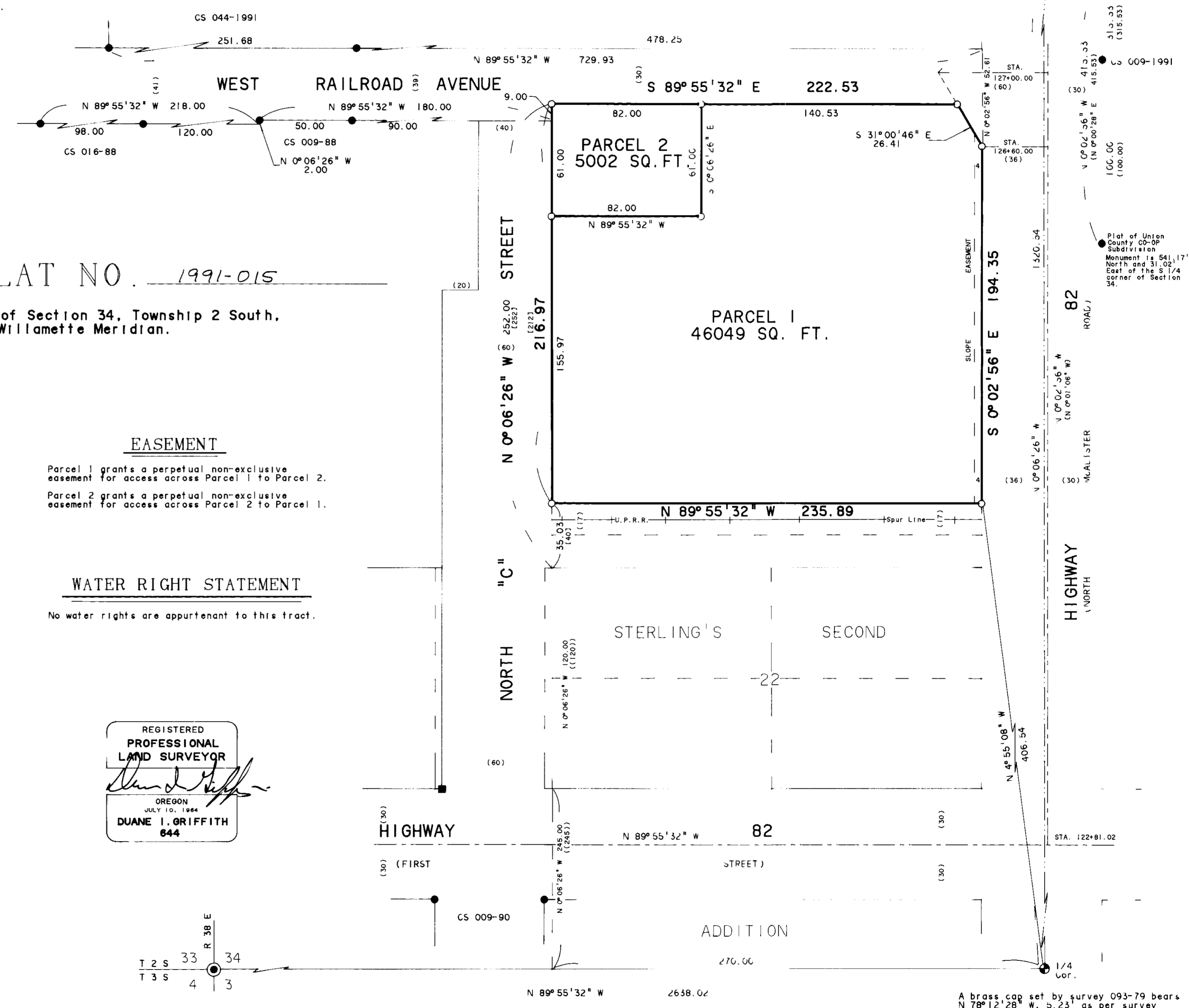


BASIS of BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1" = 40'



MINOR PARTITION PLAT NO. 1991-015

Situated in the SE 1/4 of the SW 1/4 of Section 34, Township 2 South, Range 38 East of the Willamette Meridian.

LEGEND

- set 3/8" x 30' iron pin (rebar) with plastic cap marked BGA SURVEY MARKER.
- Found 3/8" iron pin as per survey noted.
- ⊕ Found 3/4" pipe with cap marked + as per Union County monumentation records.
- ⊙ Found brass cap monument as per Union County monumentation records.
- Found 1/2" rebar as per survey 39-65.
- () Record information from survey 009-1991.
- () Record information from plat of Sterling's second Addition.
- () Record information from ODOT map 98-35-14.
- ⊕ Found 3/8" iron pin with aluminum cap marked 25HRW sta. 112+50 POT 30' Rt.
- Position only nothing found or set.
- () Record information from deed microfilm no. 87683.
- centerline of Highway 82.
- - - - - N-S centerline of Section 34.

EASEMENT

Parcel 1 grants a perpetual non-exclusive easement for access across Parcel 1 to Parcel 2.
Parcel 2 grants a perpetual non-exclusive easement for access across Parcel 2 to Parcel 1.

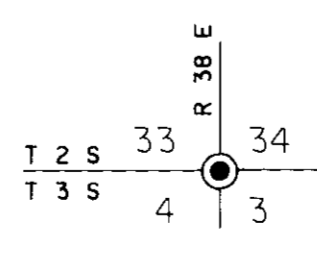
WATER RIGHT STATEMENT

No water rights are appurtenant to this tract.

REGISTERED PROFESSIONAL LAND SURVEYOR
DUANE I. GRIFFITH
644

REFERENCE MATERIAL

- UNION COUNTY SURVEYS
- 039-65
- 024-72
- 009-88
- 016-88
- 009-90
- 009-1991
- 044-1991
- Oregon Department of Transportation map 98-35-14
- Plat of Sterling's Second Addition
- Union County Deed Records
- Microfilm no. 50135, 87083, 138038



A brass cap set by survey 093-79 bears N 78° 12' 28" W, S. 23' as per survey 024-81.

MINOR PARTITION PLAT NO. 1991-015

SURVEYOR'S CERTIFICATE

I, Duane I. Griffith, 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 the Southeast one-quarter of the Southwest one-quarter of Section 34, Township 2 South, Range 38 East, of the Willamette Meridian. Being more particularly described as follows:

Beginning at a point which bears N 0°06'26" W, 252.00 feet from the Northwest corner of Block 22 of Sterling's Second Addition to Island City, and is on the Southerly right of way line of West Railroad Avenue.

Thence: along the said Southerly right of way line of West Railroad Avenue S 89°55'32" E, 222.53 feet to the Westerly right of way line of Highway 82 (North McAllister Road);

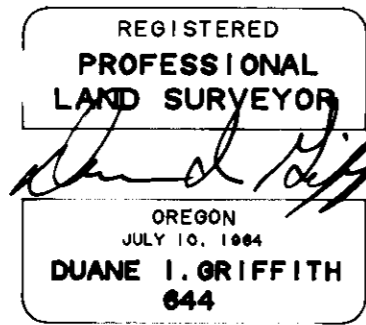
Thence: along said right of way line S 31°00'46" E, 26.41 feet;

Thence: along said right of way line S 0°02'56" E, 194.35 feet, to the Northerly right of way line of the Union Pacific Railroad spur line, said point also bears N 4°55'08" W, 406.54 feet from the South 1/4 corner of said Section 34;

Thence: along said railroad right of way line N 89°55'32" W, 235.89 feet, to the Easterly right of way line of North "C" Street;

Thence: along the Easterly right of way line of North "C" Street N 0°06'26" W, 216.97 feet to the Point of Beginning of this description.

Duane I. Griffith
Duane I. Griffith, OPLS 644
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, OR 97850



DECLARATIONS

Know all people by these presents that C & M Farm Supply, Inc. owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Keith D. Cheney
Keith D. Cheney
President C & M Farm Supply, Inc.

Stella R. Cheney
Stella R. Cheney
Secretary C & M Farm Supply, Inc.

Know all people by these presents that Western Bank is the holder of a Deed of Trust (Microfilm Document No. 131525) on the tract of land shown on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has agreed to the same being partitioned and surveyed into parcels as shown on the annexed map.

Margaret L. Dowdy Asst Manager
Margaret L. Dowdy Asst Manager
Officer of Western Bank

NARRATIVE

This survey was performed at the request of Vern Pridgen of Ranch-N-Home Realty on behalf of C & M Farm Supply, Inc. Mr. Pridgen requested me to partition the C & M tract into 2 parcels as shown on this plat.

I use the found pins from survey 044-1991 to establish the North right of way line of West Railroad Avenue. I place the South line of West Railroad Avenue parallel to the North line and record distance of 30' Southerly (which is 252 feet Northerly from the Northwest corner of Block 22 of Sterling's Second Addition as called in the deed for this tract microfilm no. 87083). The found pins on the Easterly right of way line of Highway 82 as shown on survey 009-1991, were used to establish the centerline and Westerly right of way lines of highway 82. I use the found monuments from survey 009-90 along the Southerly right of way line of Highway 82 to establish the centerline of the highway. I intersect the North-South centerline and the East-West centerline and use the intersect point as station 122+81.02 as called for on ODOT map 98-35-14. I use the Northerly line of the U.P.R.R. spur line right of way for the Southerly line of this tract, as called in the deed for this tract. To establish this right of way line I locate the line as it exists upon the ground and give it a 17' wide right of way (see survey 016-88).

In keeping with the procedures used in surveys performed in this area of Sterling's Second Addition and immediately North of Sterling's Second Addition, namely surveys 039-65, 024-72, 009-88, 016-88, and 044-1991, I use the 3/4" pipe 1/4 corner (see survey 027-85) position and record distances from the Plat of Sterling's Second Addition to place the Easterly right of way line of North "C" Street and the Northwest corner of Block 22.

There exists a brass cap monument approximately 5' Westerly of the 3/4" pipe 1/4 corner (see survey 093-79). This firm has used this brass cap position and a proportioning of the block corners East-West positions (see surveys 044-83, 027-85, and 009-90) in surveys South of First Street in Sterling's Second Addition. This results in approximately a 5' hiatus between the surveys performed South of First Street in Sterling's Second Addition and those surveys performed North of First Street in Sterling's Second Addition and immediately North of Sterling's Second Addition.

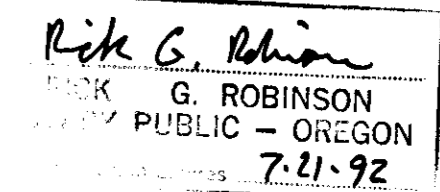
It is my opinion that the brass cap position was probably the basis of Sterling's Second Addition. However this brass cap position was lost and not re-established until 1979. Subsequently surveys in this area used the 3/4" pipe position as a basis for establishing positions in this area. This 3/4" pipe 1/4 corner can be traced back to the 1930's when it was re-established by Roscoe Neal. All of the tracts immediately North of Sterling's Second Addition, including this surveyed tract, are described from block corners of Sterling's Second Addition. All of the surveys done in these Northerly tracts, surveys dating back to 1965, used the 3/4" pipe position to establish the positions needed in Sterling's Second Addition. Therefore I use the 3/4" pipe position to establish the necessary positions in Sterling's Second Addition as needed for this survey.

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 23rd day of October, 1991, before me a Notary Public in and for said state and county, personally appeared Keith D. Cheney, President of C & M Farm Supply, Inc. and Stella R. Cheney, Secretary of C & M Farm Supply, Inc., 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.

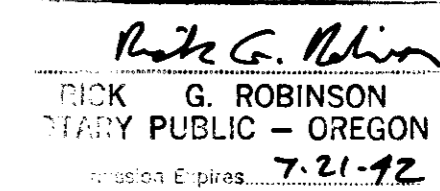
Rick G. Robinson
Notary Public for the State of Oregon
My commission expires: 7-21-92



State of Oregon
County of Union

Know all these people by these presents, on this 23rd day of October, 1991, before me a Notary Public in and for said state and county, personally appeared Margaret L. Dowdy an officer of Western Bank, 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.

Rick G. Robinson
Notary Public for the State of Oregon
My commission expires: 7-21-92



APPROVALS

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 28th day of Oct, 1991, at 2:00 o'clock P.M., and recorded as Partition Plat No. 1991-015 Plat Cabinet A-295 Union County records.

R. Nellie Bogue Hibbert
R. NELLIE BOGUE HIBBERT
Union County Clerk
by *A. Nelson, Dep.*

UNION COUNTY SURVEYOR

Approved this 24 day of October, 1991.

Baker County Surveyor

by *James D. Hawley*

CITY OF ISLAND CITY

Approved this 23 day of October, 1991.

Island City Mayor
by *Dale V. DeLong*