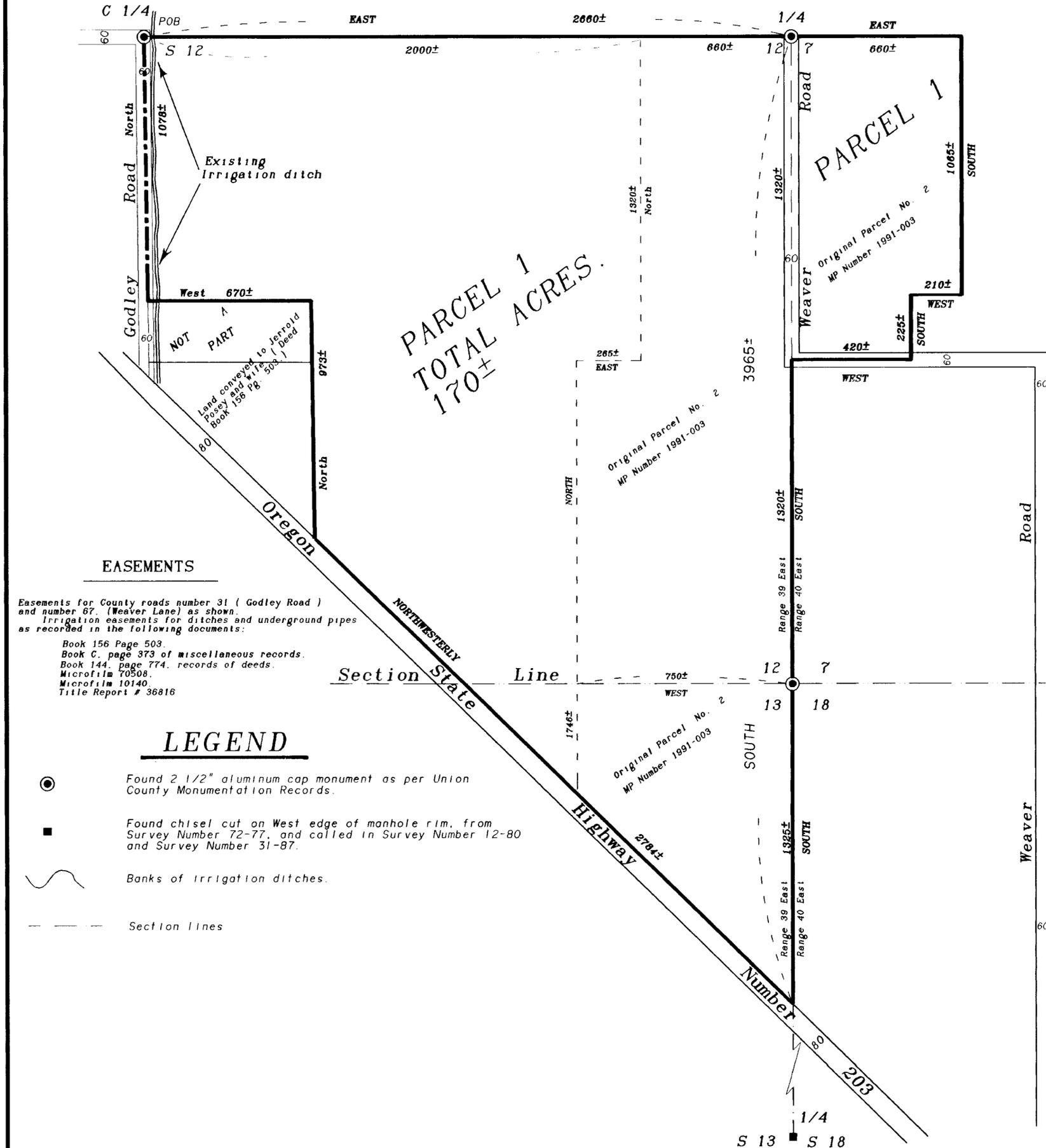


MINOR PARTITION
PLAT NO. 1998-11

Situated in the Southeast quarter of Section 12, and the Northeast quarter of Section 13, Township 4 South, Range 39 East, and the Northwest quarter of the Southwest quarter of Section 7, Township 4 South, Range 40 East, of the Willamette Meridian. Also being a replat of Parcel 2 of Minor Partition 1991-003.

NOTE: This is an unsurveyed Partition.



SCALE: 1" = 300'

NARRATIVE

This Minor Partition was ordered by Sherman E. Hawkins, President of S. Hawkins Incorporated. Mr. Hawkins purchased a portion of the August Zaugg estate without the benefit of partition. After discussion with Union County Planning director, Hanley Jenkins, it was decided that the easiest and most acceptable way to correct the transaction, was to replat Parcel Number 2 of Minor Partition Number 1991-003, (which is also owned by S. Hawkins Incorporated) to include the Zaugg purchase, and thus create a parcel that contained the Zaugg parcel as well as the forementioned Parcel Number 2. Both parcels are zoned Exclusive Farm Use, with 160 acre minimum lot size, and the Planning Department wanted to combine the two parcels into one parcel so that it would not be able to be sold as individual parcels under 160 acres. It was the preference of the Planning department not to lot line adjust. Normally we would only write legal descriptions for these Partitions over 80 acres, however I agreed to prepare a map of the partition for clarity. The partition is unsurveyed, and no monuments were set. I find no other problems with this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 1975
 GREGORY T. BLACKMAN
 991
 Renewal Date: Dec 31, 1999

MINOR PARTITION PLAT NO. 1998-11

Situated in the Southeast quarter of Section 12, and the Northeast quarter of Section 13, Township 4 South, Range 39 East, and the Northwest quarter of the Southwest quarter of Section 7, Township 4 South, Range 40 East, of the Willamette Meridian. Also being a replat of Parcel 2 of Minor Partition 1991-003.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor No. 991, hereby certify that I have correctly platted the UNSURVEYED partition shown on the annexed map, in accordance with O.R.S Chapter 92, the exterior of said partition being more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of Section 12, Township 4 South, Range 39 East of the Willamette Meridian,

Thence: East, along the North line of said Southeast Quarter, a distance of 2660 feet, more or less to the Northeast corner of said Southeast Quarter of said section 12:

Thence: East, along the North line of the Southwest Quarter of Section 7, Township 4 South, Range 40 East of the Willamette Meridian, a distance of 660 feet more or less to the Northeast corner of the West half of the Northwest Quarter of the Southwest Quarter, said point being the Northeast corner of Parcel Number 2 of Minor Partition Plat Number 1991-003:

Thence: South, along the East line of said West half of said Northwest Quarter of the Southwest Quarter, a distance of 1065 feet more or less:

Thence: West 210 feet more or less:

Thence: South 255 feet more or less to the South line of said Northwest Quarter of the Southwest Quarter of said Section 7, also being the South line of said Parcel Number 2:

Thence: West, along said South line of said Northwest Quarter of the Southwest Quarter, and along said South line of said Parcel 2, a distance of 420 feet to the West line of said Section 7:

Thence: South along said West line of said Section 7, and along the East line of said Parcel 2, a distance of 1320 feet more or less to the Northeast corner of Section 13, Township 4 South, Range 39 East:

Thence: South, along the East line of Section 13, and along the East line of said Parcel Number 2, a distance of 1325 feet more or less to the North line of Oregon State Highway Number 203:

Thence: Northwesterly, along the North line of said Oregon State Highway 203, a distance of 2784 feet more or less to the East line of the land conveyed to Jerrold K. Posey and wife. (deed book 156, page 503):

Thence: North, along said Posey East line, a distance of 973 feet more or less, to the North line of said Posey tract:

Thence: West, along the North line of said Posey tract, a distance of 670 feet more or less to the centerline of the County Road, also being the West line of said Southeast Quarter of said Section 12:

Thence: North, along the centerline of said County Road, and along the West line of said Southeast Quarter of said Section 12, a distance of 1078 feet more or less to the Northwest corner of said Southeast Quarter, also being the point of beginning of this description.

Said parcel containing approximately 170 acres including County Roads, and excepting Oregon State Highway 203.

Gregory T. Blackman

Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal Date: Dec. 31, 1999

DECLARATION

Know all people by these presents that S. Hawkins, INC. an Oregon corporation, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned into a parcel as shown on the annexed map.

Sherman E. Hawkins
Sherman E. Hawkins

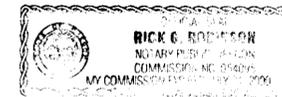
President, S. Hawkins Inc.

ACKNOWLEDGEMENTS

State of Oregon SS
County of Union

Know all these people by these presents, on this 21st day of April, 1998, before me a Notary Public in and for said State and County, personally appeared Sherman E. Hawkins, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn did say that he executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon



Notarial Seal

APPROVALS

Union County Surveyor

Approved this 25th day of April, 1998.

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

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 the law to be placed on the 1997-1998 tax roll which became a lien on this subdivision or will become a lien during the tax year but not yet certified to the tax collector for collection have been paid.

4/20/98 Patty Gooderham
Date 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 on the tax roll which became a lien on this subdivision and that now are due and payable have been paid to me.

4/21/98 Peggy Sutton
Date Peggy Sutton, Union County Treasurer

Union County Planning Commission

Approved this 28 day of April, 1998.

Hanley Jenkins III
Hanley Jenkins III
Union County Planning Director

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 27 day of April, 1998, at 9:20 o'clock A.M., and recorded in Plat Cabinet No. B-499 Union County records. Microfilm Number 981933

Union County Clerk Colin S. Rogue Ribbert