

BR OFFICE CONDOMINIUM

MICROFILM NUMBER 2011196T
 PLAT CABINET NUMBER D145-D148

LOT 1 AND A PORTION OF LOT 2, BLOCK 2, GRANDY'S ADDITION TO LA GRANDE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, CITY OF LA GRANDE, UNION COUNTY, OREGON

DATE: JULY 27, 2010 SCALE: 1"=10'
 FOR: DAVID BAUM

SHEET INDEX

- SHEET 1: BOUNDARY DRAWING AND BUILDING FOUNDATION, LEGEND, NARRATIVE AND NOTES.
- SHEET 2: UNIT AND LCE DETAILS, NOTES AND LEGEND.
- SHEET 3: VERTICAL ELEVATION VIEW, SURVEYOR'S CERTIFICATE OF COMPLETION, NOTES AND LEGEND.
- SHEET 4: APPROVALS, DECLARATION, ACKNOWLEDGMENT AND SURVEYOR'S CERTIFICATE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM ON A TRACT OF LAND AS DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 20038132, UNION COUNTY DEED RECORDS.

THE BASIS OF BEARINGS IS SOUTH 89°24'16" EAST, BETWEEN FOUND MONUMENTS "A" AND "B" PER SURVEY NO. 019-2010, UNION COUNTY SURVEY RECORDS.

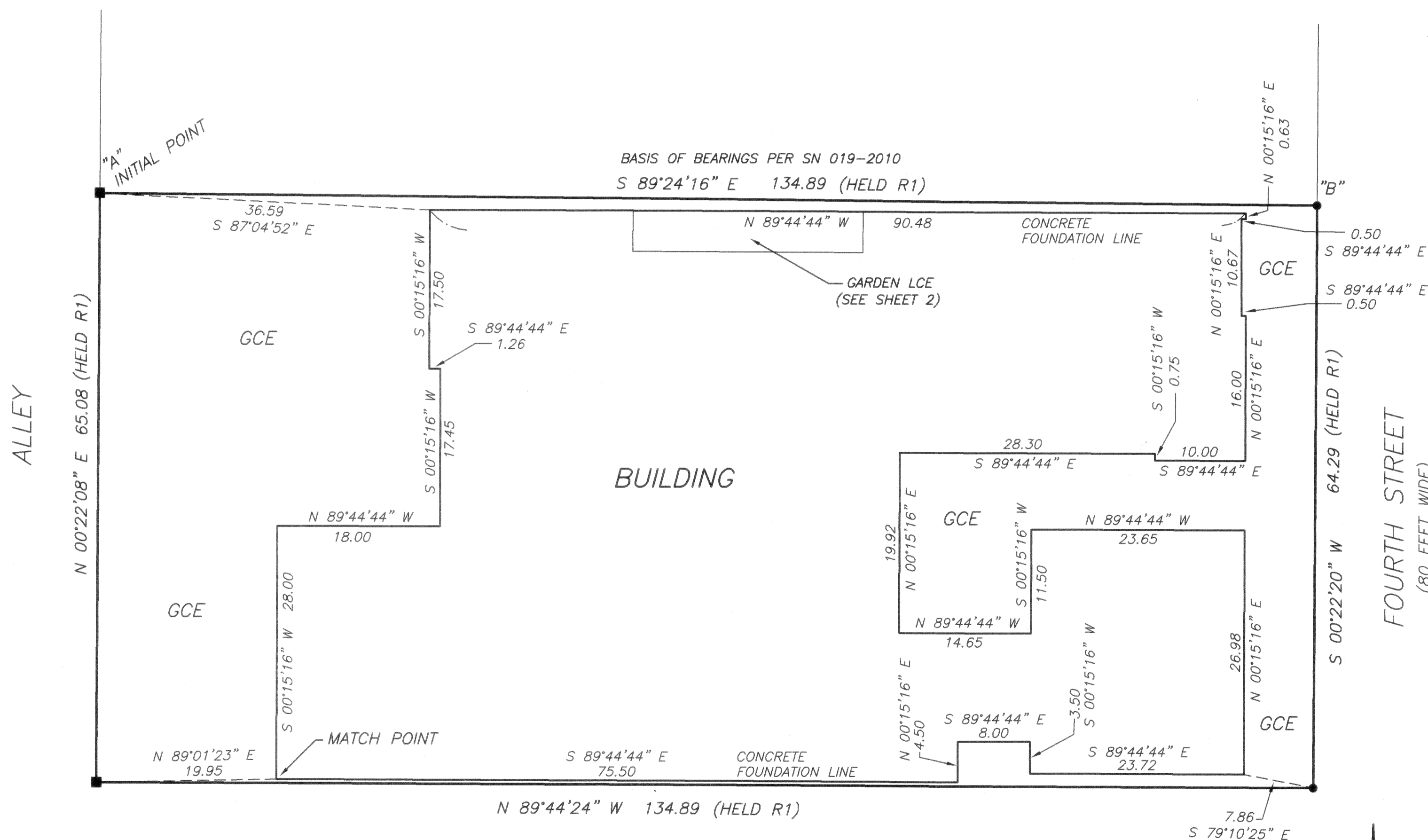
HELD THE BOUNDARY RESOLUTION AND MONUMENTS FOUND PER SURVEY NO. 019-2010, UNION COUNTY SURVEY RECORDS TO ESTABLISH THE PROPERTY LINES.

LEGEND

- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC.", HELD PER SN 019-2010
- = FOUND 5/8" IRON ROD WITH A 1-1/2" ALUMINUM CAP STAMPED "REPPETO & ASSOC. INC.", HELD PER SN 019-2010.
- GCE = GENERAL COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- IP = IRON PIPE
- IR = IRON ROD
- U.C.D.R. = UNION COUNTY DEED RECORDS
- P1 = PLAT OF GRANDY'S ADDITION
- R1 = SN 019-2010
- SN = SURVEY NUMBER, UNION COUNTY SURVEY RECORDS.
- () = RECORD INFORMATION

NOTES

1. BUILDING DIMENSIONS AND TIES FOR THE BUILDING ARE TO OUTSIDE FACE OF THE CONCRETE FOUNDATION.
2. BUILDING WALLS AND LCE AREAS ARE 90 DEGREES AT THE CORNERS. ALL NORTH-SOUTH WALLS HAVE A BEARING OF N 00°15'16" E AND ALL EAST-WEST WALLS HAVE A BEARING OF S 89°44'44" E.



FOURTH STREET
 (80 FEET WIDE)

WASHINGTON AVENUE
 (WIDTH VARIES)



I certify that this tracing is a true and exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR
Steven P. Buckles
 OREGON
 JULY 17, 1986
 STEVEN P. BUCKLES
 2231
 RENEWABLE: 12/31/11

I certify that this survey was prepared using HP#51640A on Continental #JPC4M2 polyester film.

SHEET 1 OF 4

REVISED: JANUARY 14, 2011 PER CITY COMMENTS	
REPPETO & ASSOCIATES, INC. LAND SURVEYORS	
Plaza 125, Building G 12730 SE Stark Street Portland, Oregon 97233 Phone: (503) 408-1507 Fax: (503) 408-2370	
DATE: JULY 27, 2010	FILE: B10034ROS.DWG
DRAWN BY: SPB/CJH	JOB NO. 10034

MICROFILM NUMBER 2011196T
 PLAT CABINET NUMBER D145-D148

BR OFFICE CONDOMINIUM

LOT 1 AND A PORTION OF LOT 2, BLOCK 2, GRANDY'S
 ADDITION TO LA GRANDE, SITUATED IN THE SOUTHEAST QUARTER
 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE
 MERIDIAN, CITY OF LA GRANDE, UNION COUNTY, OREGON

DATE: JULY 27, 2010 SCALE: 1"=10'
 FOR: DAVID BAUM

NOTES

- FLOOR ELEVATIONS ARE BASED ON NGS BENCH MARK L 85, A 3-1/2" BRASS DISK IN CONCRETE AT THE NORTHERLY ENTRANCE OF THE CITY HALL BUILDING (FORMER POST OFFICE) LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ADAMS AND FOURTH STREETS, ELEVATION 2787.68 (NGVD 29 DATUM).
- ALL WALLS SHOWN ARE GENERAL COMMON ELEMENT.
- ALL UNIT WALLS AND LCE AREAS ARE 90 DEGREES AT THE CORNERS, UNLESS NOTED OTHERWISE. ALL NORTH-SOUTH WALLS HAVE A BEARING OF N 00°15'16" E AND ALL EAST-WEST WALLS HAVE A BEARING OF S 89°44'44" E, UNLESS NOTED OTHERWISE.

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REGISTERED PROFESSIONAL LAND SURVEYOR
Steven P. Buckles
 OREGON
 JULY 17, 1986
 STEVEN P. BUCKLES
 2231
 RENEWABLE: 12/31/11

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SHEET 2 OF 4

REVISED: JANUARY 14, 2011 PER CITY COMMENTS

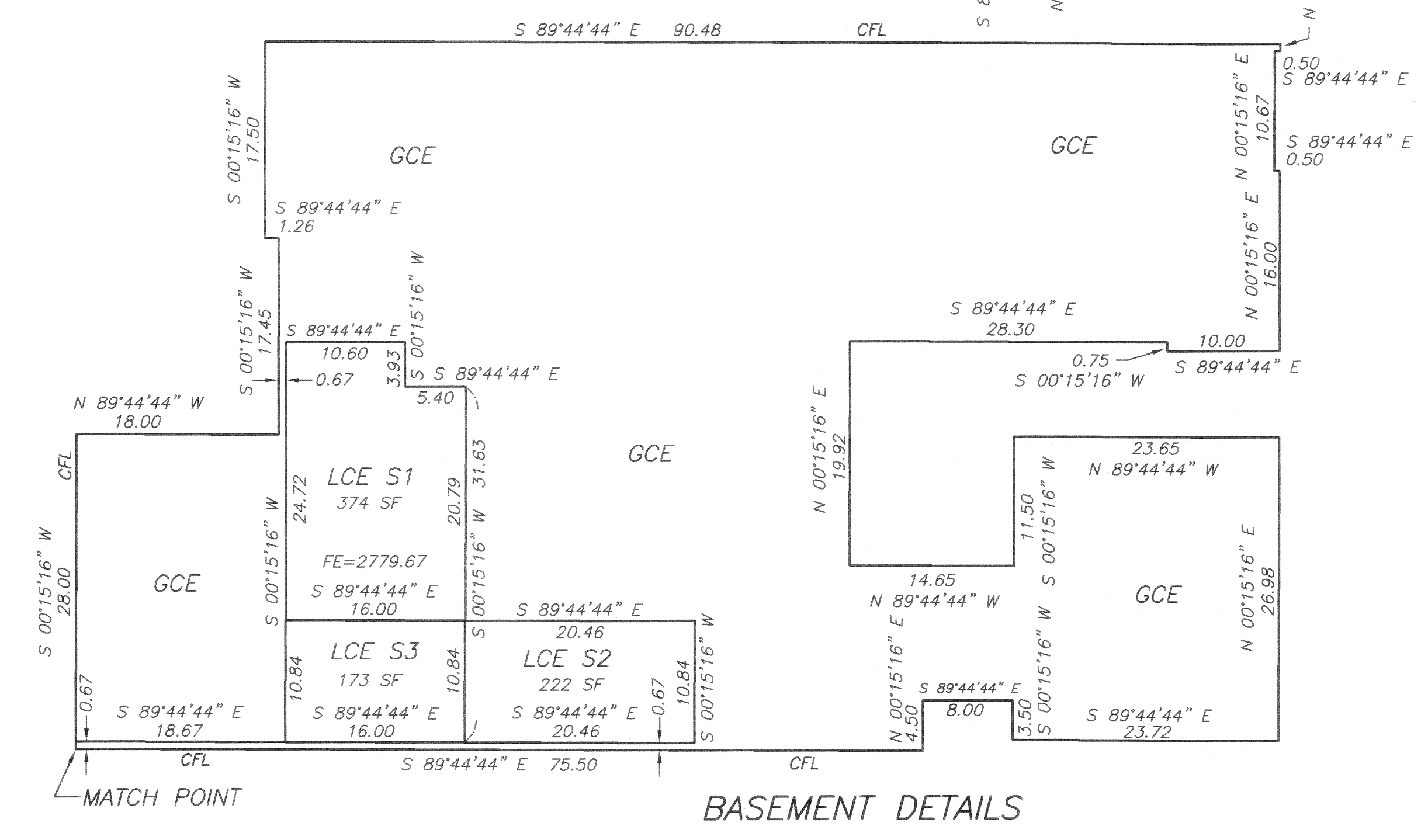
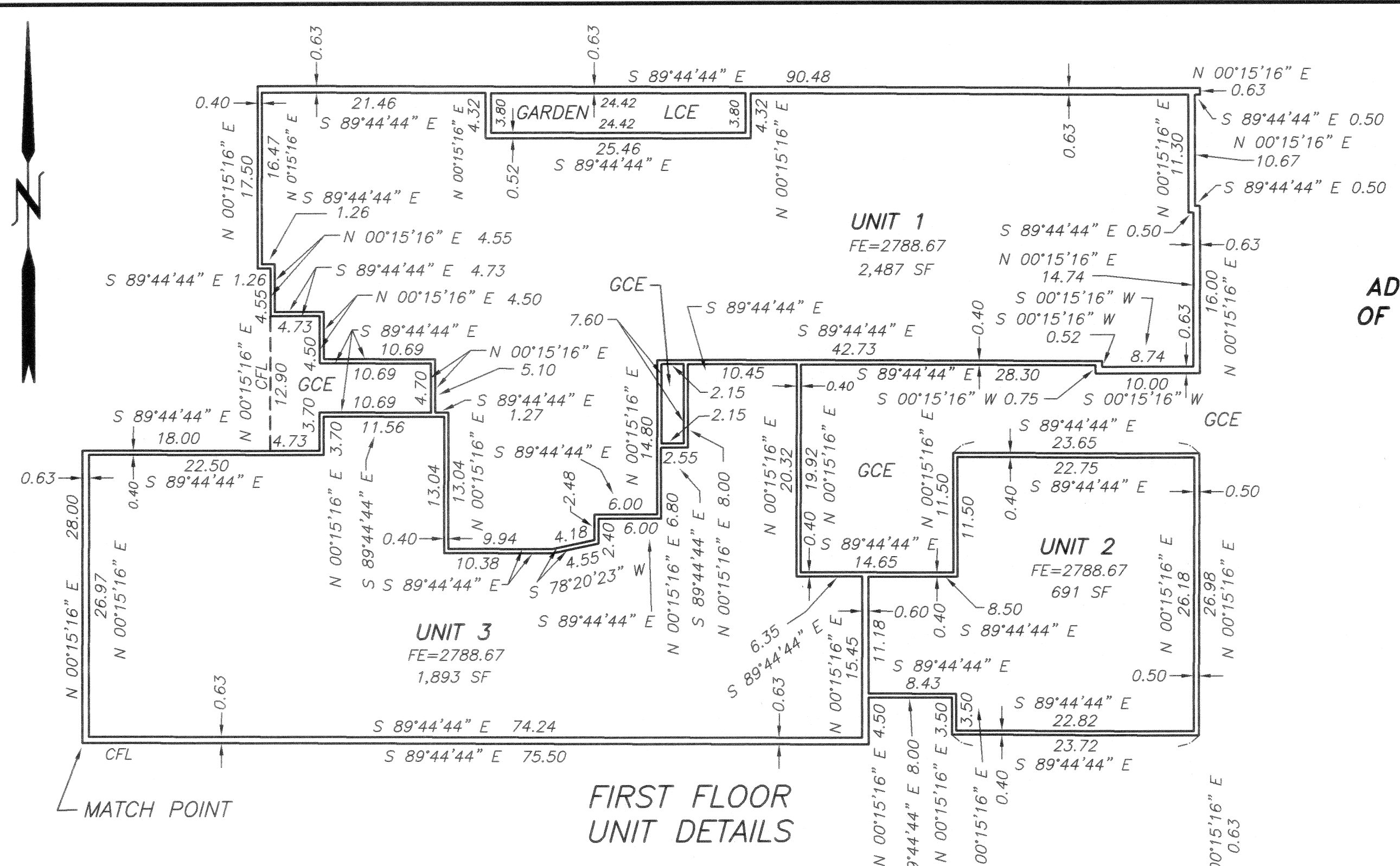
REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
 12730 SE Stark Street
 Portland, Oregon 97233
 Phone: (503) 408-1507
 Fax: (503) 408-2370

DATE: JULY 27, 2010	FILE: B10034ROS.DWG
DRAWN BY: SPB/CJH	JOB NO. 10034

LEGEND

- CFL = CONCRETE FOUNDATION LINE
- FE = FLOOR ELEVATION
- GCE = GENERAL COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- S = STORAGE SPACE LCE
- SF = SQUARE FEET

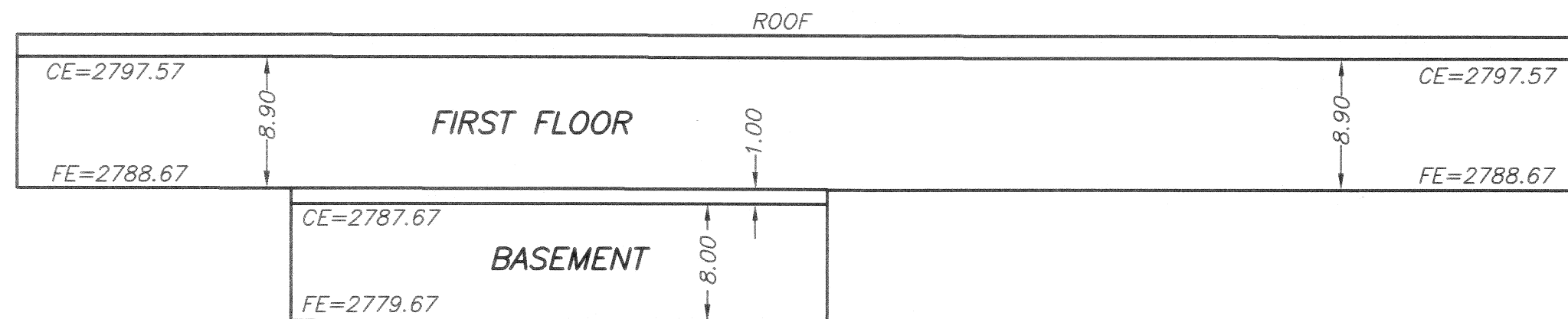


BR OFFICE CONDOMINIUM

LOT 1 AND A PORTION OF LOT 2, BLOCK 2, GRANDY'S
ADDITION TO LA GRANDE, SITUATED IN THE SOUTHEAST QUARTER
OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE
MERIDIAN, CITY OF LA GRANDE, UNION COUNTY, OREGON

DATE: JULY 16, 2010 SCALE: 1"=10'
FOR: DAVID BAUM

MICROFILM NUMBER 2011196T
PLAT CABINET NUMBER D145-D148



LEGEND

CE = CEILING ELEVATION
FE = FLOOR ELEVATION
GCE = GENERAL COMMON ELEMENT

VERTICAL ELEVATION VIEW

(SOUTH ELEVATION, VIEWED LOOKING NORTH)

NOTES

1. FLOOR ELEVATIONS ARE BASED ON NGS BENCH MARK L 85, A 3-1/2" BRASS DISK IN CONCRETE AT THE NORTHERLY ENTRANCE OF THE CITY HALL BUILDING (FORMER POST OFFICE) LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ADAMS AND FOURTH STREETS, ELEVATION 2787.68 (NGVD 29 DATUM).
2. ALL WALLS, FLOORS AND FOOR SHOWN ARE GENERAL COMMON ELEMENT.
3. ALL UNIT WALLS AND LCE AREAS ARE 90 DEGREES AT THE CORNERS.

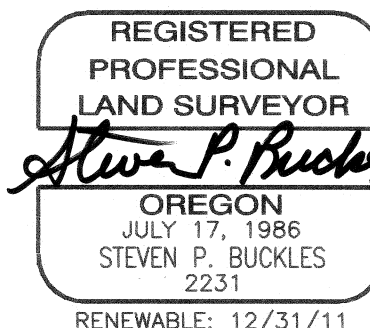
SURVEYOR'S CERTIFICATE OF COMPLETION

I, STEVEN P. BUCKLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF BR OFFICE CONDOMINIUMS, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDING, AND THAT CONSTRUCTION OF THE UNITS AND BUILDING, AS DEPICTED ON SUCH PLAT HAS BEEN COMPLETED AS OF JULY 16, 2010.

Steven P. Buckles

STEVEN P. BUCKLES - OREGON PLS NO. 2231

I certify that this tracing is a true and exact copy of the original plat.



I certify that this survey was prepared using HP#51640A on Continental #JPC4M2 polyester film.

SHEET 3 OF 4

REVISED:	
REPPETO & ASSOCIATES, INC. LAND SURVEYORS	
Plaza 125, Building G 12730 SE Stark Street Portland, Oregon 97233 Phone: (503) 408-1507 Fax: (503) 408-2370	
DATE: JULY 16, 2010	FILE: B10034ROS.DWG
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BR OFFICE CONDOMINIUM

MICROFILM NUMBER 2011196T
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 ADDITION TO LA GRANDE, SITUATED IN THE SOUTHEAST QUARTER
 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE
 MERIDIAN, CITY OF LA GRANDE, UNION COUNTY, OREGON

DATE: JULY 16, 2010
 FOR: DAVID BAUM

APPROVALS

CITY OF LA GRANDE CITY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL AS PER O.R.S. CHAPTER 92
 THIS 14th DAY OF February, 2011

BY Norman J. Paullus Jr.
 NORMAN J. PAULLUS JR.
 CITY SURVEYOR

CITY OF LA GRANDE PLANNER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH APPLICABLE LAND USE
 REGULATIONS THIS 15th DAY OF FEBRUARY, 2011.

BY Michael J. Boquist
 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 ~~2009-2010~~ TAX ROLL WHICH BECAME A LIEN
 ON THE LAND WITHIN THIS CONDOMINIUM, OR WILL BECOME A LIEN DURING
 THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION
 HAVE BEEN PAID. 2010-2011

BY Linda L. Hill DATE: 4/14/11
 LINDA L. HILL, UNION COUNTY ASSESSOR/TAX COLLECTOR

FILING STATEMENT

UNION COUNTY CLERK

STATE OF OREGON SS
 COUNTY OF UNION

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS RECEIVED
 FOR RECORD ON THE 14th DAY OF APRIL, 2011, AT 8:45
 O'CLOCK A.M., AND RECORDED IN PLAT CABINET NO. D145-D148 UNION
 COUNTY RECORDS. MICROFILM NUMBER 2011196T

ROBIN A. CHURCH,
 UNION COUNTY CLERK BY Michelle Kennedy, Deputy

SURVEYOR'S EXACT COPY STATEMENT

I, STEVEN P. BUCKLES, REGISTERED OREGON SURVEYOR NO. 2231, DO
 HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THE PLAT OF BR
 OFFICE CONDOMINIUM AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF
 SAID CONDOMINIUM PLAT AS THE SAME IS ON FILE IN UNION COUNTY CABINET
 NUMBER D145-D148 OF THE PLAT RECORDS OF UNION COUNTY, AND
 SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 100.115.

Steven P. Buckles
 STEVEN P. BUCKLES PLS 22321

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ANN L. BAUM AND MARIE J.
 RAMPTON ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED
 MAP OF BR OFFICE CONDOMINIUM AND MORE PARTICULARLY DESCRIBED IN
 THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DO HEREBY DECLARE
 THIS TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF AND DOES
 HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON
 CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED
 STATUTES. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED
 ON THE PLAT ARE SUBJECT TO PROVISIONS OF OREGON REVISED STATUTES
 100.005 TO 100.625.

Anna L. Baum
 ANNA L. BAUM
Marie J. Rampton
 MARIE J. RAMPTON

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
 COUNTY OF UNION)

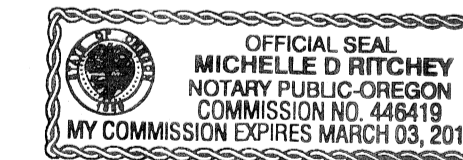
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 7,
 2011 BY ANNA L. BAUM AND MARIE J. RAMPTON.

Michelle Ritchey
 NOTARY SIGNATURE

Michelle Ritchey
 NOTARY PUBLIC - OREGON

COMMISSION NO. 446419

MY COMMISSION EXPIRES: March 3, 2014



SHEET 4 OF 4

REVISED:

REPPETO & ASSOCIATES, INC.
 LAND SURVEYORS

Plaza 125, Building G
 12730 SE Stark Street
 Portland, Oregon 97233
 Phone: (503) 408-1507
 Fax: (503) 408-2370

DATE: JULY 16, 2010 FILE: B10034ROS.DWG

DRAWN BY: SPB/CJH JOB NO. 10034

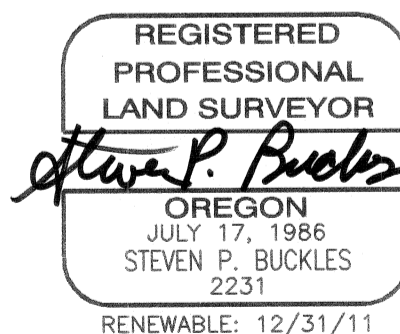
SURVEYOR'S CERTIFICATE

I, STEVEN P. BUCKLES, HEREBY CERTIFY THAT I HAVE CORRECTLY
 SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND
 REPRESENTED ON THE ATTACHED MAP OF BR OFFICE CONDOMINIUM,
 BEING LOT 1 AND A PORTION OF LOT 2, BLOCK 2, GRANDY'S
 ADDITION TO LA GRANDE, UNION COUNTY PLAT RECORDS, AS
 DESCRIBED IN DEED DOCUMENT NUMBER 20038132, UNION COUNTY
 DEED RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION
 6, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, CITY
 OF LA GRANDE, UNION COUNTY, OREGON, THE LAND BEING
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH AN
 ALUMINUM CAP STAMPED "REPPETO & ASSOC. INC." FOUND AT THE
 NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID
 DOCUMENT NUMBER 20038132; THENCE, ALONG THE NORTH LINE OF
 SAID TRACT, SOUTH 89°24'16" EAST, 134.89 FEET TO A 5/8" IRON
 ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC.
 INC." FOUND AT THE NORTHEAST CORNER THEREOF, BEING A POINT
 ON THE WEST RIGHT OF WAY LINE OF FOURTH STREET; THENCE,
 ALONG THE EAST LINE OF SAID LOTS 1 AND 2 AND THE WEST
 RIGHT OF WAY LINE OF FOURTH STREET, SOUTH 00°22'20" WEST,
 64.29 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP
 STAMPED "REPPETO & ASSOC. INC." FOUND AT THE SOUTHEAST
 CORNER OF SAID LOT 1; THENCE, ALONG THE SOUTH LINE OF SAID
 LOT 1 AND THE NORTH RIGHT OF WAY LINE OF WASHINGTON
 AVENUE, NORTH 89°44'24" WEST, 134.89 FEET TO A 5/8" IRON
 ROD WITH AN ALUMINUM CAP STAMPED "REPPETO & ASSOC. INC."
 FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE,
 ALONG THE WEST LINE OF SAID LOTS 1 AND 2, NORTH 00°22'08"
 EAST, 65.08 FEET TO THE INITIAL POINT.

CONTAINS 8725 SQUARE FEET, MORE OR LESS.

I certify that this tracing is
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 of the original plat.



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 prepared using HP#51640A on
 Continental #JPC4M2 polyester film.