

Minor Land Partition No. 2-0030009
LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON, ALSO BEING PARCEL NUMBER 1 OF PARTITION NO. 1999-23.

Microfilm Number 2-0030009
Plat Cabinet Number C-100-701



SCALE: 1" = 60'
BASIS OF BEARING

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

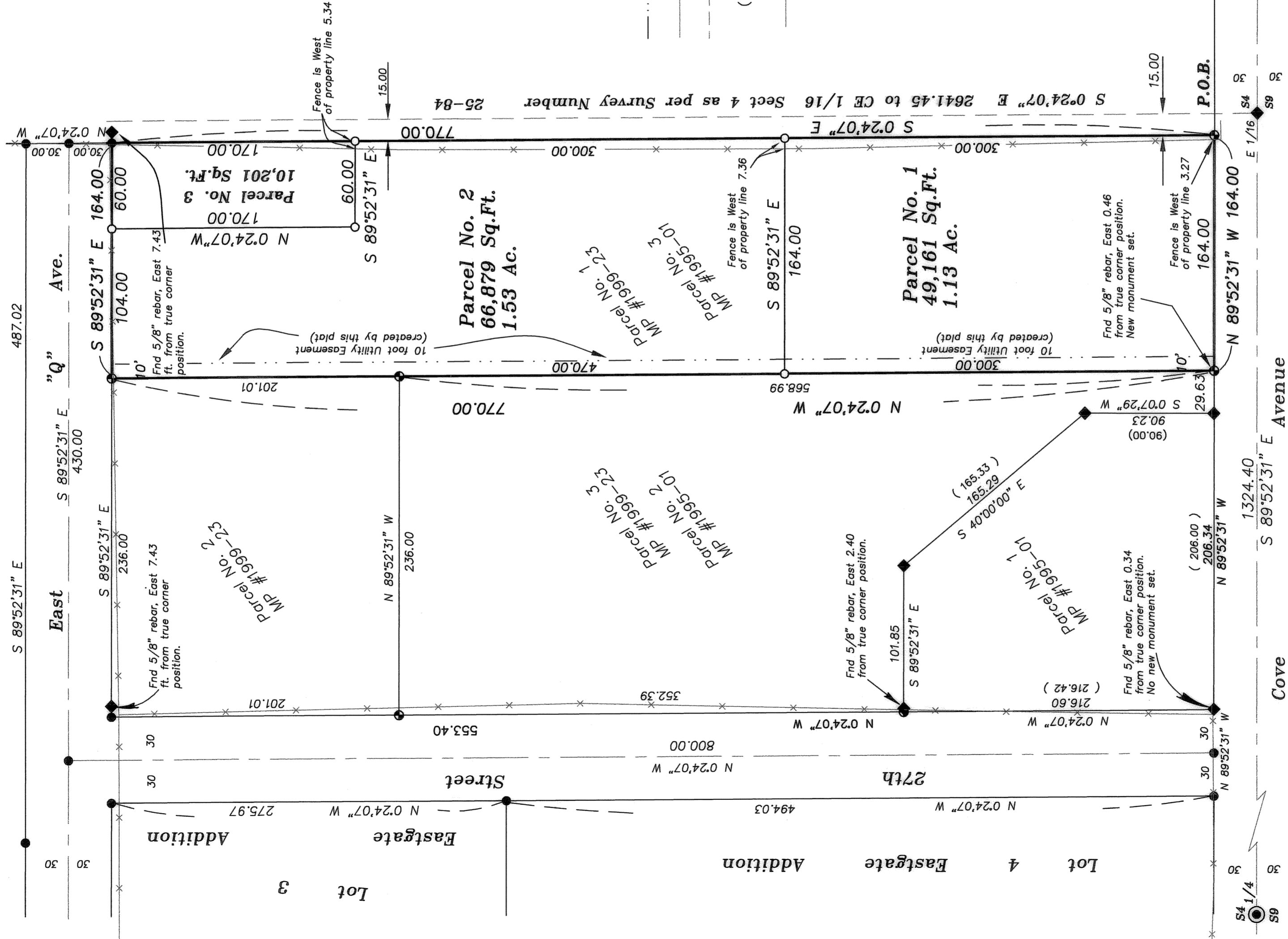
LEGEND

- Found 5/8" rebar with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition number 1999-23.
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by the plat of EASTGATE ADDITION to LaGrande, Oregon.
- Found 5/8" iron pin with plastic cap marked PLS 699 set by Minor Partition Number 1995-001
- Set 5/8"x30" rebar with plastic cap marked "BGB SURVEY MARKER".
- Found 2" aluminum cap set flush with pavement. Set by Minor Partition No. 1995-01.

- Easement line
- Centerline of road
- Aliquot line of section
- Record bearing or distance by Minor Partition Number 1995-01.
- Existing fence

REFERENCE MATERIAL

Old Book Page 364 Survey No. 25-84
Survey No. 26-88 Survey No. 91-71
Minor Partition No. 1995-001
Minor Partition 1999-023
Eastgate Addition to LaGrande



NARRATIVE

This survey was ordered by Dwayne Craft on behalf of Earl Wells. Mr. Craft wanted to partition the existing parcel of land into three smaller parcels. The parcel fronting on Cove Avenue was to be the full 164 feet in width and 300 feet in depth, the other parcel in the Northeast corner of the Wells property would be 60 feet of frontage on East "Q" and 170 feet in depth, the third parcel would be the remainder. I found and accepted the existing pins as the exterior of this partition. All of these pins were set for Parcel 1 of Minor Partition 1999-023 with the exception of the Northeast corner which was set by EASTGATE ADDITION to LaGrande. I set my new monuments as per the instructions of Mr. Craft. I find no other problems with this survey.

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. 2-0030009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 2-0030009 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.070.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1973 GREGORY T. BLACKMAN 991

Renewal Date: Dec. 31, 2003

Gregory T. Blackman, OPLS 991

Minor Partition Number 20030009

Microfilm Number 20034247T

Plat Cabinet Number C700-701

Situated in the Southwest Quarter of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being Parcel 1 of Minor Partition Number 1999-023.

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 3 South, Range 38 East of the Willamette Meridian, Union County, Oregon, also being Parcel Number 1 of Partition Number 1999-023, as filed in the Union County Plat Records, more particularly described as follows: Beginning at the intersection of the North line of Cove Avenue and the East line of the Wells property established by Minor Partition Number 1999-023, said point being a 5/8" rebar being the Southeast corner of Parcel 1 Minor Partition 1999-023;

Thence; N 89°52'31" W, along said North line of said Cove Avenue to the West line of Parcel 1 of Minor Partition 1999-023, a distance of 164.00 feet;

Thence; N 0°24'07" W along said West line of Parcel 1 Minor Partition 1999-023, a distance of 770.00 feet to the South line of East "Q";

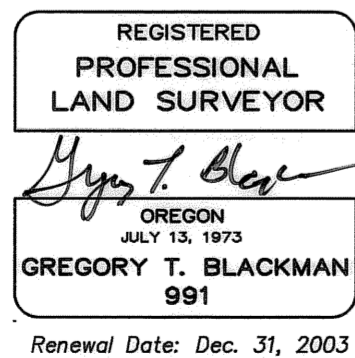
Thence; S 89°52'31" E, along said South line of said East "Q", a distance of 164.00

Thence; S 0°24'07" E, parallel to and 15.00 feet west of the East line of the Southwest Quarter of the Southeast Quarter of said Section 4, a distance of 770.00 feet to the point of beginning of this description.

Said parcel of land containing 2.89 acres.

I further certify that I have made this survey and plat by order and under the direction of the owners thereof, and that all monuments as indicated on the annexed plat are 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



DECLARATION

Know all people by these presents that EARL F. WELLS is the owner of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns hereby create the 10 foot utility easement for parcels 1 and 2, all in accordance with the provisions of O.R.S. Chapter 92

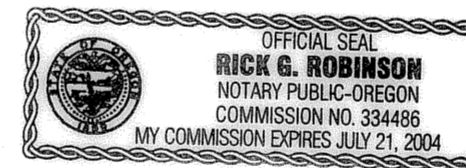
Earl F. Wells
Earl F. Wells

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 26th day of JUNE, 2003, before me a Notary Public in and for said County and State, personally appeared Earl F. Wells, who is known to me to be the identical person named in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



NOTARIAL SEAL

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 20030009 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number 1005 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 27th day of June, 2003.

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

City of LaGrande Community Development Director/Planner

Approved this 27th 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 2003-2004 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: 6/30/03
Patty Gooderham, Union County Assessor

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 30th day of June, 2003, at 9:30 o'clock A.M., and recorded in Plat Cabinet No. C700-701 Union County records. Microfilm Number 20034247T

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