

**BASIS OF BEARING**

The forward bearing as published by the U.S.C. and G.S. from  $\Delta$  College to  $\Delta$  Valley, dated 1946.

**NARRATIVE**

This A.L.T.A. survey was ordered by Abstract and Title Company on behalf of Meadow Gold Dairies Inc. and Ticor Title Insurance Company. Use the center line of East H Avenue as established on surveys 001-79 and 076-79. I use the found 1" pipes to establish the East line and the South line of this tract. I place the Northwest corner of this tract at record distance of 170.0 feet from the Northeast corner of this tract. I place the North line of the 50'x100' parcel excepted from this tract at record distance of 140 feet Southerly from the Northwest corner of the tract surveyed and place its Northerly and Southerly lines perpendicular to the West line of the surveyed tract and its Easterly line parallel to the West line of the surveyed tract. Survey 001-91 was performed by Robert S. Orr, OPLS 703 in October 1967 for the City of LaGrande and not filed until January 1991. I find no other problems with this survey.

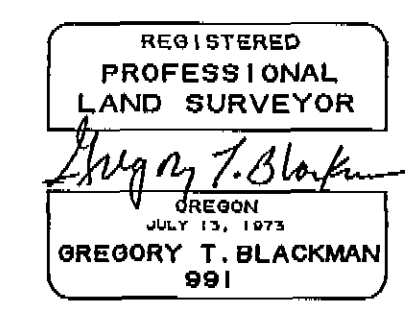
NOTE: The location of the domestic water and sewer lines, and the perforated drain pipe is shown as pointed out to me by Cecil DeLong, of Willowa and Union County Dairy Inc.

**CERTIFICATION**

The undersigned hereby certifies to MEADOW GOLD DAIRIES, INCORPORATED and its affiliated assigns and to TICOR TITLE INSURANCE COMPANY that this survey was made on the ground and correctly shows the locations of all buildings, structures, fences and other improvements situated on the above premises; that, except as shown, there are no visible easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no encroachments on adjoining premises, streets, or alleys by any of said buildings, structures, fences or other improvements, and no encroachment on said premises by buildings, structures, fences or other improvements situated on adjoining premises; that the properly description contained herein is an accurate description of the premises surveyed; that the premises does not serve any adjoining property for drainage, ingress and egress, or any other purpose; that all required building set-back lines on the premises are located as shown hereon; that the premises has access to and from a public dedicated roadway maintained by a governmental authority; that the premises is not located in a 100-year flood plain or in an identified flood or mud slide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended; that the premises contains 76547.88 square feet of land; and that the premises contains a total of 17,985 square feet of parking area with 1004 square feet having an asphaltic concrete surface and 16981 square feet having a gravel surface.

Executed on this 25th day of January, 1991.

*Gregory T. Blackman*  
 Gregory T. Blackman, OPLS 991  
 Baggett-Griffith and Associates  
 2008 Adams Avenue  
 LaGrande, Oregon 97850



**NOTES**

Zoning: This tract is zoned light industrial. No set backs are required for this tract except as may be required by a site plan review done by the City of LaGrande in the case of new construction.

Flood Plain: According to Panel No. 410260 0002 B dated 9-30-80 this tract is in zone C, a area of minimal flooding, and is not located in a flood plain.

Telephone Lines: I find no recorded easements for the telephone lines shown hereon.

Power Lines: I find no recorded easements for the power lines shown hereon.

Fence Encroachments: See fence encroachment detail as shown at the East line, West line, and near the Southeast corner of the excepted Larson tract.

Gas Line Encroachments: See gas line encroachment detail as shown near the North line of the excepted Larson tract.

**REFERENCE MATERIAL**

UNION COUNTY SURVEYS  
 001-79  
 076-79  
 024-83  
 001-91

**LEGEND**

- Found 1" iron pipe set on survey 001-91
- Found 5/8" iron pin (rebar) set on surveys 024-83 and 076-79.
- Set 5/8" x 30" iron pin (rebar) with plastic cap marked BOA SURVEY MARKER
- Wooden fence line
- - - Chain link fence line
- ( ) Record information from survey 001-91
- Edge Pavement
- ⊕ Power pole
- ⊙ Telephone pole
- ⊕ Guy wire anchor
- ⊕ Fire hydrant
- Overhead power line
- - - Overhead telephone line
- Underground gas line

**LEGAL DESCRIPTION**

A parcel of land situated in the North West 1/4 of the South West 1/4 of Section 9, and being situated in Block 6 of EAST ADDITION to LaGrande, Township 3 South, Range 38 East of the Willamette Meridian; more particularly described as follows:

The East 110 feet of Lots 1, 4 and 5 in Block 6 of EAST ADDITION to LaGrande, Also all 60 feet of the Vacated East Street lying South of East "H" Avenue and extending to the North Line of the Union Pacific Railroad Right-of-Way:

EXCEPTING THEREFROM the parcel of land described as commencing at a point 110 feet west and 140 feet South of the Northeast Corner of Lot 1, Block 6, of said EAST ADDITION as originally platted:

Thence: Continuing South a distance of 100 feet;

Thence: East 50 feet;

Thence: North 100 feet;

Thence: West 50 feet to the point of beginning.

More particularly described as follows:

Beginning at the Northwest corner of Lot 2 Block 13 of EAST ADDITION to LaGrande, Union County, Oregon;

Thence: S 0°21'57" W, along the West line of said Block 13, a distance of 553.18 feet, to the North Line of the Union Pacific Railroad Right-of-Way;

Thence: N 48°23'13" W, along said North Line of Railroad Right-of-Way, a distance of 226.81 feet, to the Southeast corner of the property conveyed to Pepsi Cola Bottling Company of Eastern Oregon, ( Union County deed records Book 157-page 489 );

Thence: N 0°26'30" E, a distance of 164.47 feet along said Pepsi Cola Bottling Company of Eastern Oregon Inc. property to the Southwest corner of the land conveyed to Fred T. and LeVerne Larson (Union County deed records, Microfilm Number 64412 );

Thence: S 89°33'30" E, a distance of 50.00 feet to the Southeast corner of said Larson property;

Thence: N 0°26'30" E, a distance of 100.00 feet to the Northeast corner of said Larson property;

Thence: N 89°35'30" W, along the North line of said Larson property, a distance of 50.00 feet, to the East line of said Pepsi Bottling Company;

Thence: N 0°26'30" E, along said East line of Pepsi, a distance of 140.00 feet, to the South Line of East "H" Avenue;

Thence: S 89°21'16" E, along said South Line of "H" Avenue a distance of 170.00 feet, to the point of beginning of this description.

Said parcel subject to a non exclusive easement for driveway 12 feet in width extending from the Northwest corner south 140 feet.

UNION COUNTY SURVEYOR  
 Date Received 1-28-91  
 Date Filed 3-21-91  
 By *Gregory T. Blackman*  
 File No. 002-1991

**BAGETT - GRIFFITH & ASSOCIATES**  
 LaGrande, Oregon  
 Map of Survey

A portion of Lots 1, 4, and 5 of Block 6 of East Addition to LaGrande.

UNION COUNTY	
SURVEYED FOR	Ticor Title Company
SURVEYED BY	GTB 1-91
Scale: 1" = 20'	Drawn by: JPP 1-91

002-91