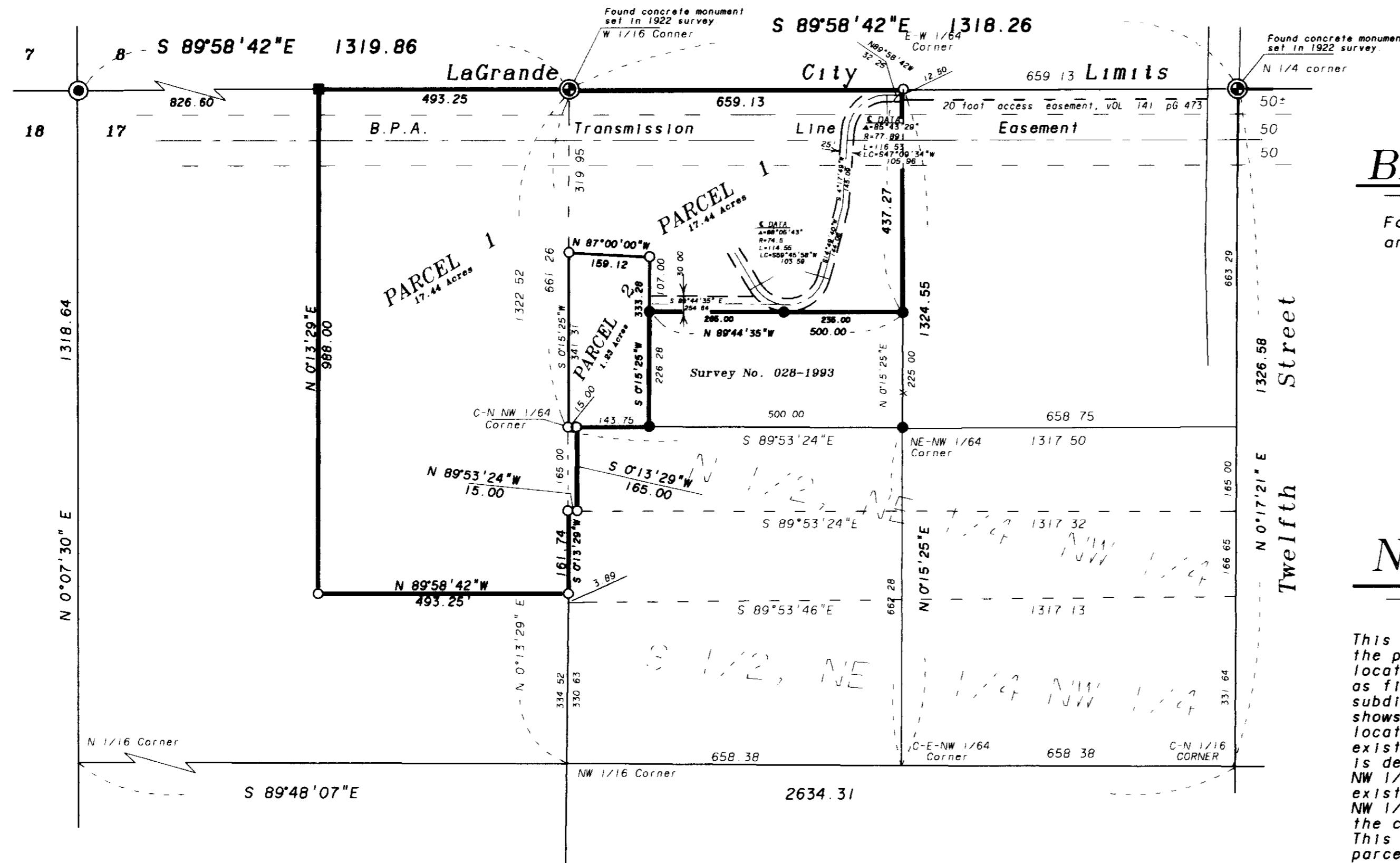


MINOR PARTITION PLAT NUMBER 1995-16

Situated in the N 1/2 of the NW 1/4 of Section 17,
Township 3 South, Range 38 East of the Willamette Meridian

Microfilm No. 159716

Plat Cab. No. 17-398



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" = 200 Feet

NARRATIVE

This survey was made at the request of Toney Hamilton to partition the parcel hereon shown. This parcel is owned by Kenton Goss. The location of this parcel is based on Map of Survey Number 022-1993 as filed in the office of the Union County Surveyor which shows the subdivision of Section 17. I also based on Survey 028-1993 which shows the subdivision of the NE 1/4 of the NW 1/4 of section 17. I located the easements on the basis of the existing road where it did exist. The easement across the NE 1/4 of the NE 1/4 of the NW 1/4 is described as the North 20 feet of said NE 1/4 of the NW 1/4 of the NW 1/4. The portion which is shown as being 25 feet wide has existed for some time but was described as being over and across the NW 1/4 of the NE 1/4 of the NW 1/4 of said section 17. I located the center line of the existing road and wrote the description to it. This road continues on to the Goss home. The 30 foot easement to parcel 2 is intended to be adjacent to the lot as located in Map of Survey 028-1993. I find no unusual conditions or problems.

LEGEND

- ⊙ Found monument, set in 1922, See map of Survey 018-1989
- ⊙ Found Aluminum monument, see Remonumentation files.
- Found 5/8" Iron pin see Map of Survey 028-1993.
- Found 5/8" Iron pin see Map of Survey No. 012-1985.
- Set 5/8" X 30" Iron pin with plastic cap marked "BGA SURVEY MARKER"
- Road Easement

REFERENCE MATERIAL

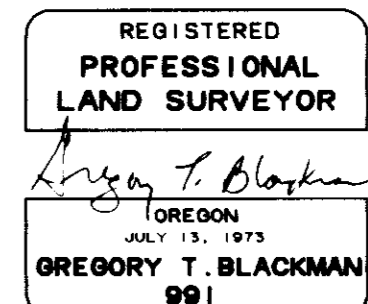
MAP OF SURVEY

- Map of Survey Number 012-1985
- Map of Survey Number 018-1989
- Map of Survey Number 022-1993
- Map of Survey Number 028-1993

DEED DESCRIPTIONS

- Volume 141, Page 473
- Microfilm 41621
- Microfilm 137838

Partition Plat Report # 34964
from Abstract & Title Company.



Renewal Date: Dec. 31, 1995

MINOR PARTITION PLAT No. 1995-16

Situated in the N 1/2 of the NW 1/4 of section 17,
Township 3 South, Range 38 East, of the Willamette Meridian

Microfilm No. 159716

Plat Cab. No. A-398

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, depose and say that I have surveyed and plotted the annexed Partition situated in the North 1/2 of the Northwest 1/4 of Section 17, Township 3 South, Range 38 East, of the Willamette Meridian, the exteriors of which are more particularly described as follows:

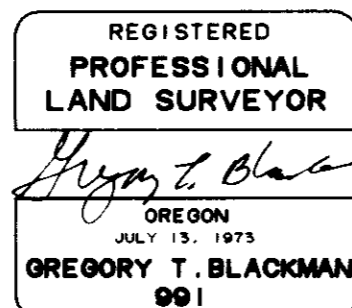
Beginning at the west 1/16 corner on the North line of said section 17:
Thence: S 89°58'42" E, along the North line of said Section 17, 659.13 feet to the E-W 1/64 corner:
Thence: S 0°15'25" W, along the East line NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 17, 437.27 feet to the NE corner of the lot as located in Map of Survey 028-1993, (Microfilm 137838):
Thence: N 89°44'35" W, along the North line said lot, 500.00 feet to the NW corner thereof:
Thence: S 0°15'25" W, along the West line of said lot, 226.28 feet to the South line of said NW 1/4 of the NE 1/4 of the NW 1/4:
Thence: N 89°53'24" W, along said South line 143.75 feet:
Thence: S 0°13'29" W, 185.00 feet:
Thence: N 89°53'24" W, 15.00 feet to the west line of the NE 1/4 of the NW 1/4:
Thence: S 0°13'29" W, along said west line, 161.74 feet:
Thence: N 89°58'42" W, 493.25 feet:
Thence: N 0°13'29" E, 988.00 feet to the North line of said section 17:
Thence: S 89°58'42" E, along said North line 493.25 feet to the point of beginning.
Said parcel containing 18.67 acres.

Said parcel also subject to EASEMENTS as follows:
Joint use of an easement for ingress and egress on the North 20 feet of the NE 1/4 of the NE 1/4 of the NW 1/4 of said section 17, as recorded in Deed volume 141, page 473.
ALSO a 25 foot easement, (on an existing road), 12.50 feet each side of the following described center line, to be used in common, for ingress and egress, said center line described as follows:
Beginning at the NE corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said section 17:
Thence: S 0°15'25" W, 12.50 feet to the center of an existing road:
Thence: N 89°58'42" W, 32.25 feet along said road to the beginning of a curve:
Thence: 116.53 feet along the arc of a 77.89 foot radius curve left, the long chord of which bears S 47°09'34" W, 105.96 feet:
Thence: S 4°17'49" W, 145.09 feet:
Thence: S 14°49'40" W, 144.08 feet to the beginning of a curve:
Thence: 114.55 feet along the arc of a 74.50 foot radius curve right, the long chord of which bears S 59°45'58" W, 103.59 feet to the intersection of a 30 foot easement running Westerly.
ALSO a 30 foot easement, (15.00 feet each side of the following described center line) to be used for ingress and egress, described as follows:
Beginning at a point on the East line of Parcel 2, as hereon shown, said point being N 0°15'25" E, 92.00 feet from the NW corner of the lot as located in Map of Survey 028-1993.
Thence: S 89°44'35" E, parallel to and 15 feet north of the North line of said lot, 254.64 to the intersection with the centerline of the 25 foot easement described previously.

I further depose and say that I made this survey and plat by order of and under the direction of the owners thereof. That all lot corners and boundary corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. Chapters 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman

BAGETT-GRIFFITH & BLACKMAN
2006 Adams Avenue
LaGrande, Oregon 97850
Phone (503) 963-6092



Renewal Date: Dec. 31, 1995

DECLARATION

Know all people by these presents that KENTON E. GOSS owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate did cause the same to be partitioned into the parcels shown on the annexed map and I do for myself, my heirs and assigns, hereby create the access easement across Parcel 1 for ingress and egress as shown on the annexed map, all in accordance with the provisions of O.R.S. Chapter 92.

Kenton E. Goss
Kenton E. Goss

Know all people by these presents that FIRST INTERSTATE BANK OF OREGON, is the holder of a mortgage on this parcel of land, recorded November 17, 1988, Microfilm Document No. 128182, Mortgage Records of Union County, Oregon. They have consented to the partitioning of and granting of easements as shown or noted on the annexed plat. All in accordance with O.R.S. Chapter 92.

Jim Frommiller
First Interstate Bank of Oregon

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

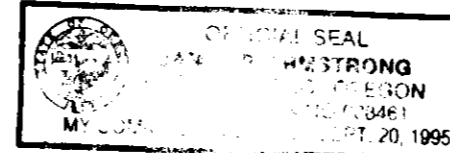
Know all these people by these presents, on this 28th day of JUNE, 1995, before me a Notary Public in and for said County and State, personally appeared KENTON E. GOSS who is known to me to be the identical person named in the forgoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

Notary Public for the State of Oregon

State of Oregon SS
County of Union

Know all people by these presents, on this 27th day of JUNE 1995, before me, a Notary Public in and for said state and county, personally appeared Jim Frommiller an officer of the above named FIRST INTERSTATE BANK OF OREGON, who is known to me to be the identical persons named in the forgoing instrument, and who being duly sworn did say that he is an authorized representative of said FIRST INTERSTATE BANK OF OREGON, and that said instrument was executed freely and voluntarily.

James B. Armstrong
Notary Public for the State of Oregon



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 28th day of June, 1995, at 3:45 o'clock P.M., and recorded in Plat Cabinet No. A-398 Union County records. Microfilm Number 159716

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

APPROVALS

City of LaGrande City Surveyor

Approved this 26th day of June, 1995.

Norman J. Paulfus, Jr.
Norman J. Paulfus, Jr.

City of LaGrande Planning Commission

Approved this 26 day of JUNE, 1995.

Del Little for
Dan Moore City Planner

UNION COUNTY ASSESSOR

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 1995-1996 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: 6/28/95
Patty Gooderham, Union County Assessor

UNION COUNTY TREASURER

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

by *Peggy Sutton* Date: 6/28/95
Peggy Sutton, Union County Treasurer

WATER RIGHT STATEMENT

I find no Water rights appurtenant to this property.