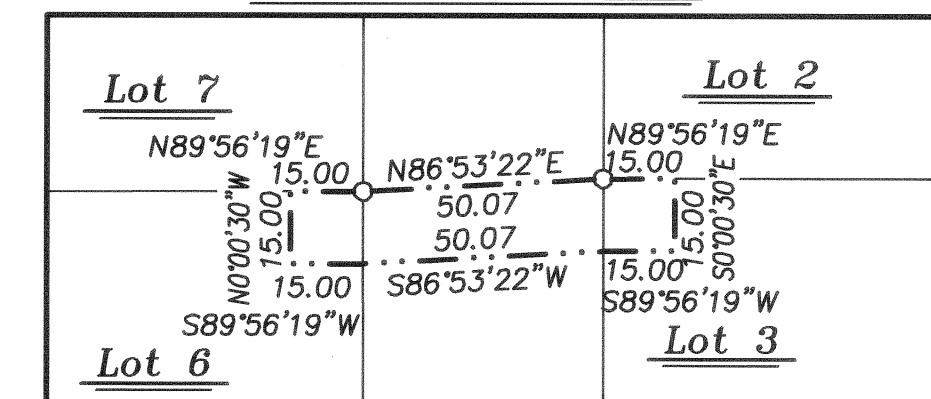
Book 142 Page 747
 Microfilm Number 137258
 Microfilm Number 155109
 Microfilm Number 20020819
 Microfilm Number 20071116
 Microfilm Number 20075663
 Microfilm Number 20103002
 Microfilm Number 20103808

Partition Plat Report Number 10-21286
 Prepared by Eastern Oregon Title Company
 Dated September 23, 2010

NARRATIVE

This subdivision was done at the request of Gust Tsiatsos in order to divide the existing tract of land into seven lots 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 and 20100010T, to establish the exterior of the partition. I locate the new lots 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. Right of way easement described in MF 20103002 falls off of the property and does not affect lots within this subdivision. I find no other unusual conditions with this plat.

UTILITY EASEMENT SCALE: 1"=40'



SURVEYOR'S EXACT COPY STATEMENT

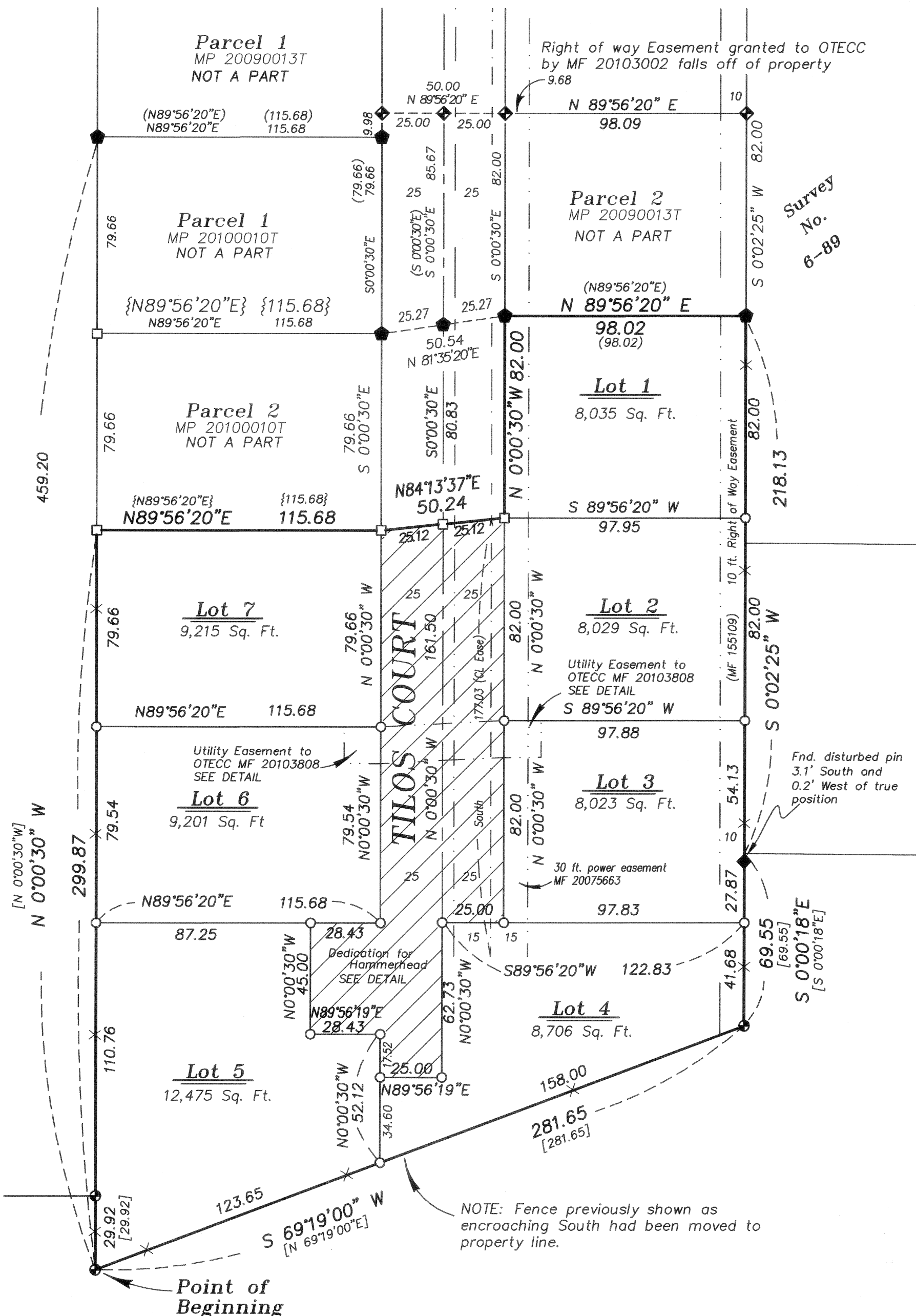
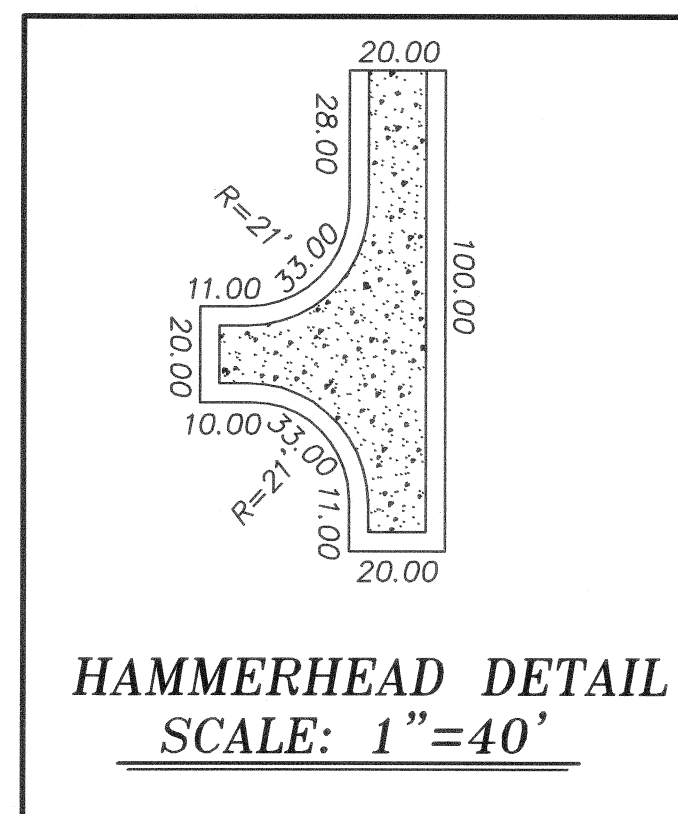
I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of Tilos Court and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D21-D22 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
 Rick G. Robinson, OPLS 2219

LEGEND

- ◆ 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 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
- ◆ Found 5/8" iron pin with yellow plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 20100010T
- 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.
- { } Record information from Major Partition No. 20100010T
- ▨ Area to be dedicated by this plat

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219
 Renewal Date: Dec. 31, 2010



NOTE: Fence previously shown as encroaching South had been moved to property line.

Tilos Court

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Situating 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 2010 4131T
Plat Cabinet Number D21-D22

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the lots of TILOS COURT, being a subdivision of Parcel 3 of Major Partition Plat Number 20100010T, recorded as Microfilm Number 20102118T and stored in Plat Cabinet D, in slides 111 and 112 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, 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 299.87 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; North 84°13'37" East, a distance of 50.24 feet, to the East right of way of said Tilos Court,
- Thence; North 0°00'30" West, along said East right of way line, a distance of 82.00 feet, to the North line of said Parcel 3,
- 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 1.71 Acres (74,604 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2010

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 Plat of Tilos Court and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number D21-D22 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

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 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, Member
VALLEY RENTALS, LLC.

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 Subdivision and the creation of Tilos Court on annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

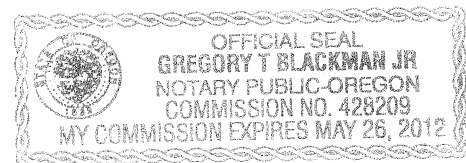
KRISTY PERRY
(Commercial Banker for Sterling Bank)

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 27th day of October, 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.

Notary Public for
the State of Oregon

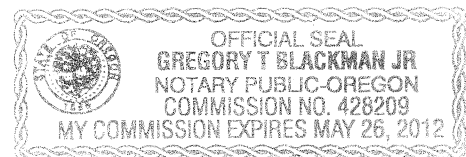


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 2nd day of November, 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.

Notary Public for
the State of Oregon



Notarial seal

APPROVALS

City of Island City Planning

Approved this 8th day of November, 2010.

Judy A. Rygg, Planning Officer
City of Island City

Island City Council

Approved this 8th day of November, 2010.

Mayor

Councilman

Councilman

Councilman

Councilman

Union County Surveyor

Approved this 14th day of October, 2010.

by Union County Surveyor
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 2010-2011 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 Date: 11/16/10
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 1st day of DECEMBER, 2010.

Steve McClure
R. Nellie Bogue Hibbert
Mark D. Davidson

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 1st day of December, 2010, at 9:20 o'clock A.M., and recorded in Plat Cabinet No. D21-D22 Union County records. Microfilm Number 2010 4131T

Union County Clerk by