

Microfilm # 20055348T  
 Plat Cab C786-C787

**MOUNTAIN SOUND THIRD ADDITION**

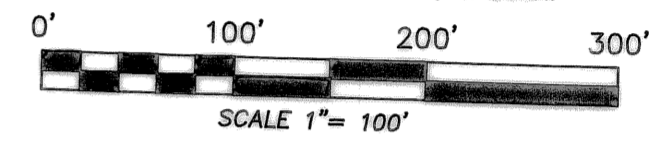
LOCATED IN THE SOUTH ONE-HALF OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, GOVERNMENT LOT 1, THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.  
 A SUBDIVISION OF PARCEL 3 OF PARTITION PLAT 2002-016 RECORDED IN PLAT CABINET NO. B-444 MICROFILM NO. 964553.

**REFERENCE MATERIAL**  
 PLAT OF COOMBS LOOP ADDITION  
 PLAT OF MOUNTAIN SOUND ADDITION  
 PLAT OF MOUNTAIN SOUND SECOND ADDITION  
 MINOR PARTITION NO. 1998-16  
 MAJOR PARTITION NO. 1999-06  
 MINOR PARTITION NO. 2002-16  
 SURVEY NO. 012-1995

**NARRATIVE**  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF GREG TSIATSOS TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT 2002-016 INTO THREE LOTS AND TO EXTINGUISH THE 60' WIDE NON-EXCLUSIVE EASEMENT KNOWN AS FLEVIOUS ROAD ADDITION AS SHOWN ON THE ANNEXED MAP. THE SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE AND A TRIMBLE 4400 RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASE LINE LENGTH.

ALL MONUMENTS SHOWN WERE FOUND OR SET AS NOTED. UNLESS OTHERWISE NOTED THE DISTANCES SHOWN ARE RECORD AND MEASURED PER THE PLAT OF MOUNTAIN SOUND ADDITION.

**BASIS OF BEARINGS**  
 N89°40'10"W ALONG THE SOUTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST, W.M. AS SHOWN ON THE PLAT OF COOMBS LOOP ADDITION, RECORDED IN PLAT CABINET B-477 UNDER MICROFILM NO. 965526 IN THE OFFICIAL RECORDS OF UNION COUNTY, OREGON.



**LEGEND**

- PLAT BOUNDARY
- NEW LOT LINE
- - - - EXISTING LOT OR PARCEL LINE AS NOTED
- - - - CENTERLINE
- - - - RIGHT OF WAY LINE
- ◆ FOUND A 2" ALUMINUM CAP ON A 5/8" IRON PIN PER SURVEY 012-1995
- FOUND A 2" ALUMINUM CAP ON A 5/8" IRON PIN PER PARTITION PLAT 1998-18
- FOUND A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER THE PLAT OF COOMBS LOOP ADDITION
- FOUND A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "BGB SURVEY MARKER" PER PARTITION PLAT 2002-016
- ▶ FOUND A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER THE PLAT OF MOUNTAIN SOUND ADDITION
- FOUND A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER PARTITION PLAT 1999-06
- SET A 5/8" X 30" IRON REBAR WITH A PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ◆ CALCULATED POSITION NOTHING FOUND OR SET

**CURVE DATA**

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 180.00'  | 229.90'    | 214.59'      | S 70°20'37" W | 73°10'44"   |
| C2    | 298.30'  | 164.26'    | 162.19'      | S 19°15'11" W | 31°32'58"   |
| C3    | 185.98'  | 106.56'    | 104.15'      | N 18°46'01" E | 32°31'18"   |
| C4    | 366.59'  | 112.48'    | 112.04'      | S 11°17'45" W | 17°34'46"   |
| C5    | 519.88'  | 125.27'    | 124.96'      | N 13°10'58" E | 13°48'20"   |
| C6    | 1012.86' | 182.79'    | 182.54'      | S 11°27'01" W | 10°20'25"   |
| C7    | 268.30'  | 147.74'    | 145.88'      | S 19°15'11" W | 31°32'58"   |
| C8    | 215.98'  | 122.59'    | 120.95'      | N 18°46'01" E | 32°31'18"   |
| C9    | 336.59'  | 53.74'     | 53.69'       | S 07°04'49" W | 09°08'55"   |
| C10   | 336.59'  | 49.53'     | 49.48'       | S 15°52'12" W | 08°25'51"   |
| C11   | 549.88'  | 132.49'    | 132.17'      | N 13°10'58" E | 13°48'20"   |
| C12   | 982.86'  | 177.38'    | 177.14'      | S 11°27'01" W | 10°20'25"   |
| C13   | 238.30'  | 131.22'    | 129.57'      | S 19°15'11" W | 31°32'58"   |
| C14   | 245.98'  | 139.62'    | 137.75'      | N 18°46'01" E | 32°31'18"   |
| C15   | 306.59'  | 94.07'     | 93.70'       | S 11°17'45" W | 17°34'46"   |
| C16   | 579.88'  | 139.72'    | 139.39'      | N 13°10'58" E | 13°48'20"   |
| C17   | 952.86'  | 171.96'    | 171.73'      | S 11°27'01" W | 10°20'25"   |
| C18   | 366.59'  | 4.26'      | 4.26'        | S 02°50'20" W | 00°39'57"   |
| C19   | 366.59'  | 5.01'      | 5.01'        | S 03°33'48" W | 00°46'57"   |

**SHORT LINE DATA**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 35°01'40" W | 53.90'   |
| L2   | S 35°01'40" W | 53.90'   |
| L3   | S 35°01'40" W | 53.90'   |
| L4   | S 02°30'22" W | 52.52'   |
| L5   | S 02°30'22" W | 52.52'   |
| L6   | S 02°30'22" W | 52.52'   |
| L7   | S 20°05'08" W | 76.73'   |
| L8   | S 20°05'08" W | 76.73'   |
| L9   | S 20°05'08" W | 76.73'   |
| L10  | S 16°37'13" W | 64.69'   |
| L11  | S 16°37'13" W | 54.38'   |
| L12  | S 16°37'13" W | 91.08'   |
| L13  | S 16°37'13" W | 27.99'   |
| L14  | S 00°11'48" W | 62.65'   |
| L15  | S 00°11'48" W | 32.35'   |

**SURVEYOR'S EXACT COPY STATEMENT**  
 I, GREG E. FLOWERS, REGISTERED OREGON SURVEYOR NO. 2820 DO HEREBY STATE THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL PLAT OF MOUNTAIN SOUND THIRD ADDITION AS PREPARED BY ME. SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120  
 GREG E. FLOWERS  
 GREG E. FLOWERS, OPLS 2820

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 Greg E. Flowers  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/05  
 4/1/05

SHEET 1 OF 2

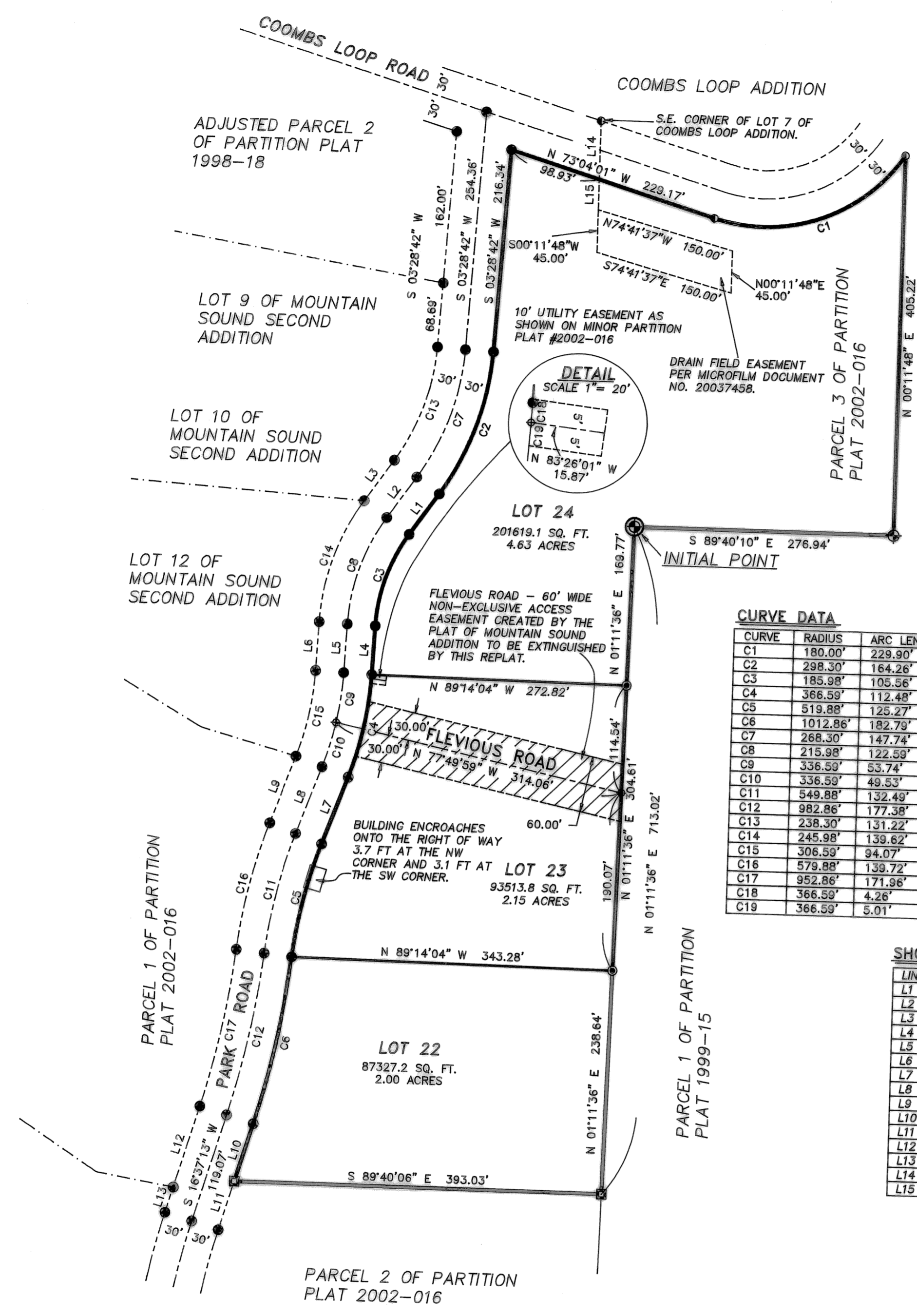
FINAL PLAT OF MOUNTAIN SOUND THIRD ADDITION LOCATED IN THE SOUTH ONE-HALF OF THE S.W. 1/4 OF SEC. 36, T. 3 S., R. 35 E., THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 2, T. 4 S., R. 35 E., W.M., UNION COUNTY, OREGON

FOR: GREG TSIATSOS, 54954 COOMBS LOOP STARKEY, OREGON 97850

**TOMKINS LAND SURVEYING, INC.**  
 5 NORTH COLVILLE  
 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448

DATE  
 APRIL 2005  
 SCALE  
 1"=100'

MTNSND3RD.DWG



ADJUSTED PARCEL 2 OF PARTITION PLAT 1998-18

LOT 9 OF MOUNTAIN SOUND SECOND ADDITION

LOT 10 OF MOUNTAIN SOUND SECOND ADDITION

LOT 12 OF MOUNTAIN SOUND SECOND ADDITION

PARCEL 1 OF PARTITION PLAT 2002-016

PARCEL 2 OF PARTITION PLAT 2002-016

PARCEL 1 OF PARTITION PLAT 1999-15

PARCEL 3 OF PARTITION PLAT 2002-016

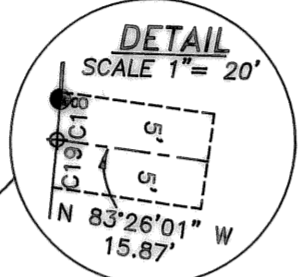
LOT 24  
 201619.1 SQ. FT.  
 4.63 ACRES

LOT 23  
 93513.8 SQ. FT.  
 2.15 ACRES

LOT 22  
 87327.2 SQ. FT.  
 2.00 ACRES

FLEVIOUS ROAD - 60' WIDE NON-EXCLUSIVE ACCESS EASEMENT CREATED BY THE PLAT OF MOUNTAIN SOUND ADDITION TO BE EXTINGUISHED BY THIS REPLAT.

BUILDING ENCLOSES ONTO THE RIGHT OF WAY 3.7 FT AT THE NW CORNER AND 3.1 FT AT THE SW CORNER.



10' UTILITY EASEMENT AS SHOWN ON MINOR PARTITION PLAT #2002-016  
 DRAIN FIELD EASEMENT PER MICROFILM DOCUMENT NO. 20037458.

INITIAL POINT

Microfilm # 20055348T  
 Plat Cab C786-C787

OWNERS DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE GREGORY J. TSIATSOS AND DORIS J. TSIATSOS OWNERS 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. WE HEREBY DEDICATE THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS LOT 17 AS SHOWN. FURTHERMORE, WE HEREBY EXTINGUISH THE 60' WIDE NON-EXCLUSIVE EASEMENT KNOWN AS FLEVIOUS ROAD AND THE 30' WIDE ACCESS EASEMENT ALONG THE SOUTH LINE OF LOT 17, BOTH AS CREATED BY THE PLAT OF MOUNTAIN SOUND ADDITION.

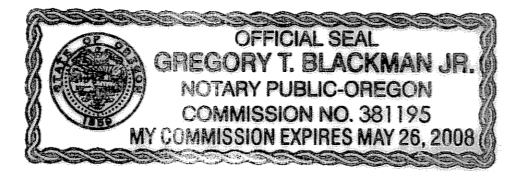
Gregory J. Tsiatsos  
 GREGORY J. TSIATSOS  
Doris J. Tsiatsos  
 DORIS J. TSIATSOS

6-24-05  
 DATE  
6-24-05  
 DATE

ACKNOWLEDGMENTS

STATE OF Oregon } SS  
 COUNTY OF Union }

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 24<sup>th</sup> DAY OF June, 2004, 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.

Gregory T. Blackman Jr.  
 NOTARY PUBLIC FOR THE STATE OF

MY COMMISSION EXPIRES, May 26, 2008

APPROVALS

UNION COUNTY SURVEYOR

APPROVED THIS 24<sup>th</sup> DAY OF Jan., 2005.  
Gregory T. Blackman  
 GREGORY T. BLACKMAN, UNION COUNTY SURVEYOR

UNION COUNTY PLANNING COMMISSION

APPROVED THIS 11<sup>th</sup> DAY OF July, 2005.  
Hanley Jenkins, II  
 HANLEY JENKINS, II, PLANNING DIRECTOR

UNION COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 29<sup>th</sup> DAY OF June, 2005.  
Alan MacLure  
 COMMISSIONER  
Steve McElme  
 COMMISSIONER  
John Jamery  
 COMMISSIONER

**MOUNTAIN SOUND THIRD ADDITION**  
 LOCATED IN THE SOUTH ONE-HALF OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, GOVERNMENT LOT 1, THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON.  
 A SUBDIVISION OF PARCEL 3 OF PARTITION PLAT 2002-016 RECORDED IN PLAT CABINET NO. B-444 MICROFILM NO. 964553.

SURVEYOR'S EXACT COPY STATEMENT  
 I, GREG E. FLOWERS, REGISTERED OREGON SURVEYOR NO. 2820 DO HEREBY THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL PLAT OF MOUNTAIN SOUND THIRD ADDITION AS PREPARED BY ME. SAID EXACT EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120  
Greg E. Flowers  
 GREG E. FLOWERS, OPLS 2820

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 ON ~~2003-2004~~ <sup>2005-2006</sup> 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.

Jim A. McNeil  
 UNION COUNTY ASSESSOR  
7/14/05  
 DATE

SURVEYOR'S CERTIFICATE

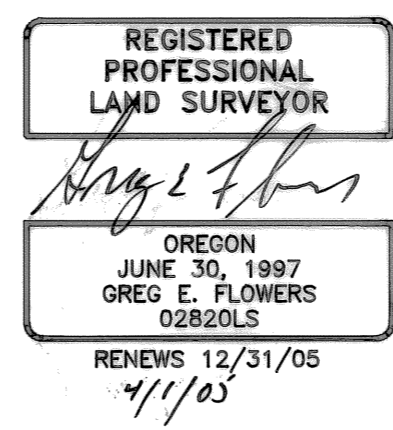
I GREG E. FLOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND WITHIN THIS SUBDIVISION, BEING PARCEL 3 OF PARTITION PLAT NUMBER 2002-16 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 35 EAST AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, THE EXTERIOR OF WHICH BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE 5/8" IRON PIN WITH A 2" ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 2, THENCE ALONG THE PERIMETER OF SAID PARCEL 3 THE FOLLOWING COURSES:

S 89°40'10" E A DISTANCE OF 276.94 FEET; THENCE N 00°11'48" E A DISTANCE OF 405.22 FEET TO THE SOUTHERLY RIGHT OF WAY OF COOMBS LOOP ROAD; THENCE, ALONG THE SOUTHERLY RIGHT OF WAY OF COOMBS LOOP ROAD, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 229.90 FEET, WITH A RADIUS OF 180.00 FEET, WITH A CHORD BEARING OF S 70°20'37" W, WITH A CHORD LENGTH OF 214.59 FEET; THENCE N 73°04'01" W A DISTANCE OF 229.17 FEET TO THE EASTERLY RIGHT OF WAY OF PARK ROAD; THENCE, ALONG THE EASTERLY RIGHT OF WAY OF SAID PARK ROAD, S 03°28'42" W A DISTANCE OF 216.34 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 164.26 FEET, WITH A RADIUS OF 298.30 FEET, WITH A CHORD BEARING OF S 19°15'11" W, WITH A CHORD LENGTH OF 162.19 FEET, THENCE S 35°01'40" W A DISTANCE OF 53.90 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 105.56 FEET, WITH A RADIUS OF 185.98 FEET, WITH A CHORD BEARING OF S 18°46'01" W, WITH A CHORD LENGTH OF 104.15 FEET, THENCE S 02°30'22" W A DISTANCE OF 52.52 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 112.48 FEET, WITH A RADIUS OF 366.59 FEET, WITH A CHORD BEARING OF S 11°17'45" W, WITH A CHORD LENGTH OF 112.04 FEET, THENCE S 20°05'08" W A DISTANCE OF 76.73 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 125.27 FEET, WITH A RADIUS OF 519.88 FEET, WITH A CHORD BEARING OF S 13°10'58" W, WITH A CHORD LENGTH OF 124.96 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 182.79 FEET, WITH A RADIUS OF 1012.86 FEET, WITH A CHORD BEARING OF S 11°27'01" W, WITH A CHORD LENGTH OF 182.54 FEET, THENCE S 16°37'13" W A DISTANCE OF 64.69 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3, S 89°40'06" E A DISTANCE OF 393.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 3, N 01°11'36" E A DISTANCE OF 713.02 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 382460.7 SQUARE FEET, 8.78 ACRES

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 THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

Greg E. Flowers  
 GREG E. FLOWERS, PLS 02802



FILING STATEMENT

STATE OF OREGON } SS  
 COUNTY OF UNION }

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE 3rd DAY OF October, 2005, AT 11:55 O'CLOCK AM, AND WAS RECORDED AS MOUNTAIN SOUND THIRD ADDITION IN, PLAT CABINET NO. C 786, MICROFILM NO. 20055348 UNION COUNTY RECORDS.

R. Nellie Bogue Hubbard  
 UNION COUNTY CLERK  
 BY R. Church, Deputy

|   |  |
|---|--|
| SHEET 2 OF 2  |  |
| FINAL PLAT OF MOUNTAIN SOUND THIRD ADDITION LOCATED IN THE SOUTH ONE-HALF OF THE S.W. 1/4 OF SEC. 36, T. 3 S., R. 35 E., THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 2, T. 4 S., R. 35 E., W.M., UNION COUNTY, OREGON |  |
| FOR: GREG TSIATSOS, 54954 COOMBS LOOP   |  |
| TOMKINS LAND SURVEYING, INC.<br>5 NORTH COLVILLE<br>WALLA WALLA, WA. 99362<br>(509) 522-4843<br>115 WEST HERMISTON AV. SUITE 140<br>HERMISTON, OR. 97838<br>(541) 564-4448 MTNSND3RD.DWG  | DATE<br>APRIL 2005<br><br>SCALE<br>1"=100' |