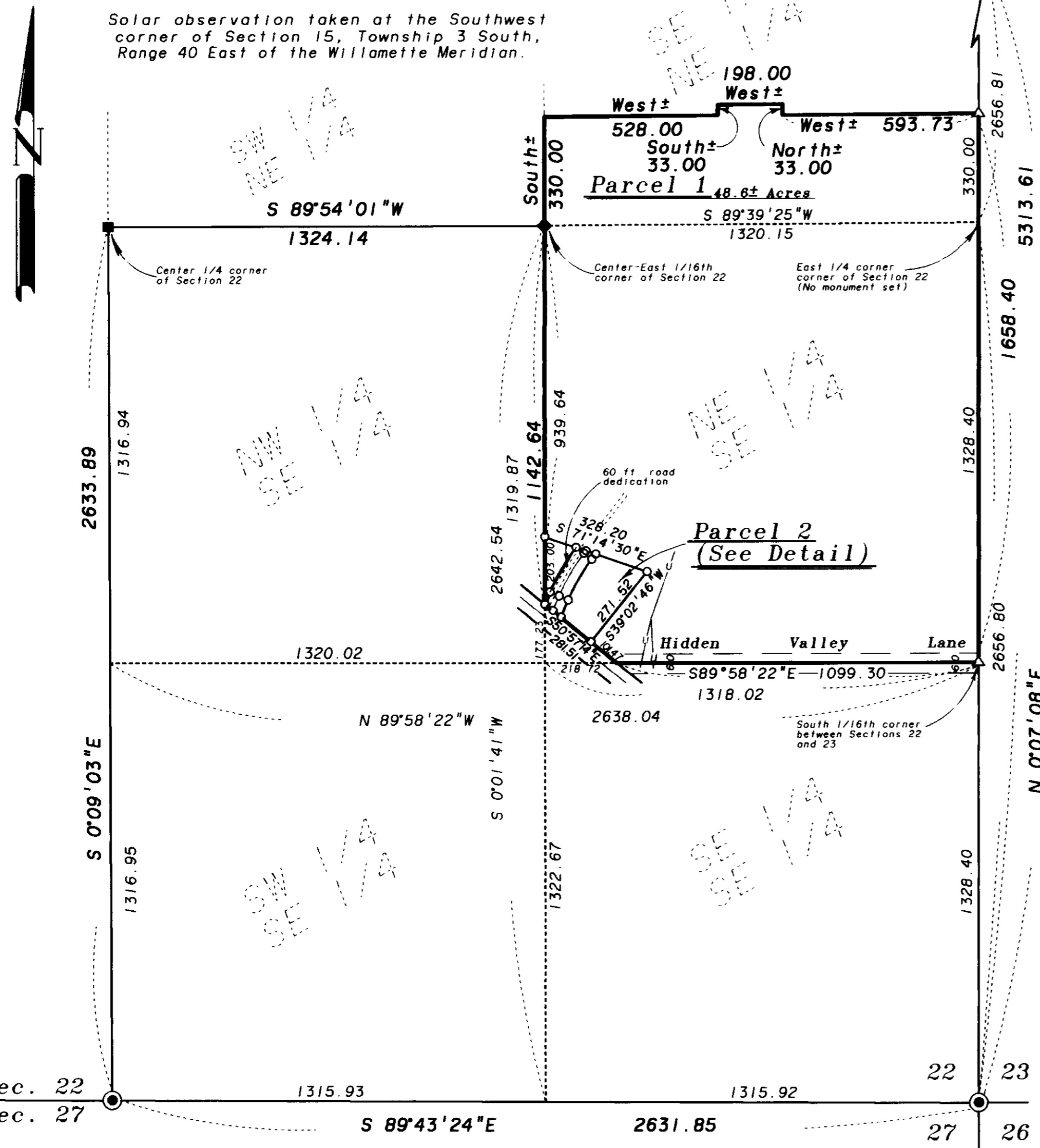


BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.



Southeast Quarter of Section 22 Scale 1" = 300'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1996
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 1996

Major Partition Plat No. 1996-01

Situated in the Southeast quarter of the Northeast quarter, and in the Northeast quarter of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

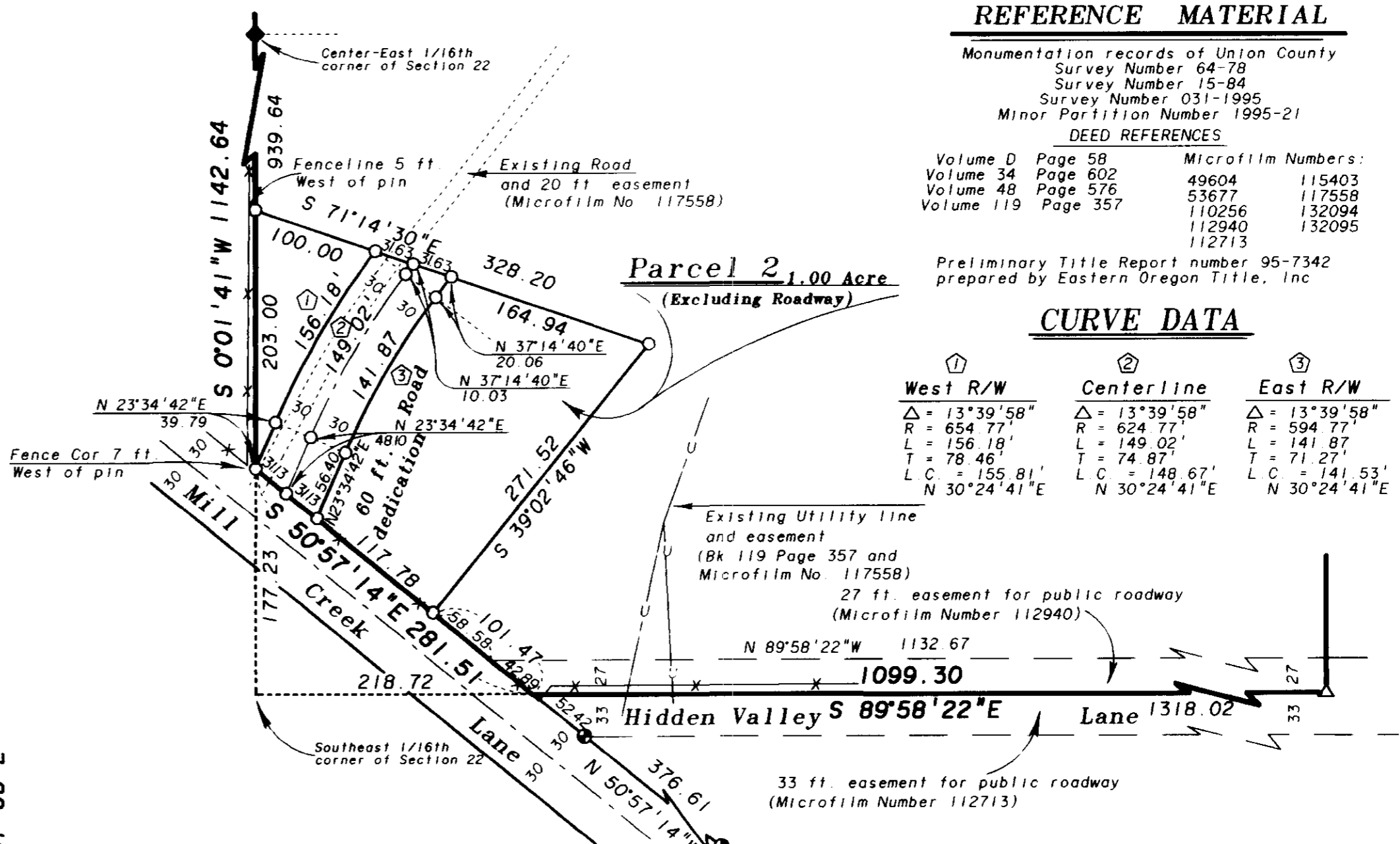
REFERENCE MATERIAL

Monumentation records of Union County		
Survey Number	64-78	
Survey Number	15-84	
Survey Number	031-1995	
Minor Partition Number	1995-21	
DEED REFERENCES		
Volume D	Page 58	Microfilm Numbers:
Volume 34	Page 602	49604
Volume 48	Page 576	53677
Volume 119	Page 357	110256
		112940
		112713

Preliminary Title Report number 95-7342 prepared by Eastern Oregon Title, Inc

CURVE DATA

West R/W	Centerline	East R/W
Δ = 13°39'58"	Δ = 13°39'58"	Δ = 13°39'58"
R = 654.77'	R = 624.77'	R = 594.77'
L = 156.18'	L = 149.02'	L = 141.87'
T = 78.46'	T = 74.87'	T = 71.27'
L C = 155.81'	L C = 148.67'	L C = 141.53'
N 30°24'41"E	N 30°24'41"E	N 30°24'41"E



Detail of Parcel 2 Scale 1" = 100'

LEGEND

- ◆ Position of Marked stone as per survey no. 64-78
- Found 3/4" pipe as per survey no. 64-78
- Found brass or aluminum monument as per monumentation records of Union Co.
- △ Found 1/2" iron pin with plastic cap marked LS 934 set by survey no. 15-84
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey No. 031-1995
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- U — Overhead Utility line
- — — Centerline
- x — Existing fence line
- — — Easement line

Easement Notes

- The following easements are shown in the listed title report, but fail in the unsurveyed portion of this partition and/or are described in such a manner that they are not locatable without survey.
- Ditch easement Volume D Page 38 granted to Caldwell Ditch Co right of way over "the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 22"
 - Ditch easement Volume 34 Page 602 granted to J. F. DeBorde described as "the privilege to make a ditch across the East 1/2 of the NE 1/4 of Section 22"
 - Ditch easement Volume 48 Page 576 granted to Claude Oglivie described as the right to water through a ditch now constructed across a portion of said land"
 - Right of way easement for utility lines granted to California-Pacific Utilities Volume 119 Page 357 states "all as located or staked on the ground"
 - Lease agreement for geothermal resources and/or minerals to Intercontinental Energy Corp. by Microfilm Nos. 49604 and 53677
 - Right of way easement for a water line, ditch and pond, to Reuben and Doris Teske, Microfilm No. 115403, 12 ft in width with description of centerline followed by a statement which places the easement as constructed
 - Rights and privileges to Wayne and Flora Scott for their lifetime on a portion of the unsurveyed parcel, including a 20 ft roadway easement over the existing road shown, and rights of way for utility lines

NARRATIVE

This partition was done at the request of Jeff Bell, the purchaser of Parcel 2 of this partition. Parcel 1 of this partition is UNSURVEYED. The location of the aliquot lines of Section 22 are based on survey numbers 15-84 and 031-1995, which previously subdivided Section 22. Parcel 2 was placed at the direction of Mr. Bell. The 60 ft road dedication was created at the request of the Union County Planning Commission, with Parcel 2 spanning the road dedication. The dedication was located to include the existing road and create a 60 foot wide right of way to conform to the County requirements. The road was placed so that there is a 100 ft Buffer along the North line of Parcel 2 West of the right of way. This was done so that if the property is further developed North of Parcel 2, the 100 ft Minimum lot width would be met. The Northerly right of way line of Mill Creek Road was placed at the Northwesternly prolongation of the right of way as located by survey number 031-1995. I find the existing fence along the West line of the parcel to be West of the true 1/16th line as shown. There are many easements located in the unsurveyed portion of this partition which I was unable to locate without benefit of survey. These are listed in the Easement Notes shown above. I find no other unusual conditions on this partition.

Major Partition Plat No. 1996-01

Microfilm Number 960017
Plat Cabinet B-416

Sheet 2 of 2

Situated in the Southeast quarter of the Northeast quarter, and in the Northeast quarter of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor No. 2219, hereby certify that I have correctly surveyed and platted the partition shown on the annexed map, and have monumented the corners with proper monuments, all in accordance with O.R.S. Chapter 92, said partition being situated in the Southeast quarter of the Northeast quarter, and in the Northeast quarter of the Southeast quarter of Section 22, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the South 1/16th corner between Sections 22 and 23.

Thence: North 0°07'08" East, along the East line of said Section 22, a distance of 1658.40 feet, to a point 330.00 feet North of the East quarter corner of said Section 22.

Thence: Westerly, a distance of 593.73 feet.

Thence: Northerly, a distance of 33.00 feet.

Thence: Westerly, a distance of 198.00 feet.

Thence: Southerly, a distance of 33.00 feet.

Thence: Westerly, a distance of 528.00 feet, to a point on the West line of the Southeast quarter of the Northeast quarter of said Section 22, said point being 330.00 feet North of the Center-East 1/16th corner of said Section 22.

Thence: Southerly, along said West line, a distance of 330.00 feet, to the Center-East-1/16th corner of said Section 22.

Thence: South 0°01'41" West, along the West line of the Northeast quarter of the Southeast quarter of said Section 22, a distance of 1142.64 feet, to the North right of way line of Mill Creek Lane.

Thence: South 50°57'14" East, along said North line, a distance of 281.51 feet, to the South line of the Northeast quarter of the Southeast quarter of said Section 22.

Thence: South 89°58'22" East, along said South line, a distance of 1099.30 feet, to the Point of Beginning of this description.

Said parcel containing 49.6 acres, more or less.

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Bageff, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1999
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 1996

DEDICATION

Know all people by these presents that Cypress Gardens, Inc., a Washington Corporation, does hereby depose and say that said corporation is the owner of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public use forever, the area depicted as 60 ft. road dedication on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Albert L. Hickman
Albert L. Hickman, President

Ray Cornforth
Ray Cornforth, Vice President

Evelyn Cornforth
Evelyn Cornforth, Treasurer

Know all people by these presents that Wayne M. Scott and Flora Kincaid Scott depose and say that by virtue of deed microfilm number 117558, we are the holders of rights and privileges for our lifetime, in and to a portion of the land within this partition, being more particularly described in the accompanying Surveyor's Certificate, and hereby consent to the same being partitioned into the parcels shown and platted on the annexed map, and we do for ourselves, our heirs and assigns hereby dedicate, donate and convey to the public use forever, the area depicted as 60 ft. road dedication on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Wayne M. Scott
Wayne M. Scott

Flora Kincaid Scott
Flora Kincaid Scott

ACKNOWLEDGEMENTS

State of Washington
SS
County of Franklin

Know all these people by these presents, on this 22 day of December, 1995, before me a Notary Public in and for said County and State, personally appeared Albert L. Hickman, President; Ray Cornforth, Vice President; Evelyn Cornforth, Treasurer, of Cypress Gardens, Inc., a Washington Corporation, who being duly sworn, stated that the foregoing instrument was executed on behalf of the Corporation, by the authority of its Board of Directors, and who acknowledged to me that they executed the same freely and voluntarily.

Randal C. Lundberg
Notary Public for
the State of Washington

Randal C. Lundberg
NOTARY PUBLIC
Commission Expires
May 1, 1997
State of Washington

Notarial seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 7 day of December, 1995, before me a Notary Public in and for said County and State, personally appeared Wayne M. Scott and Flora Kincaid Scott, who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Jacqueline Scott
Notary Public for
the State of Oregon

Notarial seal

APPROVALS

UNION COUNTY ASSESSOR

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 1995-1996 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Patty Gooderham Date: 12/26/95
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by Peggy Sutton Date: 12/26/95
Peggy Sutton, Union County Treasurer

UNION COUNTY SURVEYOR

Approved this 27TH day of DECEMBER, 1995.

by Jack W. Burris
Jack W. Burris, Wallowa County Surveyor

UNION COUNTY PLANNING COMMISSION

Approved this 28th day of December, 1995.

Ed Barton
Ed Barton, Chairman

UNION COUNTY COMMISSION

Approved this 3RD day of JANUARY, 1996

John Howard
John Howard

Lorence D. Savage
Lorence D. Savage

Steve McClure
Steve McClure

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
SS
County of Union

I do hereby certify that the attached partition plat was received for record on the 3RD day of JAN, 1996 at 9:20 o'clock A.M. and filed in Plat Cabinet No. B-416, Union County records. Microfilm No. 960017.

R. NELLIE DASQUE HIBBERT
Union County Clerk
by S. Nelson, Deputy

Sheet 2 of 2