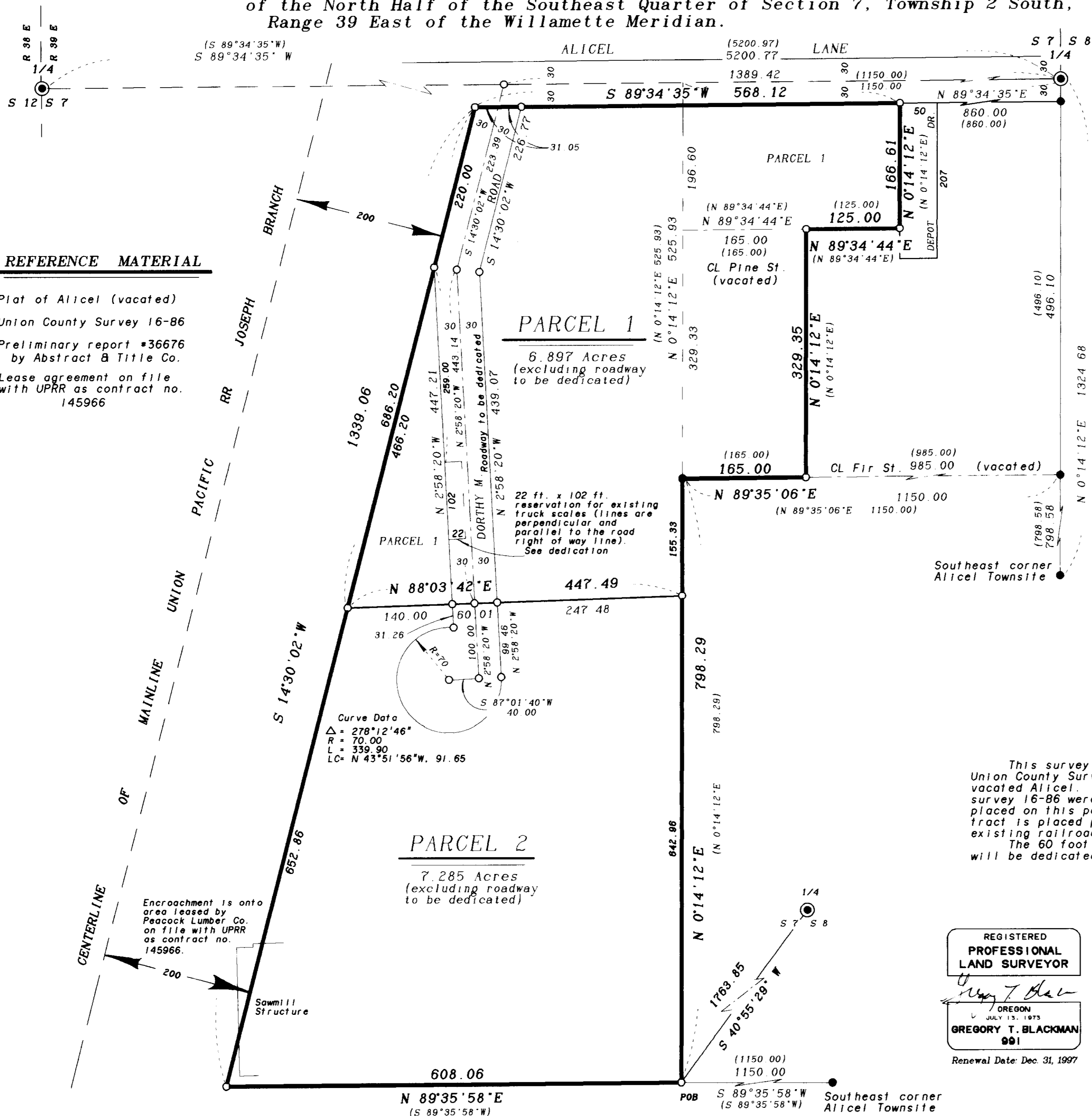


Major Partition Number 1997-10

Microfilm Number 972488
Plat Cabinet B-459

Situated in a portion of the vacated Alicel Townsite, being a portion of the North Half of the Southeast Quarter of Section 7, Township 2 South, Range 39 East of the Willamette Meridian.



REFERENCE MATERIAL

Plat of Alicel (vacated)
Union County Survey 16-86
Preliminary report #36676
by Abstract & Title Co.
Lease agreement on file
with UPRR as contract no.
145966

BASIS OF BEARING

The line between the found monuments at the East 1/4 corner of Section 7 and the found Monument at the West 1/4 corner of Section 7, being S 89°34'35" W as stated on map of Survey Number 16-86, Union County Survey Records.

SCALE: 1" = 100'

LEGEND

- Set 5/8" x 30" iron pin (rebar) with plastic cap marked "BGB SURVEY MARKER".
- Found 1/2" iron pin (rebar) with plastic cap marked "PLS 1848" as per survey 16-86.
- ⊙ Found 5/8" iron pin (rebar) with 1 1/2" aluminum cap as per survey 16-86.
- () Record information from survey 16-86.

NARRATIVE

This survey was performed for Bob Peacock. It is based on Union County Survey 16-86, which established various portions of vacated Alicel. The record information and found monuments from survey 16-86 were used to compute the positions of the monuments placed on this partition within vacated Alicel. The west line of this tract is placed parallel to and 200 feet from the center line of the existing railroad tracks. The 60 foot roadway as shown across Parcel 1 and onto Parcel 2 will be dedicated by this plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1997

Situated in a portion of the vacated Alicel Townsite, being a portion of the North Half of the Southeast Quarter of Section 7, Township 2 South, Range 39 East of the Willamette Meridian.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, Situated in the North 1/2 of the Southeast 1/4 of Section 7, Township 2 South, Range 39 East of the Willamette Meridian, also being a portion of Alicel (vacated).

The exterior of which being more particularly described as follows, with reference to Union County Survey 16-86.

Beginning at a point which bears S 40°55'29" W, 1763.85 feet from the 1/4 corner between sections 7 and 8, Township 2 South, Range 39 East of the Willamette Meridian, and bearing S 89°35'58" W, 1150.00 feet from the southeast corner of Alicel (vacated).

Thence: N 0°14'12" E, 5 feet from and parallel to the centerline of vacated Main Street, 798.29 feet, to the centerline of vacated Fir Street;

Thence: N 89°35'06" E, along the centerline of vacated Fir Street, 165.00 feet;

Thence: N 0°14'12" E, along the centerline of the vacated alley through Block 13 of said Alicel, 329.35 feet, to the centerline of vacated Pine Street;

Thence: N 89°34'44" E, along the centerline of vacated Pine Street, 125.00 feet, to a point 15 feet easterly of the east line of Block 4 of vacated Alicel;

Thence: N 0°14'12" E, 15 feet easterly of and parallel to the east line of said Block 4, 166.61 feet, to the south right of way line of Stanley Lane;

Thence: S 89°34'35" W, along said south right of way, 568.12 feet to the easterly right of way line of the Union Pacific Railroad;

Thence: S 14°30'02" W, along said easterly right of way, 1339.06 feet, to the south line of Alicel (vacated);

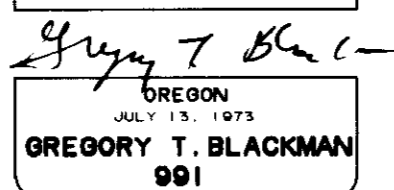
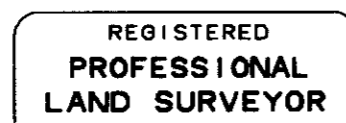
Thence: N 89°35'58" E, along said south line, 608.06 feet to the Point of Beginning of this description.

Said parcel containing 14.182 acres, excluding roadway to be dedicated.

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 T. Blackman, OPLS 991
Bogett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850



Renewal Date: Dec. 31, 1997

DEDICATION

Know all people by these presents that we, Jane Anne Peacock, Richard B. Peacock, Roberta V. Peacock also known as Robert V. Peacock, William C. Peacock, Robert A. Peacock and Dorothy Duby Peacock, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever any interest in Dorothy M. Road, with the reservation for the truck scales as shown on the annexed plat, to be appurtenant to Parcel 2. The reservation will revert to dedicated roadway upon removal of the truck scales. All in accordance with the provisions of O.R.S. Chapter 92.

Jane Anne Peacock
Jane Anne Peacock

Richard B. Peacock
Richard B. Peacock

Roberta V. Peacock
Roberta V. Peacock
(also known as Robert V. Peacock)

Dorothy Duby Peacock
Dorothy Duby Peacock

William C. Peacock
William C. Peacock

Robert A. Peacock
Robert A. Peacock

Know all people by these presents that PIONEER BANK, a Federal Savings Bank, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate and does hereby consent to the partition and the road and Easement dedication on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

Jeff Puckett
Jeff Puckett, Vice President of Pioneer Bank

Know all people by these presents that UNION COUNTY, a Political Subdivision, is a mortgage holder on the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate and does hereby consent to the partition and the road and Easement dedication on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Steve McClure
Steve McClure

John Howard
John Howard

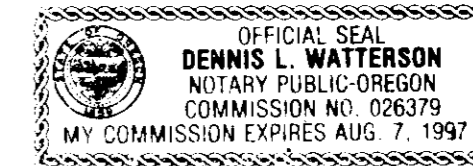
Colleen MacLeod
Colleen MacLeod

ACKNOWLEDGMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 5th day of JUNE, 1997, before me a Notary Public in and for said County and State, personally appeared Jane Anne Peacock, Robert A. Peacock, William C. Peacock, and Dorothy Duby Peacock, known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Dennis L. Waterson
Notary Public for
the State of Oregon



Notarial seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 12th day of June, 1997, before me a Notary Public in and for said County and State, personally appeared Jeff Puckett, Vice President of the above named Pioneer Bank, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he is an authorized representative of said Pioneer Bank, and that said instrument was executed freely and voluntarily.

Stacey Rynearson
Notary Public for
the State of Oregon

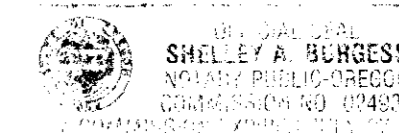


Notarial seal

State of Oregon
SS
County of Union

Know all these people by these presents, on this 17th day of June, 1997, before me a Notary Public in and for said County and State, personally appeared Steve McClure, John Howard, and Colleen MacLeod, Union County Commissioners, who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn did say that they are the authorized representatives of said Union County, and that said instrument was executed freely and voluntarily.

Shelley A. Burgess
Notary Public for
the State of Oregon



Notarial seal

Major Partition Number 1972-11

Microfilm Number 97-488
Plat Cabinet B-459

Situated in a portion of the vacated Alicel Townsite, being a portion of the North Half of the Southeast Quarter of Section 7, Township 2 South, Range 39 East of the Willamette Meridian.

APPROVALS

UNION COUNTY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 13TH day of June, 1997.

by Thomas J. Hanley
Thomas J. Hanley, Baker County Surveyor

UNION COUNTY PLANNING DEPARTMENT

Approved by the Planning Director this 12 day of June, 1997.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

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 Donna Lewis Chief Deputy Date: 6/16/97
for 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 Geneva Sanford Deputy Date: 6-16-97
Peggy Sutton, Union County Treasurer

Union County Commission

Approved this 17th day of June, 1997.

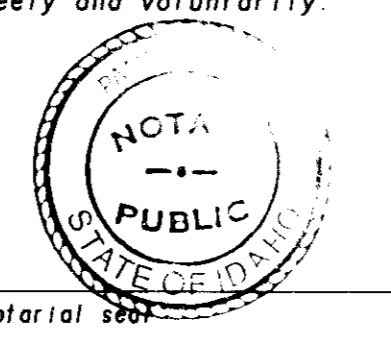
Steve McClure
Steve McClure
Colleen MacLeod
Colleen MacLeod
John Howard
John Howard

ACKNOWLEDGMENTS

State of Idaho
SS
County of BUNDEARY

Know all these people by these presents, on this 10TH day of JUNE, 1997, before me a Notary Public in and for said County and State, personally appeared Richard B. Peacock and Roberta V. Peacock also know as Robert V. Peacock, known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Pamela S. Y. Neal
Notary Public for
the State of Idaho
EX-10-28-02



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 17th day of June, 1997, at 1:30 o'clock P.M. and in Plat Cabinet No. B-459, Union County records. Microfilm No. 972488.

R. Nelson Deputy
Union County Clerk

