

Mountain Ridge Estates

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 20142712T
Plat Cabinet Number D209-D210

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
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

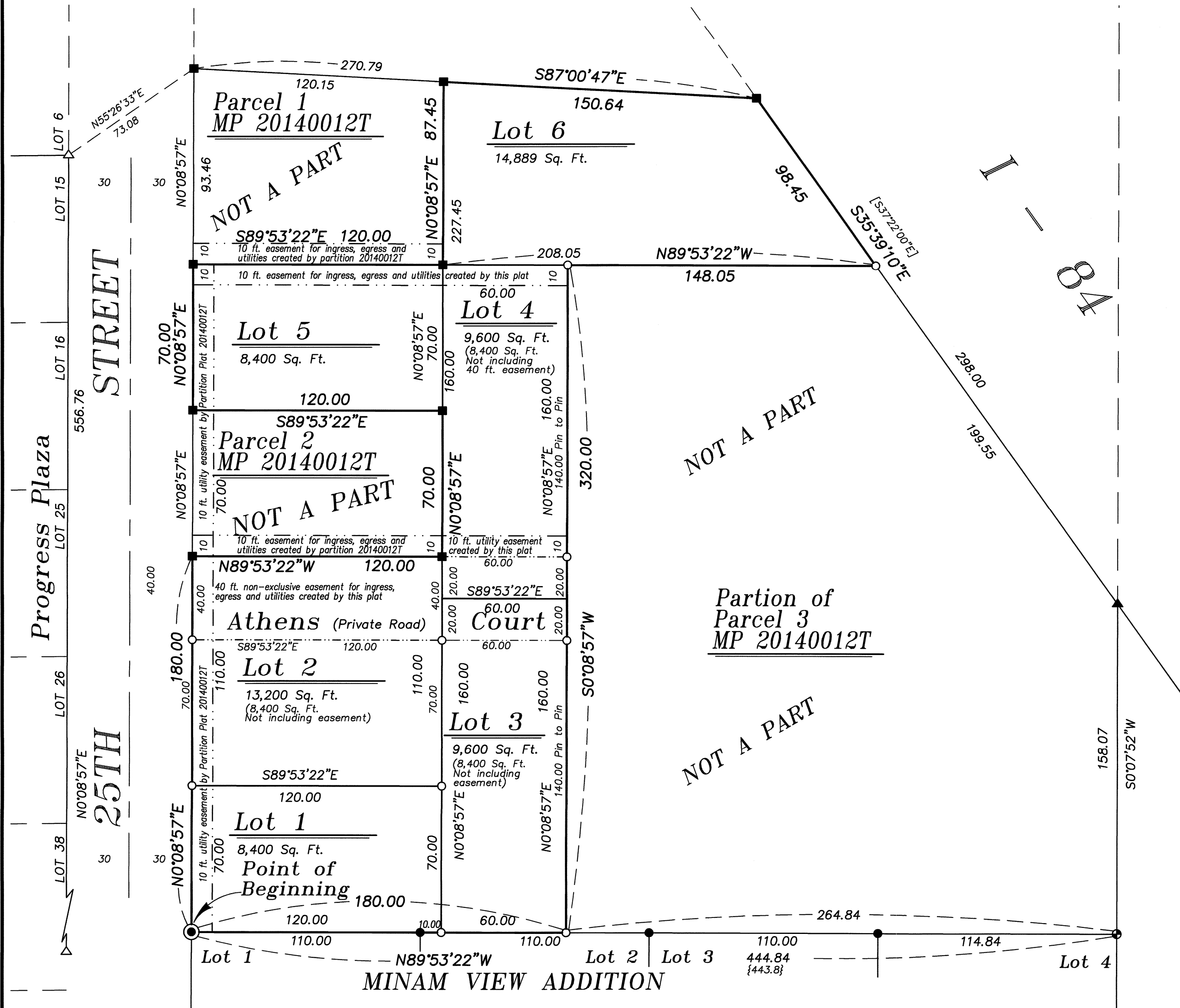
DEED REFERENCES

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

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

LEGEND

- Found 2 1/2" brass cap--Initial Point of Minam View Addition to La Grande
- △ Found 5/8" iron pin set by the plat of Progress Plaza
- ▲ 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
- 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



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 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D209-D210 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

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, which monumented the exterior of Parcel 3. Not all of Parcel 3 is being subdivided. This plat creates a 40 ft. non-exclusive easement for ingress, egress and utilities (Athens Court), as well as two other 10 ft. easements as shown. 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 2, 3 and 4 and the 40 ft. easement line. I find no other unusual conditions on this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 2014

Mountain Ridge Estates

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 20142772T
Plat Cabinet Number D469-D270

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 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 180.00 feet, to the Southwest corner of Parcel 2 of said partition,

Thence; South 89°53'22" East, along the South line of said Parcel 2, a distance of 120.00 feet, to the Southeast corner thereof,

Thence; North 0°08'57" East, along the East line of said Parcel 2, a distance of 70.00 feet, to the Northeast corner thereof,

Thence; North 89°53'22" West, along the North line of said Parcel 2, a distance of 120.00 feet, to the Northwest corner thereof,

Thence; North 0°08'57" East, along the East right of way line of 25th Street, a distance of 70.00 feet, to the Southwest corner of Parcel 1 of said partition,

Thence; South 89°53'22" East, along the South line of said Parcel 1, a distance of 120.00 feet, to the Southeast corner thereof,

Thence; North 0°08'57" East, along the East line of said Parcel 1, a distance of 87.45 feet, to the Northeast corner thereof, said point being on 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 150.64 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 98.45 feet,

Thence; North 89°53'22" West, a distance of 148.05 feet,

Thence; South 0°08'57" West, a distance of 320.00 feet, to the North line of said Minam View Addition,

Thence; North 89°53'22" West, along the North line of said Addition, a distance of 180.00 feet, to the Point of Beginning of this description.

Said tract containing 1.47 Acres (64,089 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

R. G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2014

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 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D469-D270 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

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 10 ft. non-exclusive easement for ingress, egress and utilities across Lots 4 & 5 for the use of Lot 6 of this subdivision, the 40 ft. non-exclusive easement for ingress, egress and utilities across Lots 2, 3 and 4 of this subdivision (Athens Court), and the 10 ft. utility easement across Lot 4 of this subdivision, 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 in 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

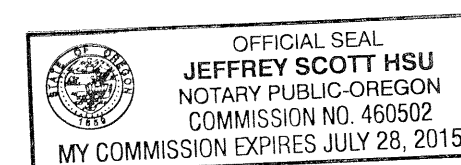
Lucy A. Gilchrist
LUCY A. GILCHRIST

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of SEPT, 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

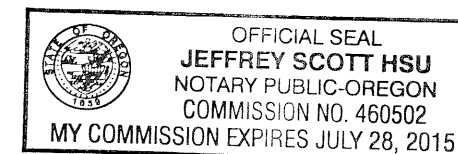


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 17 day of SEPT, 2014 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.

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 5th day of August, 2014.

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

City of La Grande Planner

Approved this 10th day of SEPTEMBER, 2014.

Michael J. Boquist
Michael J. Boquist
City Planner

La Grande City Council

Approved this 10th day of SEPTEMBER 2014.

Debra S. Polz
Mayor

Mary Ann Miosser
Mayor Pro-Tem

John L. ...
Councilor

...
Councilor

John Boyatt
Councilor

...
Councilor

Jerry Sebstygen
Councilor

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 subdivision, 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: 9/18/14
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 1st day of OCTOBER, 2014.

Mark D. Davidson
Mark D. Davidson

Steve McClure
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 subdivision plat was received for record on the 1st day of October, 2014, at 9:18 o'clock A.M., and recorded in Plat Cabinet No. D469-D270 Union County records. Microfilm Number 20142772T

Union County Clerk by *R. Church*