

MINOR PARTITION NO. 2003-0008
 Situated in the North Half of the Northwest Quarter of Section 6,
 Township 3 South, Range 38 East of the Willamette Meridian.

Microfilm Number 20034186T
 Plat Cabinet Number C698-699

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"=60'

NOTE: I believe that the easement documented by Book 103, Page 542 no longer exists on the ground along the German tract. There are no poles or appurtenances on the site that relates to this easement.

LEGEND

- ⊙ Found 4" Pipe as described in the Union County Corner Records.
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 025-1997
- Found 5/8" iron pin set by survey number 054-73
- ⊕ Found 5/8" iron pin with aluminum cap set by ODOT, called for in survey number 054-73.
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of Road Easement
- - - - Utility easement, 5 ft. each side of CL
- () Record bearing or distance by Survey Number 54-73

NARRATIVE

This survey was ordered by Dr. Kenneth German, President of Kenneth D. German, MD, PC, in order to Partition his land. I found and accepted monuments, as shown along his East line set by Lot Line Adjustment Numbered 25-1997. The North Line of the German tract were monumented by Survey Numbered 54-73, as well as found monuments set by ODOT, which has no filed drawing. The West and South line of the German Tract was monumented by Survey Numbered 54-73. I found monuments along the West line of the German tract that I believe to be original monuments set by said Survey Number 54-73. I also find that the Cul-De-Sac at the end of Otten Drive shows the Radius point being described on survey 54-73 as 33.3 feet on a bearing of N 73°30' W from the found Southeast corner of Tract 6. I find that if you use the record 33.3 feet, and a radius of 45 feet, that the cul-de-sac will not come tangent with the East easement line of Otten Drive. I therefor rotate the original bearing to my bearings and hold a distance of 18.39 feet in order to bring the cul-de-sac tangent to the East line of the easement. I find that there is an easement for poles and appurtenances in Book 103, Page 542, however I believe that this easement has been abandoned along the German tract, as there are no poles, or wire visible in this location. I also find that the recorded utility easements do not match the utilities on the ground, and I take the existing utilities as they exist, and apply the bearings and distances as they exist over and across the ground. I find that several of the easements fall within the existing 60 foot wide road way easement. This road easement along the German Parcels will be dedicated immediately as a condition of the planning process, and will then exist within a dedicated right of way. All of the easement shown for utilities are 10 feet in width, being 5.0 ft. each side of centerline as labeled. I find no other problems with this survey.

REFERENCE MATERIAL

Survey Number 54-73 Survey Number 25-1997
 Minor Partition Numbered 1997-33
 Minor Partition Numbered 1998-024
 Union County Corner Monumentation Records
 Title Report No. 03-14320 by Eastern Oregon Title

DEED REFERENCES

Book 103 Page 542 Book 141 Page 336
 Book 147 Page 558 MF No. 24579
 MF No. 44983 MF No. 57144
 MF No. 58574 MF No. 60860
 MF No. 991428 MF No. 139924
 MF No. 57144 MF No. 95675
 MF No. 77601 MF No. 146684

SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C698-699 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
 Gregory T. Blackman, OPLS 991

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

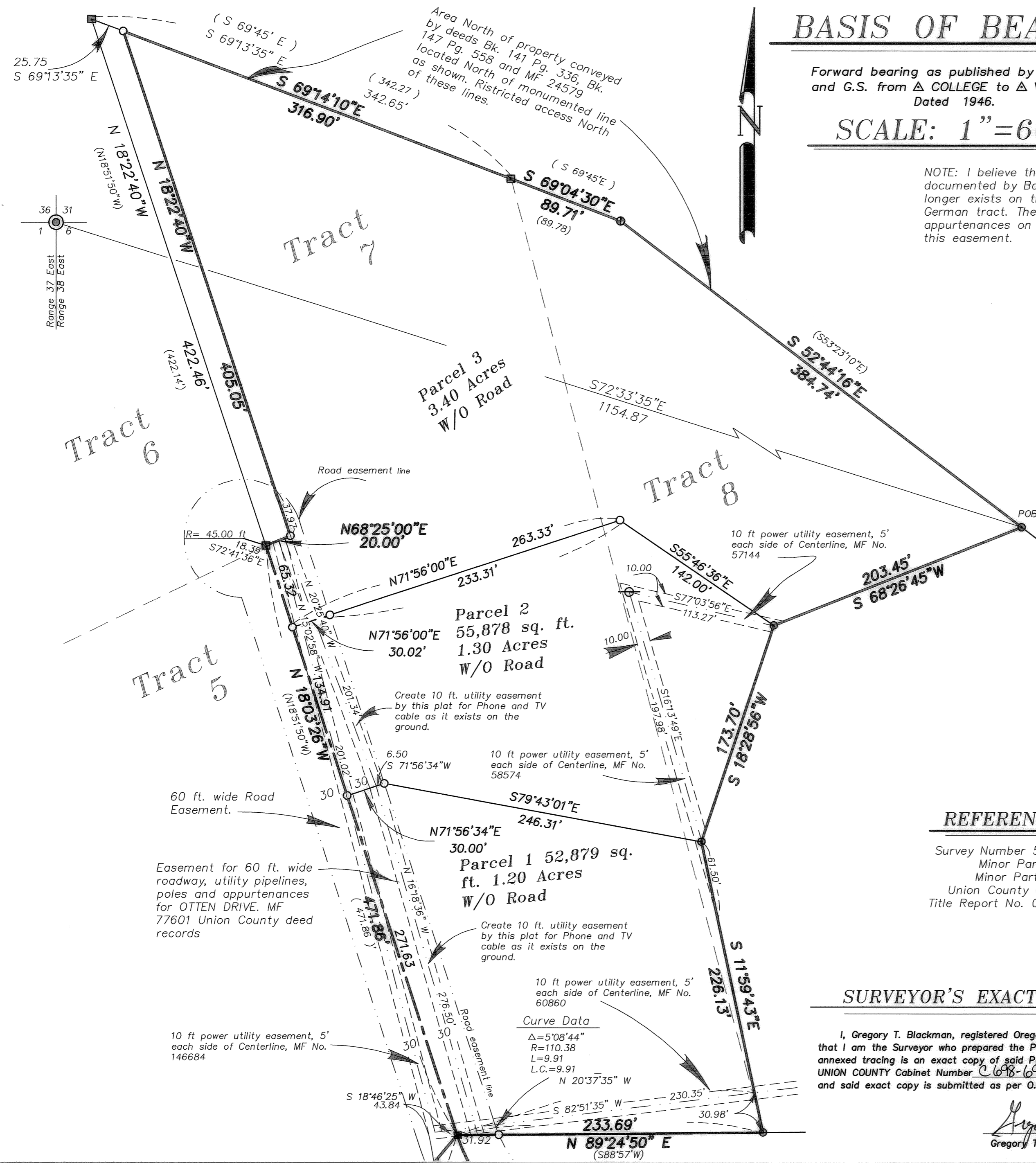
Gregory T. Blackman
 OREGON
 JULY 13, 1973
**GREGORY T. BLACKMAN
 991**

Renewal Date: Dec. 31, 2003

DEED RESTRICTIONS

It is a condition of approval by the City of La Grande, that Parcel Number 3 of this Partition may not be partitioned into additional lots.

All parcels are subject to Conditions and Restrictions for OTTEN TRACTS, as stated in MF No. 44983.



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Township 3 South, Range 38 East of the Willamette Meridian.

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SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, being a portion of Lots 7 and 8 of Otten Tracts, LaGrande, situated in the North Half of the Northwest Quarter of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at a point on the South line of the Former U.S. Highway 30 as relocated, said point being S 72°33'35" E, a distance of 1154.87 feet from the Northwest Corner of said Section 6;

Thence; S 68°26'45" W, a distance of 203.45 feet;

Thence; S 18°28'56" W, a distance of 173.70 feet;

Thence; S 11°59'43" E, a distance of 226.13 feet, to the South line of said Parcel 7 of OTTEN TRACTS, as shown on County Survey Number 54-73;

Thence; S 89°24'50" W, along said South line of said Parcel 7, a distance of 233.69 feet, to the Southwest Corner of said Parcel 7;

Thence; N 18°03'26" W, along said West line of said Parcel 7, a distance of 471.86 feet, to the Southeast corner of "Lot 6" of County Survey Number 54-73 as filed in the office of the Union County Surveyor;

Thence; N 68°25' E, along the Easterly extension of the South line of that property conveyed to David W. Allen and Cherylne G. Allen, husband and wife, by Deed Record dated December 15, 1992, Microfilm Number 145078, records of Union County, Oregon, a distance of 20.00 feet;

Thence; N 18°22'40" W, parallel to and 20.00 feet from the East line of said "Lot 6" (record bearing being N 18°51'50" W), a distance of 405.05 feet to the Southerly right of way line of Highway 30, also being the North line of "Lot 7" of said Survey 54-73;

Thence; S 69°14'10" E, (record bearing being S 69°45' E) along said North line of "Lot 7", a distance of 316.90, to the Northeast corner of said " Lot 7 ";

Thence; S 69°04'30" E, (record bearing and distance being S 69°45' E, 89.78 ft.) along the North line of "Lot 8 of said Survey 54-73, a distance of 89.71 feet;

Thence; S 52°44'16" E, along the Northerly line of "Lot 8" of said Survey 54-73, (record bearing and distance being S 53°23'10" E) a distance of 384.74 feet to the point of beginning of this description;

Said parcel containing 269,945 sq. ft., 6.20 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 O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 2003

DECLARATION

Know all people by these presents that Kenneth D. German, MD, PC, an Oregon Corporation, duly organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land within this this partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat, and we do hereby create the 10 ft. Utility easement as shown on Page 1 of this plat, all in accordance with the provisions of O.R.S. Chapter 92, and pursuant to a resolution of its Board of Directors, has duly authorized Kenneth D. German, President to sign on its behalf.

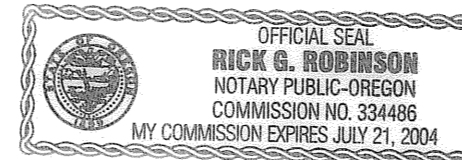
Kenneth D. German
Kenneth D. German, President

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all people by these presents, on this 12th day of DECEMBER, 2002, before me a Notary Public in and for said County and State, personally appeared Kenneth D. German, who stated that he is the identical parson named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Nick G. Robinson
Notary Public for
the State of Oregon



SURVEYOR'S EXACT COPY STATEMENT

I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 2003-0008 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C698-699 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 9th day of June, 2003.

by Norman J. Paulus, Jr.
Norman J. Paulus, Jr.
City Surveyor

City of LaGrande Community
Development Director/Planner

Approved this 26th day of June, 2003.

Michael A. Hyde
Michael A. Hyde,
Community Development Director/Planner

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 upon the 2002-2003 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 Godderham Date: 6/25/2003
Patty Godderham, Union County Assessor/Tax Collector

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 26th day of June, 2003, at 10:30 o'clock A.M., and recorded in Plat Cabinet No. C698-699 Union County records. Microfilm Number 20034186T

R. Nellie Bogue Hibbert,
Union County Clerk
by R. Church, deputy