

SOUTH CATHERINE CREEK SUBDIVISION

A Subdivision of Parcels 1 and 2 of Minor Partition Number 1995-014, Situated in the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon.

Microfilm No. 960867

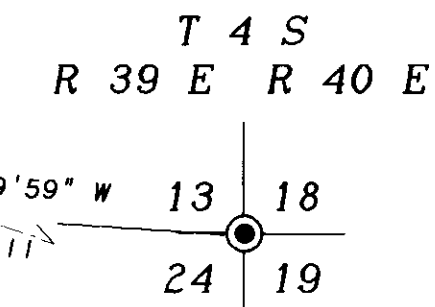
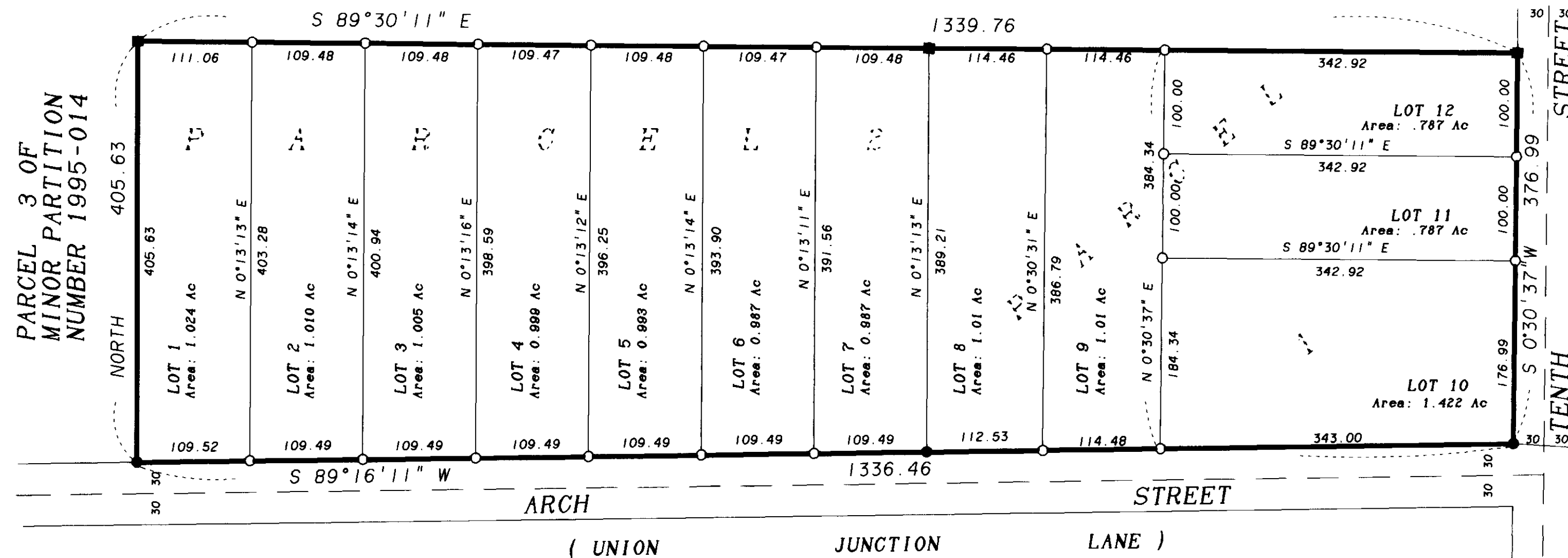
Plat Cab. No. 13-420



BASIS OF BEARING

Solar observation taken at the Southeast corner of Section 13, Township 4 South, Range 39 East of the Willamette Meridian.

SCALE: 1" = 100'



REFERENCE MATERIAL

Minor Partition Plat Number 1995-014
 Map of Survey Number 069-1979

NARRATIVE

This survey was ordered by Mike Becker for the purpose of subdividing Parcels 1 and 2 of Partition Plat 1995-014. Mike is the purchaser of the subdivision property under an unrecorded contract. All of the exterior monuments set by Partition Plat 1995-014 was in place at the time of my survey, and I held their positions. I was requested to keep Lot 10 at 1.4 acres, and to keep Lots 1 through 9 as close to 1 acre as possible. Lots 11 and 12 were to be divided equally after placing Lot 10. I find no problems with this survey.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

Renewal Date: Dec. 31, 1997

LEGEND

- Found 5/8" Iron Pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 069-1979
- Found 5/8" Iron Pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Number 1995-014.
- Set 5/8" x 30" Iron Pin with plastic cap marked "BGB SURVEY MARKER"
- Centerline of existing road
- Found 1/2" steel pipe as per Union County Monumentation records

SOUTH CATHERINE CREEK SUBDIVISION

A subdivision of Parcels 1 and 2 of Minor Partition No. 1995-014, situated in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, Union County, Oregon.

SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, Registered Professional Land Surveyor, depose and say that I have surveyed and platted SOUTH CATHERINE CREEK SUBDIVISION, a subdivision of Parcels 1 and 2 of Minor Partition Plat Number 1995-014, situated in the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 4 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of said Minor Partition Plat Number 1995-014, said point being N 88°19'59" W a distance of 1361.11 feet from the Southeast corner of said Section 13, point also being the intersection of the West line of Tenth Street and the North line of Arch Street, (Union Junction Lane):

Thence: S 89°16'11" W, along the North line of said Arch Street, a distance of 1336.46 feet to the Southwest corner of said Parcel 2;

Thence: North, along said West line of said Parcel 2, a distance of 405.63 feet, to the Northwest corner of said Parcel 2;

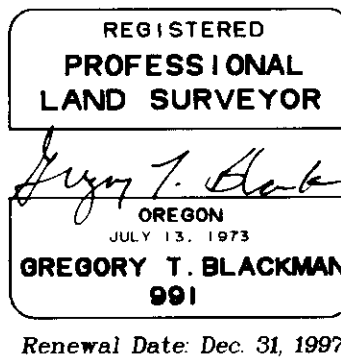
Thence: S 89°30'11" E, along the North line of Parcel Number 1 and Number 2, a distance of 1339.76 feet to the Northeast corner of said Parcel 1;

Thence: S 0°30'37" W, along said East line of said Parcel 1, and along the West line of said Tenth Street, a distance of 376.99 feet to the point of beginning of this description.

Said parcel containing 12.02 Acres (523,576.35 sq. ft).

I further depose and say that I made the 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 map in accordance with the provisions of O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Gregory T. Blackman, OPLS 991
Baggett-Griffith & Blackman
2006 Adams Avenue
LaGrande, Oregon 97850



FILING STATEMENT

Union County Clerk

State of Oregon
County of Union

I do hereby certify that the attached subdivision plat was received for record on the 6th day of MARCH, 1995, at 1:30 o'clock P.M., and recorded in Plat Cabinet No. B420 Union County records. Microfilm Number 960867

R. NELLE BOGUE HOBERT
Union County Clerk
by *R. Nelson, Deputy*

DECLARATION

Know all people by these presents that ROBBIE D. WALLER, Successor Trustee, under agreement dated April 14, 1976; ROBBIE D. WALLER, Successor Trustee, under agreement dated December 21, 1992, a partner in Circle Dot Ranches; C. W. HOFFMAN, Jr and DOROTHY M. HOFFMAN, co-trustees under agreement dated October 8, 1975, a partner in Circle Dot Ranches; and ALLAN R. CHASE are owners of the land, and Mike Becker, Contract purchaser of the land represented on the annexed map, more particularly described in the accompanying Surveyors Certificate and have caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Robbie D. Waller
Robbie D. Waller, Successor Trustee,
under agreement dated April 14, 1976

Robbie D. Waller
Robbie D. Waller, Successor Trustee,
under agreement dated December 21, 1992

C. W. Hoffman Jr.
C. W. Hoffman Jr.

Dorothy M. Hoffman
Dorothy M. Hoffman

Allan R. Chase
Allan R. Chase

Mike Becker
Mike Becker, Contract Purchaser

NOTE: SEE AFFIDAVIT OF CORRECTION (MF 961011)
FOR CORPORATE DECLARATION 3-45-96
Rick G. Robinson
DEPUTY COUNTY SURVEYOR

ACKNOWLEDGEMENTS

State of Oregon
County of Union

Know all these people by these presents, on this 13th day of DECEMBER, 1995, before me a Notary Public in and for said State and County, personally appeared ROBBIE D. WALLER; C. W. HOFFMAN Jr.; DOROTHY M. HOFFMAN; ALLAN R. CHASE; and MIKE BECKER, who are known by me to be the identical persons named in the foregoing instrument and who being duly sworn did say that they executed the same freely and voluntarily.

Rick G. Robinson
Notary Public for
the State of Oregon

Notarial Seal

APPROVALS

Union County Surveyor

Approved this 15th day of December, 1995.

by BAKER COUNTY SURVEYOR *James D. Hanley*
James D. 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 1995-1996 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 to me.

12/18/95
Date *Patty Gooderham*
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.

12/20/96
Date *Peggy Sutton*
Peggy Sutton, Union/County Treasurer

City of Union City Council

Approved this 18th day of DECEMBER, 1995.

Susan W. Briggs

Union County Commission

Approved this 6th day of MARCH, 1995.

John Howard
John Howard

Lorence D. Savage
Lorence D. Savage

Steve McClure
Steve McClure

STATE OF OREGON)
) SS AFFIDAVIT OF CORRECTION (Plat)
COUNTY OF UNION)

I Gregory T. Blackman, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted, filed and recorded in microfilm number 960867 being SOUTH CATHERINE CREEK SUBDIVISION, filed in Plat Cabinet B-420, Union County, Oregon Plat Records; and

The following correction to said plat is necessary and is as follows:

- 1. An affidavit of Declaration by the Corporate Body of MICHAEL A. BECKER GENERAL CONTRACTOR INC. is required for the plat. The affidavit is attached to said plat of SOUTH CATHERINE CREEK SUBDIVISION.

The present fee owner of the property materially affected by said Affidavit are as follows:

- 1. MICHAEL A. BECKER GENERAL CONTRACTOR INC.



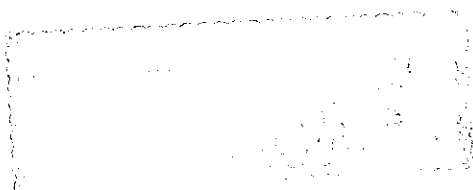
Gregory T. Blackman
Registered Professional Land Surveyor No. 991
2006 Adams Avenue
LaGrande, Oregon 97850

NOTARY CERTIFICATE

Subscribed and sworn before me this 14th day of March, 1996.




Notary Public for the State of Oregon
My Commission expires: 7-21-96



STATE OF OREGON)
) SS
COUNTY OF UNION)

I Rick G. Robinson, Deputy Union County Surveyor, do hereby certify that said affidavit of correction for SOUTH CATHERINE CREEK SUBDIVISION has been examined by me and that it complies with O.R.S. 92.



Rick G. Robinson
Deputy Union County Surveyor

STATE OF OREGON)
) SS
COUNTY OF UNION)

I Rick G. Robinson, Deputy County Surveyor for Union County, Oregon, do hereby certify that I have examined and approved the Affidavit of Correction for SOUTH CATHERINE CREEK SUBDIVISION as submitted by Gregory T. Blackman, Oregon Land Surveyor number 991. I further certify that I have made said corrections on the original plat, which is on file in the records of the Union County Clerk, Microfilm number 960867, filed in plat cabinet B-420, in accordance with Oregon Revised Statutes, Chapter 92.170.

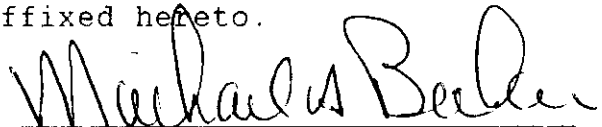
March 15, 1996
Date

Rick G. Robinson
Rick G. Robinson
Deputy Union County Surveyor

STATE OF OREGON)
) SS AFFIDAVIT OF DECLARATION
COUNTY OF UNION)

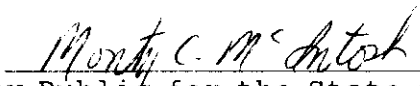
This is to certify that MICHAEL A. BECKER GENERAL CONTRACTOR INC. is a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, and is the owner of the land described in the annexed surveyors certificate, said lands to be hereafter known as SOUTH CATHERINE CREEK SUBDIVISION; that said MICHAEL A. BECKER GENERAL CONTRACTOR INC., have caused the same to be surveyed and platted as shown on the annexed map, in accordance with the provisions of O.R.S Chapter 92.

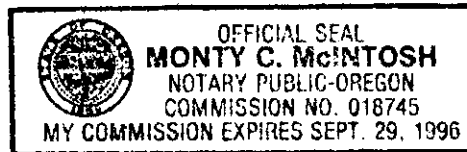
In witness whereof, MICHAEL A. BECKER GENERAL CONTRACTOR INC., pursuant to a resolution of its board of directors, duly and legally adopted, has caused these presents to be signed by its president and its corporate seal affixed hereto.


Michael A. Becker, president

NOTARY CERTIFICATE

Subscribed and sworn before me this 14 day of March, 1996.


Notary Public for the State of Oregon
My Commission expires: 9/29/96



STATE OF OREGON)
County of Union) SS

I certify that this instrument was received and recorded in the book of records of said county.

R. NELLIE BOGUE HIBBERT,
Union County Clerk

by:  Deputy.

DOC#: 961011
RCPT: 113383 25.00
3/15/96 9:00 AM