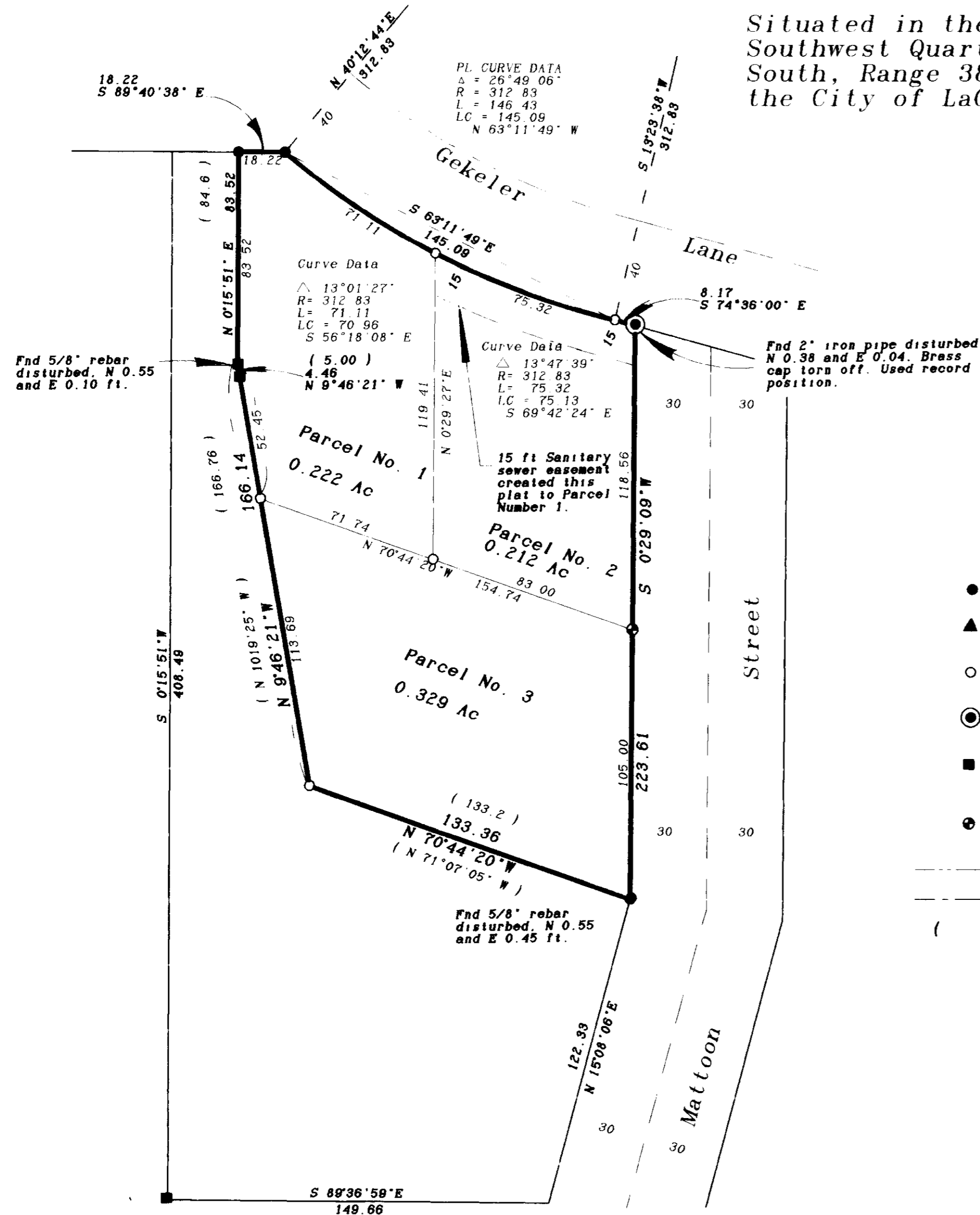


Minor Partition Plat No. 13-71-18

Microfilm No. 974038
Plat Cabinet NO. B-468

Situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, 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 set by Survey 004-75
- ▲ Found 5/8" iron pin set by survey number 54-70
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊙ Found 2" galvanized iron pipe set by KAISER ADDITION.
- Found 5/8 rebar assumed set by Survey 54-70.
- ⊙ Chisled a 2" cross in 6 foot diameter boulder for corner.
- Sewer Easement line created this plat
- Centerline of road
- () Record bearing and distance from deed record.

REFERENCE MATERIAL

Survey Number 16-68 Survey Number 54-70
 Survey Number 13-71 Survey Number 004-75
 Plat of KAISER ADDITION to LaGrande, Oregon
 Title Report by Abstract & Title # 36813
 DEEDS
 Microfilm Number 59072

NARRATIVE

This plat was ordered by David Baum Jr. on behalf of the DAVID C. BAUM IRREVOCABLE LIFE INSURANCE TRUST. The trust requested that we survey and partition three lots in the manner depicted on the annexed plat. I based my survey on surveys numbered 16-68, 54-70, 13-71, 004-75 and the plat of KAISER ADDITION to LaGrande, Oregon. I found original monuments set by Surveys 54-70, 004-75 as well as monuments set on 13-71, and KAISER ADDITION. All of the monuments had been disturbed, however the overall harmony was good. I held the record positions over the found monuments, due to the fact that the monuments were disturbed. The monuments found along "B" Avenue were within 0.10 of true position, and I held those positions. I find no other problems with this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. T. Blackman

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Renewal Date: Dec. 31, 1997

MINOR PARTITION PLAT NO. 1997-18

Microfilm No. 774038

Plat Cabinet No. B-468

Situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the City of LaGrande, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, Hereby Certify that I have surveyed and platted this Minor Partition Plat, situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Initial Point of KAISER ADDITION to LaGrande, Oregon, said point being at the intersection of the West line of Mattoon Street and the South line of Gekeler Lane:

Thence: S 0°29'09" W, along the West line of Mattoon Street, a distance of 223.56 feet;

Thence: N 70°44'20" W, (record bearing being N 71°07'05" W, 133.2 feet) a distance of 133.36 feet;

Thence: N 9°46'21" W, (record bearing and distance being N 10°19'25" W, 166.76) a distance of 166.14 feet;

Thence: N 0°15'51" E, (record distance being 84.6 feet) a distance of 83.52 feet to the South line of "B" Avenue;

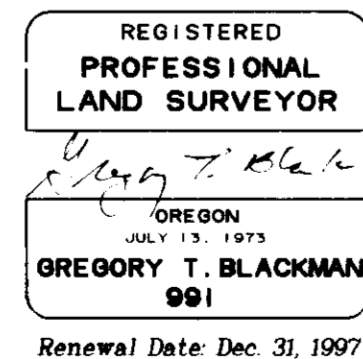
Thence: S 89°40'38" E, along said South line of "B" Avenue, a distance of 18.22 feet to the intersection of a 312.83 foot radius curve to the right, also being the South line of GEKELER LANE;

Thence: around said curve right, (long chord bears S 63°11'49" E, a distance of 145.08 feet) a distance of 146.43 feet, to the P.T. of said curve right;

Thence: S 74°36'00" E, along said South line of GEKELER LANE, a distance of 8.17 feet to the point of beginning of this description.

Said parcel containing 33,251.84 Sq. Feet, 0.763 Acres.

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



DEDICATION

Know all people by these presents that we, David C. Baum, Jr., Marie J. Rampton, and Raymond Sims Baum trustees of the DAVID C. BAUM IRREVOCABLE LIFE INSURANCE TRUST, 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. We do also hereby for ourselves, our heirs and assigns hereby create the 15 foot sanitary sewer line easement as shown on Parcel 2 of this partition, to be appurtenant to Parcel 1 of this partition. All in accordance with the provisions of O.R.S. Chapter 92.

David C. Baum, Jr., Trustee

Marie J. Rampton, trustee

Raymond Sims Baum, Trustee

ACKNOWLEDGEMENT

State of Oregon
County of Union

Know all these people by these presents, on this 4th day of August, 1997, before me a Notary Public in and for said County and State, personally appeared David C. Baum, Jr., Marie J. Rampton, and Raymond Sims Baum, 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.

Michelle Richey, Notary Public for the State of Oregon

Notarial seal

FILING STATEMENT

UNION COUNTY CLERK

State of Oregon
County of Union

I do hereby certify that the attached partition plat was received for record on the 9th day of SEPT, 1997, at 4:58 o'clock P.M. and in Plat Cabinet No. B-468, Union County records. Microfilm No. 774038

R. NELLIE BOGUE HIBBERT, Union County Clerk by S. Nelson, Deputy

APPROVALS

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 1997-1998 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.

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.

Peggy Sutton, Union County Treasurer

CITY OF LAGRANDE PLANNER

Approved by the City Planner this 9th day of September, 1997.

R. Wes Hare, II, City Manager

CITY OF LAGRANDE CITY SURVEYOR

Examined and recommended for approval as per O.R.S. 92.100 this 29th day of July, 1997.

Norman Paulus, City Surveyor