

MINOR PARTITION

PLAT NO. 1991-002
 Metro # 135984

BASIS OF BEARING

The forward bearing as established by the U.S.C. and G.S. from Δ College to Δ Valley, dated 1946.

LEGEND

- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER.
- Found 5/8" iron pin set on survey 30-88
- ⊙ Found 2 1/2" brass cap monument set on survey 82-80
- Found 5/8" iron pin set on survey 82-80

WATER RIGHT STATEMENT

There are no water rights appurtenant to this property.

REFERENCE MATERIAL

- Union County Surveys
82-80
30-88
- ODOT Strip Map 88-36-3
- Plat of Home Investment
Addition to LaGrande

CURVE TABLE

①	$\Delta=1^{\circ}29'17''$	R=712.96	L=18.51	LC=S 80°22'42" E 18.51
②	$\Delta=4^{\circ}22'52''$	R=814.93	L=62.31	LC=S 61°43'56" E 62.30
③	$\Delta=0^{\circ}13'04''$	R=814.93	L=3.10	LC=S 59°25'58" E 3.10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

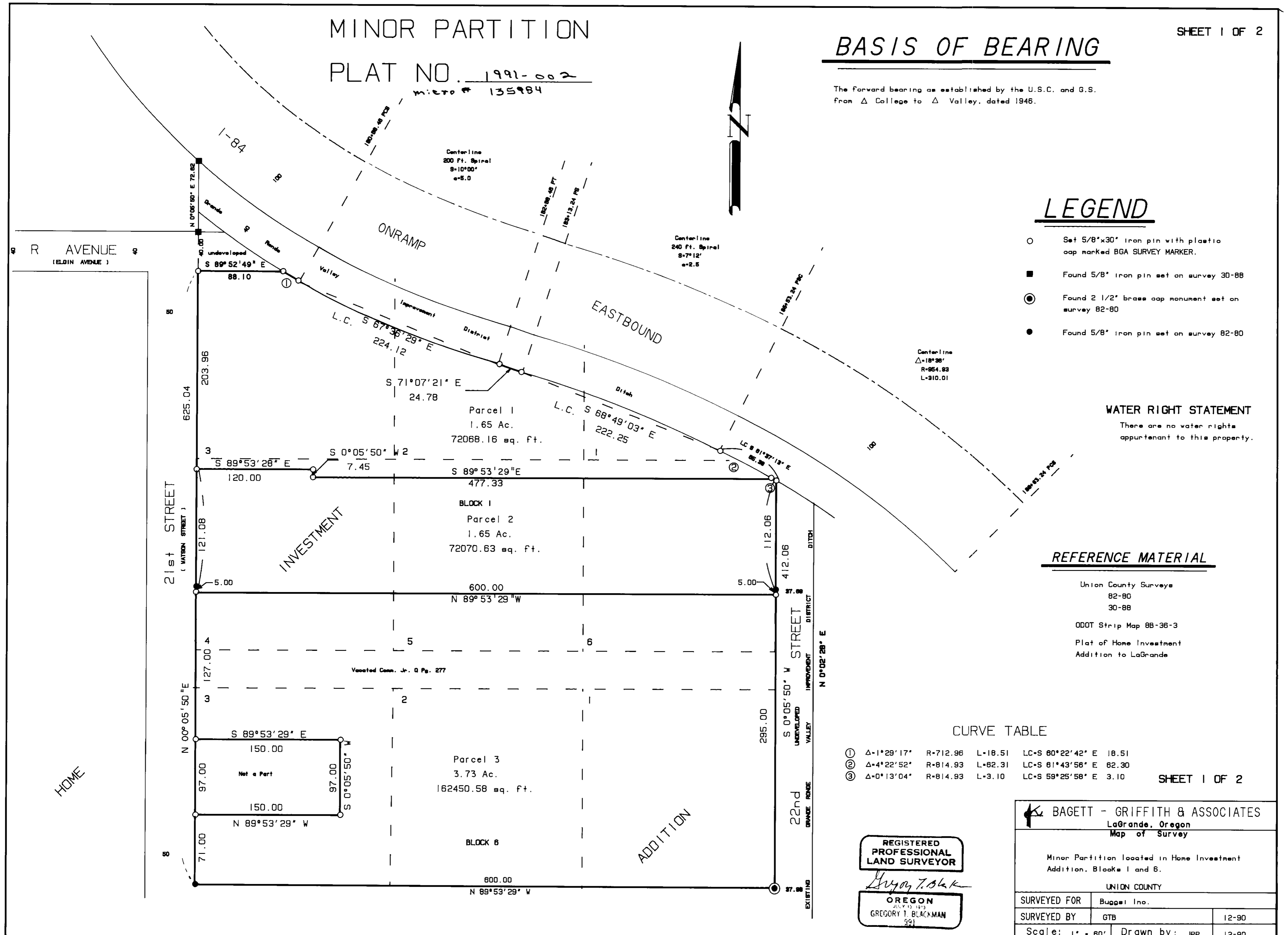
GREGORY T. BLACKMAN
391

BAGETT - GRIFFITH & ASSOCIATES
 LaGrande, Oregon
 Map of Survey

Minor Partition located in Home Investment
 Addition, Blocks 1 and 6.

UNION COUNTY

SURVEYED FOR	Buggel Inc.	
SURVEYED BY	GTB	12-90
Scale: 1" = 60'	Drawn by: JPP	12-90



SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, being first duly sworn, hereby, depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached minor partition map, the boundaries being described as follows:

A tract of land in Blocks 1 and 6 of Home Investment Addition, LaGrande, Oregon, with reference to Union County Survey 82-80, being more particularly described as follows:

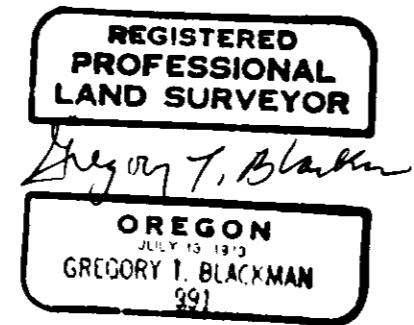
Beginning at the Southwest corner of Lot 3, Block 6 of Home Investment Addition:

- Thence: along the Easterly right of way line of 21st Street (also known as Watson Street) N 0°05'50" E, a distance of 71.00 feet;
- Thence: leaving said right of way line, S 89°53'29" E, a distance of 150.00 feet;
- Thence: N 0°05'50" E, a distance of 97.00 feet;
- Thence: N 89°53'29" W, a distance of 150.00 feet to the Easterly right of way line of 21st Street;
- Thence: along said right of way line, N 0°05'50" E, a distance of 457.04 feet to the Southerly right of way line of R Avenue (also known as Elgin Avenue);
- Thence: along said right of way line, S 89°52'49" E, a distance of 88.10 feet to the intersection of a 712.96 foot circular curve left;
- Thence: around said circular curve left (radius of 712.96, long chord bears S 60°22'42" E, a distance of 18.51 feet) a distance of 18.51 feet, to the PCS of a offset spiral curve left;
- Thence: around said offset spiral curve left (offset 140 feet from the centerline of I-84 onramp Eastbound, centerline spiral length 200 feet, S=10°00', a=5.0) long chord bears S 67°36'29" E, a distance of 224.12 feet;
- Thence: S 71°07'21" E, a distance of 24.78 feet to the PS of a offset spiral curve right;
- Thence: along said offset spiral curve right (offset 140 feet from centerline of I-84 onramp Eastbound, centerline spiral length 240 feet, S=7°12', a=2.5) long chord bears S 68°49'03" E, a distance of 222.25 feet to the PSC of a circular curve right;
- Thence: along said circular curve right (radius of 814.93 feet, long chord bears S 61°37'13" E, a distance of 65.39 feet) a distance of 65.41 feet to the Westerly right of way line of 22nd Street (also known as North Street);
- Thence: along said right of way line, S 0°05'50" W, a distance of 412.06 feet;
- Thence: leaving said right of way, N 89°53'29" W, a distance of 600.00 feet to the point of beginning of this description.

Gregory T. Blackman
 Gregory T. Blackman OPLS 991

Subscribed and sworn to before me this 18 day of January, 1991.

Mary Lou Bean
 Notary Public for the State of Oregon
 My Commission Expires 12/2/92



DEDICATIONS

Know all people by these presents that RJD Investment Enterprises, LTD, an Oregon corporation, a owner of a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into parcels as shown on the annexed map. In witness whereof, R.J.D. Investment Enterprises, LTD, pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by its President.

David H. McClay
 President RJD Investment Enterprises, LTD



Know all people by these presents that Robert H. and Doris W. McClay, owners of a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

Robert H. McClay
 Robert H. McClay

Doris W. McClay
 Doris W. McClay

Know all people by these presents that Pioneer Federal Savings and Loan Association, an Oregon Corporation is a mortgage holder of a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Jeff Puckett
 Pioneer Federal Savings and Loan
 Jeff Puckett, Vice President

NARRATIVE

This survey was ordered by Bakulesh Patel of Buggsi Inc. in order to partition a tract of land Buggsi Inc. is purchasing. I use survey 82-80 to establish the South line of this tract, the centerline of 21st Street, and the centerline of 22nd Street. I use survey 30-88 to establish the centerline of R Avenue. I locate the center line of the I-84 onramp eastbound by using the record ODOT information from the found brass plaque found on the North curb of the Wallowa Lake Highway (see survey 30-88). The North line of Parcel 3 was established 5 feet South of the North line of Mitchell Acres 1 as shown on survey 82-80. The remaining land was divided into 2 Parcels of equal area as directed by Mr. Patel. There is no width call on 22nd Street on the original plat of Home Investment Addition. I have therefore treated the street as a remainder, and throw all of the deficiency into this street. I find no other problems with this survey.

ACKNOWLEDGEMENTS

State of Oregon
 SS
 County of Union

Know all these people by these presents, on this 18 day of January, 1991, before me a Notary Public in and for said state and county, personally appeared David H. McClay President of RJD Investment Enterprises LTD, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Mary Lou Bean
 Notary Public for the State of Oregon
 My commission expires: 12/2/92

State of Oregon
 SS
 County of Union

Know all these people by these presents, on this 18 day of Jan, 1991, before me a Notary Public in and for said state and county, personally appeared Robert H. McClay and Doris W. McClay, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Barbara J. Crouch
 Notary Public for the State of Oregon
 My commission expires: 1-5-93

State of Oregon
 SS
 County of Union

Know all these people by these presents, on this 18th day of Jan, 1991, before me a Notary Public in and for said state and county, personally appeared Jeff Puckett, an officer of Pioneer Federal Savings and Loan Association, who being duly sworn did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Mary E. McKasue
 Notary Public for the State of Oregon
 My commission expires: 7-9-93

APPROVALS

STATE OF OREGON
 SS
 COUNTY OF UNION

I do hereby certify that the attached plat was received for record on the 22nd day of Jan, 1991, at 4:30 o'clock P.M. and recorded as Minor Partition Plat No. 1991-002 Union County records.

By *Norman J. Paullock*

CITY OF LAGRANDE SURVEYOR
 Approved this 22 day of January, 1991.

Norman J. Paullock
 City of LaGrande Surveyor

LAGRANDE PLANNING DIRECTOR
 Approved this 22 day of January, 1991.

R. L. McLane
 LaGrande Planning Director

BAGETT - GRIFFITH & ASSOCIATES LaGrande, Oregon Map of Survey	
Minor Partition Plat of portions of Blocks 1 and 6 of Home Investment Addition to LaGrande.	
UNION COUNTY	
SURVEYED FOR	Buggsi Inc.
SURVEYED BY	GTB 12-90
Scale: 1" = 60'	Drawn by: JPP 12-90