

Plat of FRONTIER SUBDIVISION
 A replat of Lots 2, 3 and 6 of Block 2 of East Addition to the
 City of La Grande, Oregon, Situated in the SW 1/4 of the
 NE 1/4 Section 9, Township 3 South Range 38 East, WM

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'

LEGEND

- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 030-2003
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- Existing fence line
- Centerline of Street
- ① Curve data, curve designation
- Platted West line of East Addition prior to agreement
- (M) Original Subdivision Street Names
- Curve Radial Lines

Curve Data

①	②	③
Δ = 25°52'29"	Δ = 24°01'06"	Δ = 2°45'36"
R = 74.00'	R = 114.02'	R = 99.14'
L = 33.42'	L = 47.80'	L = 4.78'
LC = 33.14	LC = 47.44'	LC = 4.78'
S 13°29'53" W	N 12°32'57" E	S 25°03'44" W
④	⑤	⑥
Δ = 1°51'24"	Δ = 23°06'54"	Δ = 25°52'29"
R = 114.02'	R = 99.14'	R = 59.12'
L = 3.69'	L = 40.00'	L = 26.70'
LC = 3.69'	LC = 39.73	LC = 26.47'
N 25°24'07"E	S 12°07'18" W	S 13°29'03" W

REFERENCE MATERIAL

- Plat of East Addition
- Plat of Collins Subdivision
- Plat of Rogers Subdivision
- Plat of Eagle Cap Estates
- Survey Number 1-79
- Survey Number 76-79
- Survey Number 037-1991
- Survey Number 029-1996
- Survey Number 023-1993
- Survey Number 001-2002
- Survey Number 030-2003
- Minor Partition Number 1995-04

DEED REFERENCES

- Microfilm No. 20032192 Microfilm No. 158591
- Microfilm No. 151314 Microfilm No. 151315
- Title Report by Abstract and Title Company No. 42998

NOTE: See Declaration of Covenants, Conditions and Restrictions, filed separately.

NARRATIVE

This subdivision was ordered by Tracy Epping, of Epping Construction for the purpose of subdividing this parcel into three lots. This parcel was surveyed in 2003 for Cory Braseth, (see survey number 30-2003) and all four corners were set in place. I found all four corner monuments and accept them as the controlling corners. I created the lots on the annexed plat at the direction and request of Tracy Epping. This division is the first of three to be created. I find that the existing fence line on the East side of this parcel to be away from the true line as shown. I find no other unusual conditions on this survey.

SURVEYOR'S EXACT COPY STATEMENT

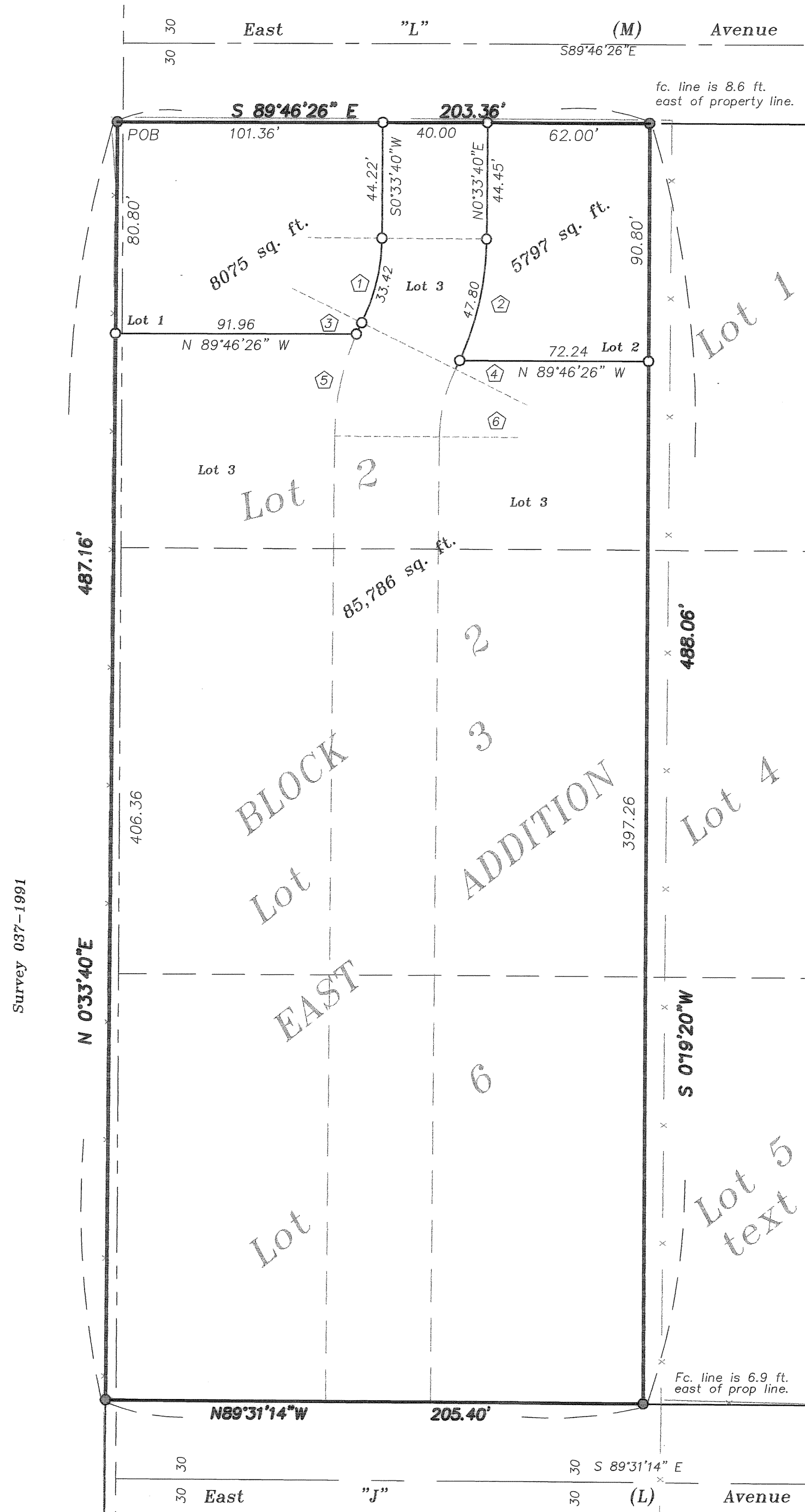
I, Gregory T. Blackman, registered Oregon Surveyor No. 991, do hereby certify that I am the Surveyor who prepared the Subdivision Plat and that the annexed tracing is an exact copy of said Subdivision Plat as the same is on file in UNION COUNTY Cabinet Number C 746, C 747 of the Plat Records of UNION 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, 2005



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A replat of Lots 2, 3 and 6 of Block 2 of East Addition to the
City of La Grande, Oregon, Situated in the SW 1/4 of the
NE 1/4 Section 9, Township 3 South Range 38 East, WM

Microfilm Number 20045558T
Plat Cabinet Number C746, C747

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby
certify that I have surveyed and platted the land within this subdivision,
being a replat of a portion of Lots 2 and 3, and 6 Block 2 of East
Addition to LaGrande, situated in the Southwest Quarter of the
Northeast Quarter of Section 9, Township 3 South, Range 38 East of the
Willamette Meridian, the exterior of which being more particularly
described as follows,

Beginning at the Northwest corner of Lot 2 of Block 2 of EAST
ADDITION to La Grande, Oregon, said point being on the South line of
East "L" Avenue;

Thence; South 89°46'26" East, along said South line of East "L",
Avenue a distance of 203.36 feet, to the Northeast corner
of said Lot 2;

Thence; South 0°19'20" West, along the East line of Lots 2, 3,
and 6, a distance of 488.06 feet, to the Southeast corner
of Lot 6, being on the North line of East "J" Avenue;

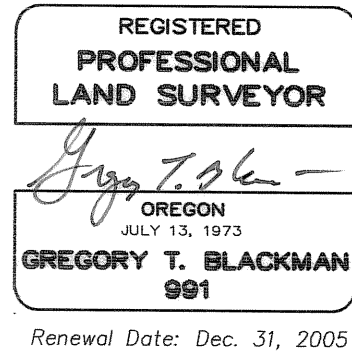
Thence; North 89°31'14" West, along the North line of said East
"J" Avenue, a distance of 205.40 feet to the West line of
of the Epping property as created by boundary line
agreement documents filed as MF 151314 and MF 151315,
County Deed Records;

Thence; North 0°33'40" East, along said boundary agreement line,
a distance of 487.16 feet to the point of beginning of this
description.

Said parcel containing 99,658 sq. ft., 2.288 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 Lot 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 J. Blackman, OPLS 991
Baggett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



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 Subdivision Plat and that the annexed
tracing is an exact copy of said subdivision Plat as the same is on file in UNION
COUNTY Cabinet Number C746, C747 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

DECLARATION

Know all people by these presents that Tracy Epping Development Co., 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 subdivision,
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, 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 Tracy
Epping, President to sign on its behalf.

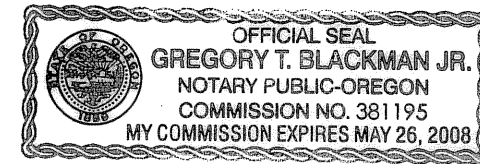
Tracy Epping
Tracy Epping, President

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 4th day of October, 2004,
before me a Notary Public in and for said County and State, personally appeared
Tracy Epping, who stated that he is the identical person named in the foregoing
instrument, and that said instrument was executed freely and voluntarily.

Gregory T. Blackman
Notary Public for
the State of Oregon



LA GRANDE CITY COUNCIL

Approved this 6 day of October, 2004.

Mary Ann Miesner
Mayor Councilor

Stephen E. Clements
Mayor Pro-Tem

John Bogart
Councilor

[Signature]
Councilor

Concepcion [Signature]
Councilor Mayor

[Signature]
Councilor

Councilor

UNION COUNTY COMMISSION

Approved this 20th day of October, 2004.

Steve McClure
Steve McClure

Colleen MacLeod
Colleen MacLeod

John E. Lamoreau
John E. Lamoreau

APPROVALS

City of LaGrande City Surveyor

Examined and recommended for approval as per O.R.S.
Chapter 92 this 30th day of September, 2004.

Norman J. Paulhus, Jr.
City Surveyor

City of LaGrande Planner

Approved this 7th day of October, 2004.

Michael J. Boquist
City 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 2004-2005 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.

Ellen Wilhelm, Chief Deputy
Patty Gooderham, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received
for record on the 21st day of Oct, 2004, at 11:00
o'clock A.M., and recorded in Plat Cabinet No. C746, C747
Union County records. Microfilm Number 20045558T

R. Nellie Bogue Hibbert,
Union County Clerk by [Signature] Deputy