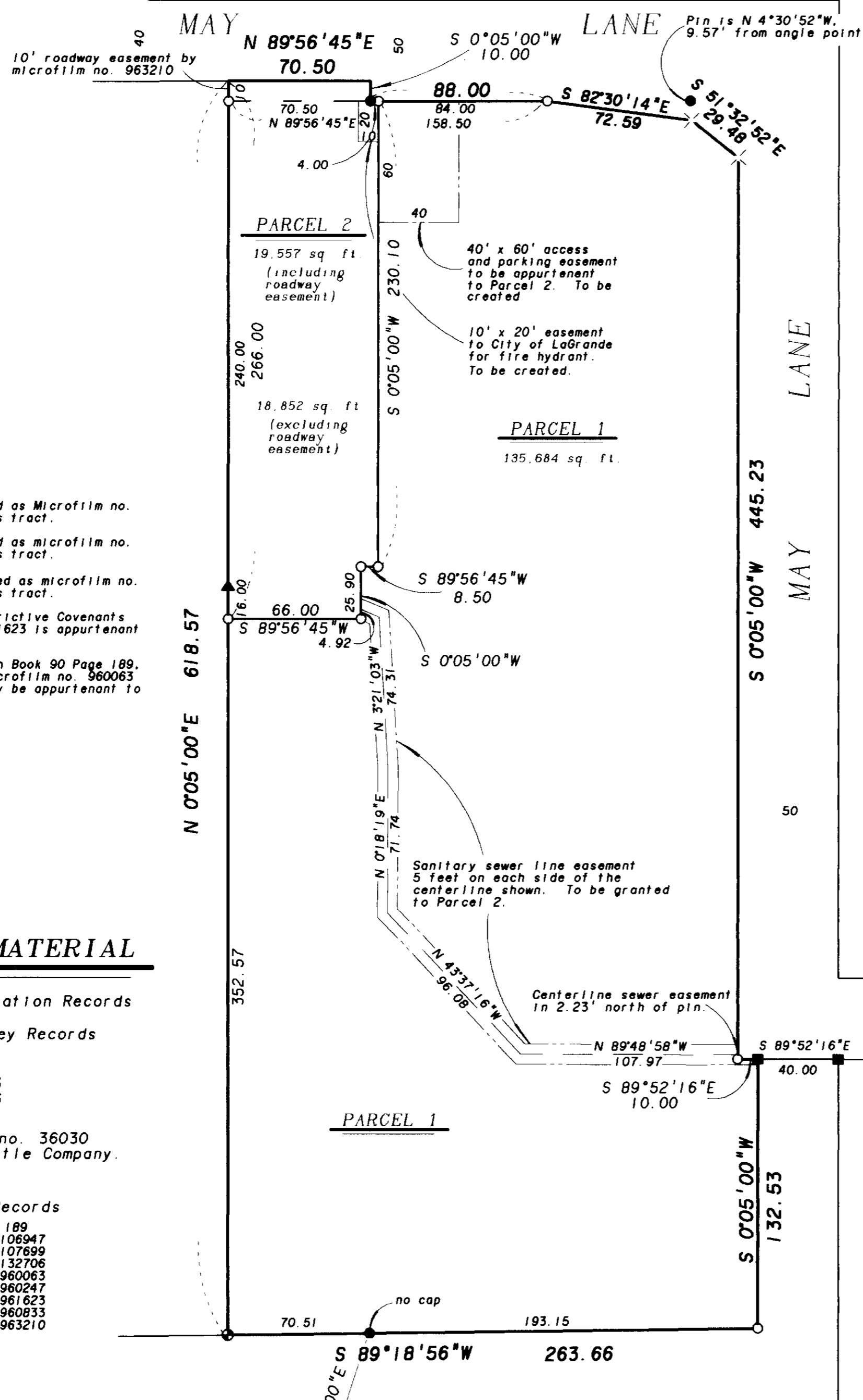


Minor Partition No. 1996-17

Situated in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 963601
Plat Cabinet B-437



Declaration of Trust recorded as Microfilm no. 107699 is appurtenant to this tract.
 Declaration of Trust recorded as microfilm no. 132706 is appurtenant to this tract.
 Project use agreement recorded as microfilm no. 960247 is appurtenant to this tract.
 Declaration of Land Use Restrictive Covenants recorded as microfilm no. 961623 is appurtenant to this tract.
 Utility easements recorded in Book 90 Page 189, microfilm no. 106947, and microfilm no. 960063 are vaguely described and may be appurtenant to this tract.

REFERENCE MATERIAL

Union County Monumentation Records

- Union County Survey Records
- 2-82
- 43-88
- 052-1993
- 011-1996

Surveyor Report no. 36030 by Abstract and Title Company.

Union County Records

- Book 90 Page 189
- Microfilm no. 106947
- Microfilm no. 107699
- Microfilm no. 132706
- Microfilm no. 960063
- Microfilm no. 960247
- Microfilm no. 961623
- Microfilm no. 960833
- Microfilm no. 963210

BASIS OF BEARING

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

LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked BGB SURVEY MARKER.
- ✕ Chiseled 3" "X" on concrete sidewalk.
- Found 5/8" iron pin (rebar) with plastic cap marked APBA as per survey 2-82.
- ⊙ Found 5/8" iron pin (rebar) with plastic cap marked BGA SURVEY MARKER as per survey 43-88.
- Found 5/8" iron pin (rebar) with plastic cap marked BGA SURVEY MARKER as per survey 052-1993.
- ▲ Found 5/8" iron pin (rebar) with plastic cap marked BGB SURVEY MARKER as per survey 011-1996.
- ⊕ Found 2 1/2" brass cap monument. In valve box as per Union County monumentation records.
- Existing easement line.
- - - Easement line to be created by this plat.

SCALE: 1" = 50'



NARRATIVE

This partition was ordered by Steve McKay on behalf of Northeast Oregon Housing Authority. The interior parcel lines were placed as directed by Mr. McKay so as to meet the City of LaGrande Planning Department and Building Department set back requirements. Parcel 2 will use the existing sanitary sewer system in place on Parcel 1. An easement will be created by this plat along the existing sanitary sewer line across Parcel 1 onto Parcel 2. The remaining utilities will be accessed through May Lane. The exterior of the tract is based on surveys 2-82 and 43-88. Which have previously established the boundaries of the whole tract. I find no discrepancies with these surveys. I also use deed description microfilm no. 106809 which dedicated an approximate 10 foot strip of land to the City of LaGrande for additional right of way on May Lane along a portion of this tract.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jeffery P. Petersen
OREGON
JULY 20, 1993
JEFFERY P. PETERSEN
2625

Renewal Date: Dec. 31, 1996

Minor Partition No. 1996-17

Situated in the Southwest quarter of the Northwest quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 963601
Plat Cabinet B-437

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 1996-1997 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 Goederham Date: 8/1/96
Patty Goederham, 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: 8/1/96
Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNER

Approved by the City Planner this 15th day of August, 1996.

Dave
Dan Moore, City Planner

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 5th day of August, 1996.

Norman J. Paulsen
City Surveyor

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 15 day of August, 1996, at 3:00 o'clock P.M. and in Plat Cabinet No. B-437, Union County records.
Microfilm No. 963601

Union County Clerk
by E Davidson, Clerk's deputy

SURVEYOR'S CERTIFICATE

I, Jeffery P. Petersen, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in a portion of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian. The exterior being more particularly described as follows.

Beginning at a point which bears N 18°20'00" E, 3475.16 feet from the southwest corner of said Section 4.

Thence: S 89°18'56" W, 70.51 feet.

Thence: N 0°05'00" E, 618.57 feet, to the Southerly right of way line of May Lane.

Thence: Along the Southerly and Westerly right of way of May Lane the following courses.

N 89°56'45" E, 70.50 feet.

S 0°05'00" W, 10.00 feet.

N 89°56'45" E, 88.00 feet.

S 82°30'14" E, 72.59 feet.

S 51°32'52" E, 29.48 feet.

S 0°05'00" W, 445.23 feet, to the South right of way line of May Lane.

Thence: S 89°52'16" E, along said right of way line, 10.00 feet.

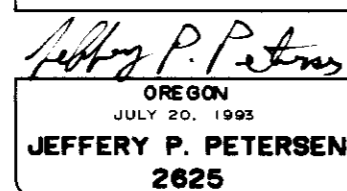
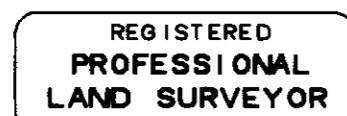
Thence: S 0°05'00" W, 132.53 feet (to a point which bears N 21°16'34" E, 3542.56 feet, from the Southwest corner of said Section 4 as per Union County Survey No. 2-B2).

Thence: S 89°18'56" W, 193.15 feet, to the Point of Beginning of this description.

Containing 155,241 square feet (3.56 acres).

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all parcel corners and boundary corners are marked or referenced with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

Jeffery P. Petersen
Jeffery P. Petersen, OPLS 2625
Bogett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 1998

DEDICATION

Know all people by these presents that Northeast Oregon Housing Authority 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, and does hereby dedicate the easements shown on the annexed map for the purposes as described.

Maggie Dean
Maggie Dean, Executive Director

Know all people by these presents that Margaret A. Johnson a representative of the Oregon Department of Human Resources, Mental Health and Developmental Disability Services Division, a deed of trust holder (Microfilm No. 960833) of a portion of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, approves and consents to the partitioning and dedication of the easements as shown on the annexed map.

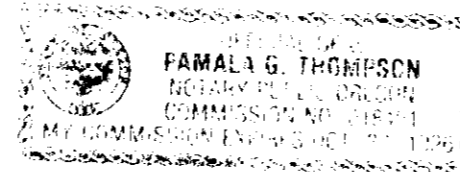
Margaret A. Johnson
Representative, Oregon Department of Human Resources, Mental Health and Developmental Disability Services Division

ACKNOWLEDGEMENT

State of Oregon
SS
County of Union

Know all these people by these presents, on this 15th day of August, 1996, before me a Notary Public in and for said state and county, personally appeared Maggie Dean, Executive Director of Northeast Oregon Housing Authority who being duly sworn did say that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Famala G. Thompson
Notary Public for
the State of Oregon

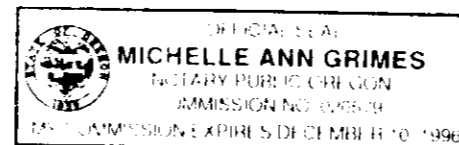


Notarial seal

State of Oregon
SS
County of Marion

Know all these people by these presents, on this 8th day of August, 1996, before me a Notary Public in and for said state and county, personally appeared Margaret A. Johnson a representative of Oregon Department of Human Resources, Mental Health and Developmental Disability Services Division, 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.

Michelle Ann Grimes
Notary Public for
the State of Oregon



Notarial seal