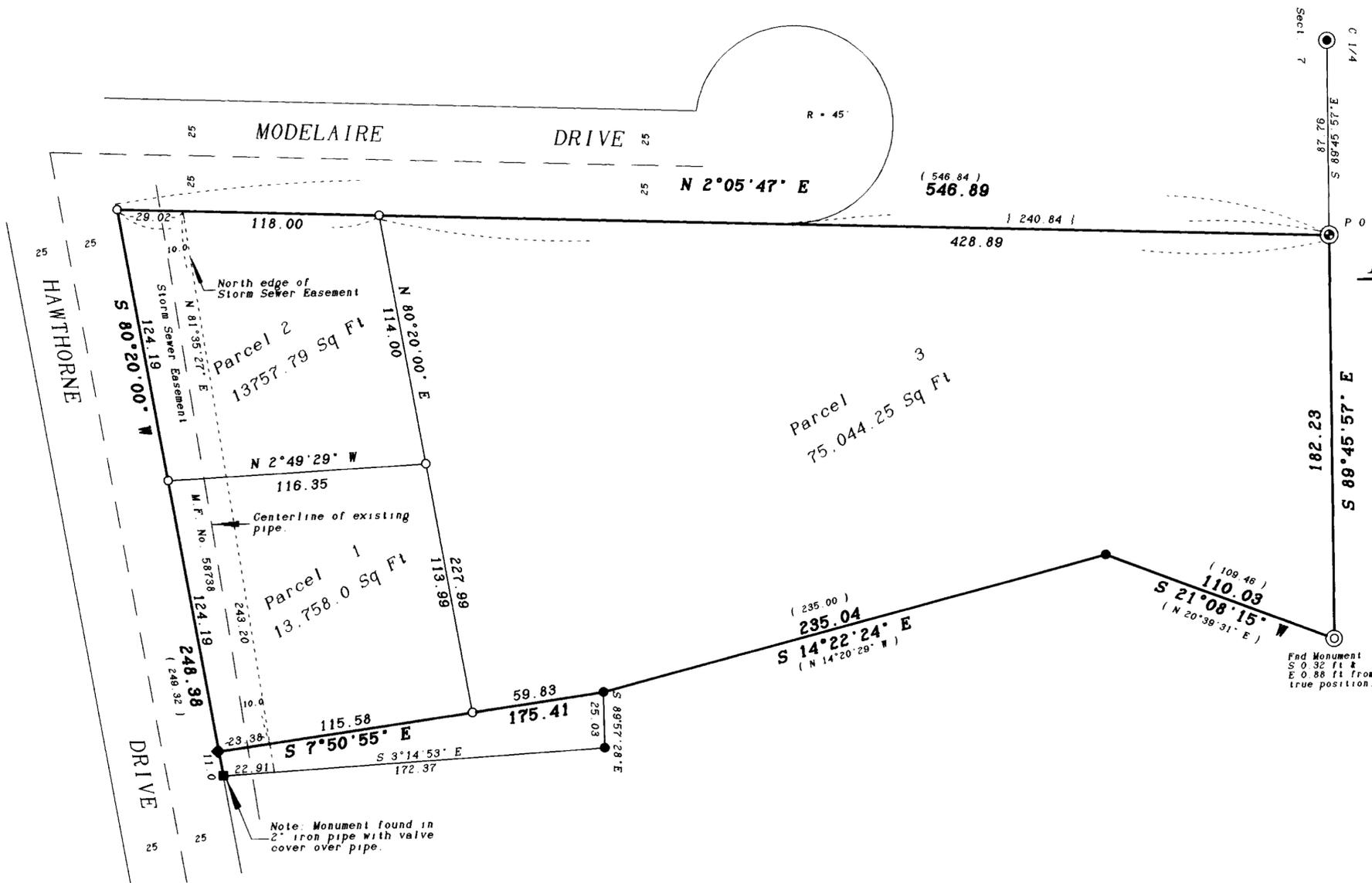


MINOR PARTITION NUMBER 1996-19

Microfilm No. 963952

Plat Cabinet No. B-439

Situated in the Northwest quarter of the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, also being a portion of Lot 1 of "GRANDE RONDE MEDICAL CENTER", a subdivision in the City of LaGrande, Union County, Oregon



SCALE: 1" = 40'

BASIS OF BEARING

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

LEGEND

- Found 5/8 iron pin with plastic cap marked BGA SURVEY MARKER, set by GRANDE RONDE MEDICAL CENTER subdivision.
- ⊙ Found 2" Galvanized pipe with brass cap as per Union County remonumentation records.
- ⊕ Found 2" Galvanized pipe with brass cap marked INITIAL POINT + G R M C.
- ⊙ Found 2 1/2" Galvanized pipe with brass cap marked INITIAL POINT + GRANDE RONDE MEDICAL CONDOMINIUM.
- Set 5/8 x 30 rebar with plastic cap marked BGB SURVEY MARKER.
- ◆ Found 5/8 rebar with plastic cap marked BGA SURVEY MARKER set by Survey Number 15-88.
- Found 5/8 rebar set by Survey Number 22-72
- ( ) Record bearing or distance by GRANDE RONDE MEDICAL CENTER
- { } Record bearing or distance by MODELAIRE HEIGHTS II.
- Existing Storm Sewer Easement pipeline
- Centerline of existing road
- Edge of Storm Sewer Easement

NARRATIVE

This partition was ordered by the GRANDE RONDE HOSPITAL FOUNDATION, for the purpose of dividing the parcel into three parcels for sale. My instructions were to create two lots along Hawthorne Drive of approximately equal size, and the third parcel would be the remainder. I base my survey on the Plat of GRANDE RONDE MEDICAL CENTER subdivision. This entire partition is situated within Lot 1 of said subdivision. I hold all of the original monuments as shown, and reset the Southwest corner of said Lot 1 because it was destroyed during the construction of the utilities of Modelaire Heights II subdivision. I find some differences with the distances, due to the fact that some of the monuments were disturbed. I also find that the Storm Sewer Easements by Documents M.F. 58290 and M.F. 58288 do not pertain to this partition. I further believe that in M.F. 58290 that the course that reads "N 85°56'26" E, should read N 85°56'26" W. I find no other problems with this survey.

NOTE: The storm sewer easements described in M.F. NO. 58290 and M.F. 58288, do not apply to the property within this partition

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory T. Blackman*  
OREGON  
JULY 13, 1973  
GREGORY T. BLACKMAN  
991

Renewal Date: Dec. 31, 1997

REFERENCE MATERIAL

Plat of GRANDE RONDE MEDICAL CENTER  
Plat of GRANDE RONDE MEDICAL CENTER CONDOMINIUM  
Plat of MODELAIRE HEIGHTS II  
Title Report No. 35922 by Abstract & Title Co  
Union County Monumentation Records  
Map of Survey Number 15-88  
Map of Survey Number 22-72  
Microfilm No. 58288  
Microfilm No. 58738  
Microfilm No. 58290

MINOR PARTITION NUMBER 1996-19

Situated in the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, also being a portion of Lot 1 of "GRANDE RONDE MEDICAL CENTER", a subdivision in the City of LaGrande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed, platted and marked with proper monuments the land represented on the attached partition map, in accordance with O.R.S Chapter 92, the exterior being described as follows.

A tract of land situated in the Northwest quarter of the Southeast quarter of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, also being a portion of Lot 1 of "Grande Ronde Medical Center" subdivision. Being more Particulary described as follows.

Beginning at the Initial Point of the Grande Ronde Medical Center, point being a 2" galvanized pipe with brass cap, marked INITIAL POINT + G.R.M.C.

- Thence: S 89°45'57" E, a distance of 185.23 feet, to a 2 1/2" galvanized pipe with brass cap marked INITIAL POINT + GRANDE RONDE MEDICAL CONDOMINIUM.
- Thence: S 21°08'15" W, a distance of 110.03 feet, to a 5/8" iron pin with plastic cap marked BGA SURVEY MARKER.
- Thence: S 14°22'24" E, a distance of 235.04 feet, to 5/8" iron pin with plastic cap marked BGA SURVEY MARKER.
- Thence: S 7°50'55" E, a distance of 175.41 feet, to a 5/8" iron pin with plastic cap marked BGA SURVEY MARKER, said point also lying on the Northerly right of way line of Hawthorne Drive.
- Thence: S 80°20'00" W, a distance of 248.38 feet, along said northerly right of way to a point that intersects with the Easterly right of way line of Modelaire Drive.
- Thence: N 2°05'47" E, a distance of 546.89 feet, along said easterly right of way to said point of beginning.

Containing 102,560.04 square feet, 2.35 Acres.

APPROVALS

CITY OF LAGRANDE PLANNING DEPARTMENT

Approved this 27<sup>th</sup> day of August, 1996.

[Signature]  
Dan Moore, City of La Grande Planning Director

CITY OF LAGRANDE CITY SURVEYOR

Approved this 27<sup>th</sup> day of August, 1996.

[Signature]  
Norman J. Paulfus, Jr., City of La Grande Surveyor

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 1996-1997 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 [Signature] Date: 9/4/96  
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 [Signature] Date: 9-4-96  
Peggy Sutton, Union County Treasurer

DECLARATION

Know all people by these presents that GRANDE RONDE HOSPITAL FOUNDATION, a non-profit corporation, organized and existing under and by virtue of the laws of the State of Oregon, is the owner of the land described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with O.R.S. Chapter 92.

In witness whereof, GRANDE RONDE MEDICAL FOUNDATION, pursuant to a resolution of its board of directors on March 12, 1996, duly and legally adopted, has caused these presents to be signed by its president.

[Signature]  
Rien deLint, President

ACKNOWLEDGEMENTS

State of OREGON  
SS  
County of Union

Know all these people by these presents, on this 27<sup>th</sup> day of AUGUST, 1996, before me a Notary Public in and for said County and State, personally appeared Rien deLint, President of GRANDE RONDE MEDICAL FOUNDATION, a non-profit corporation, who is known to me to be the same person described in the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily.

[Signature]  
Notary Public for the State of OREGON

Notarial seal

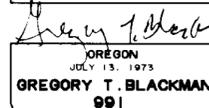
FILING STATEMENT

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 5<sup>th</sup> day of Sept, 1996, at 8:30 o'clock A.M. and in Plat Cabinet No. B-439, Union County records. Microfilm No. 963952.

Union County Clerk  
by [Signature]



Renewal Date: Dec. 31, 1995

[Signature]  
Gregory T. Blackman, OPLS 991  
Baggett, Griffith & Blackman  
2006 Adams Avenue  
LaGrande, OR 97850