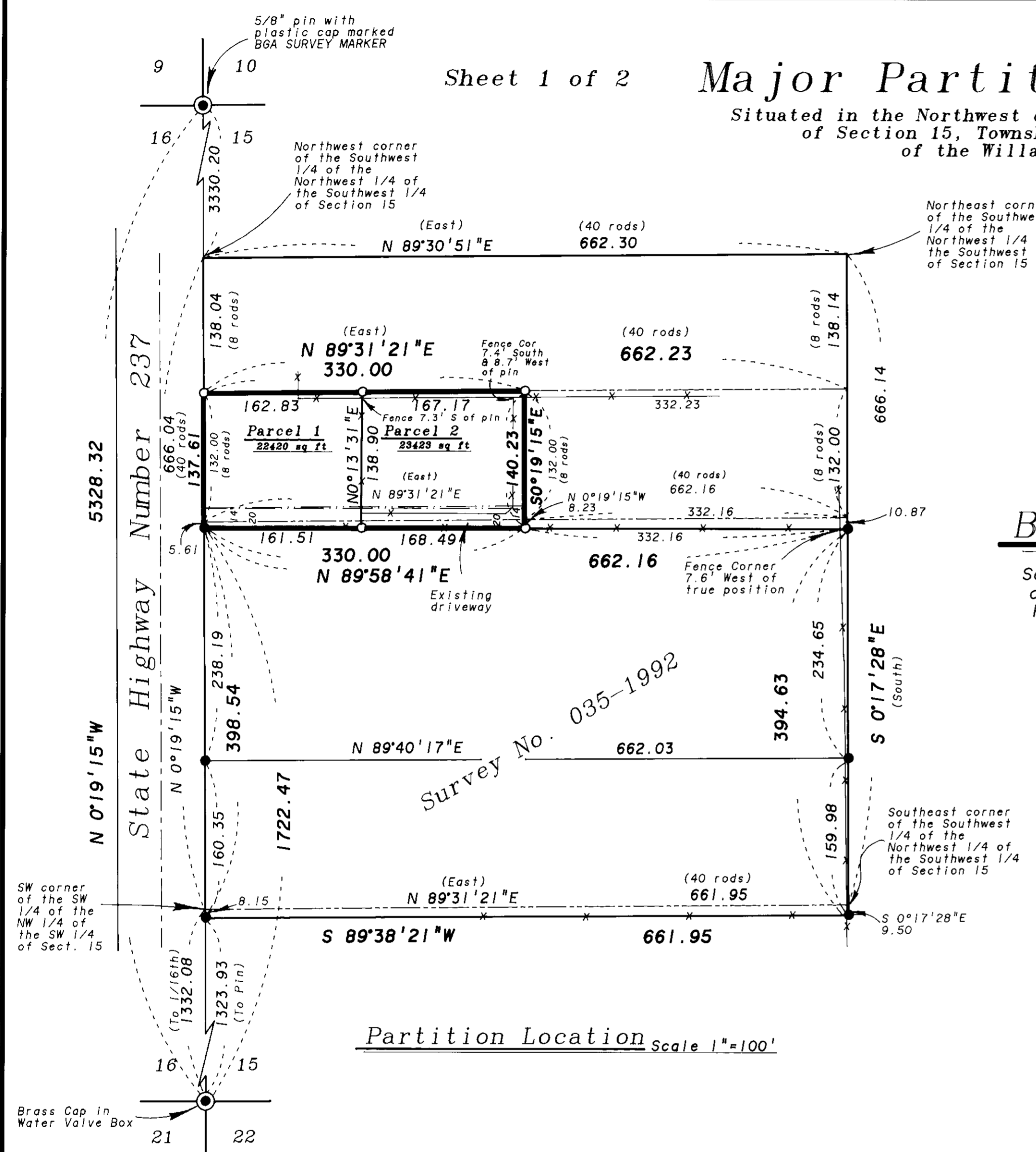


MICROFILM 153652
 Plat Cas. No. A 357

Sheet 1 of 2 Major Partition No. 1994-07

Situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian



BASIS of BEARING

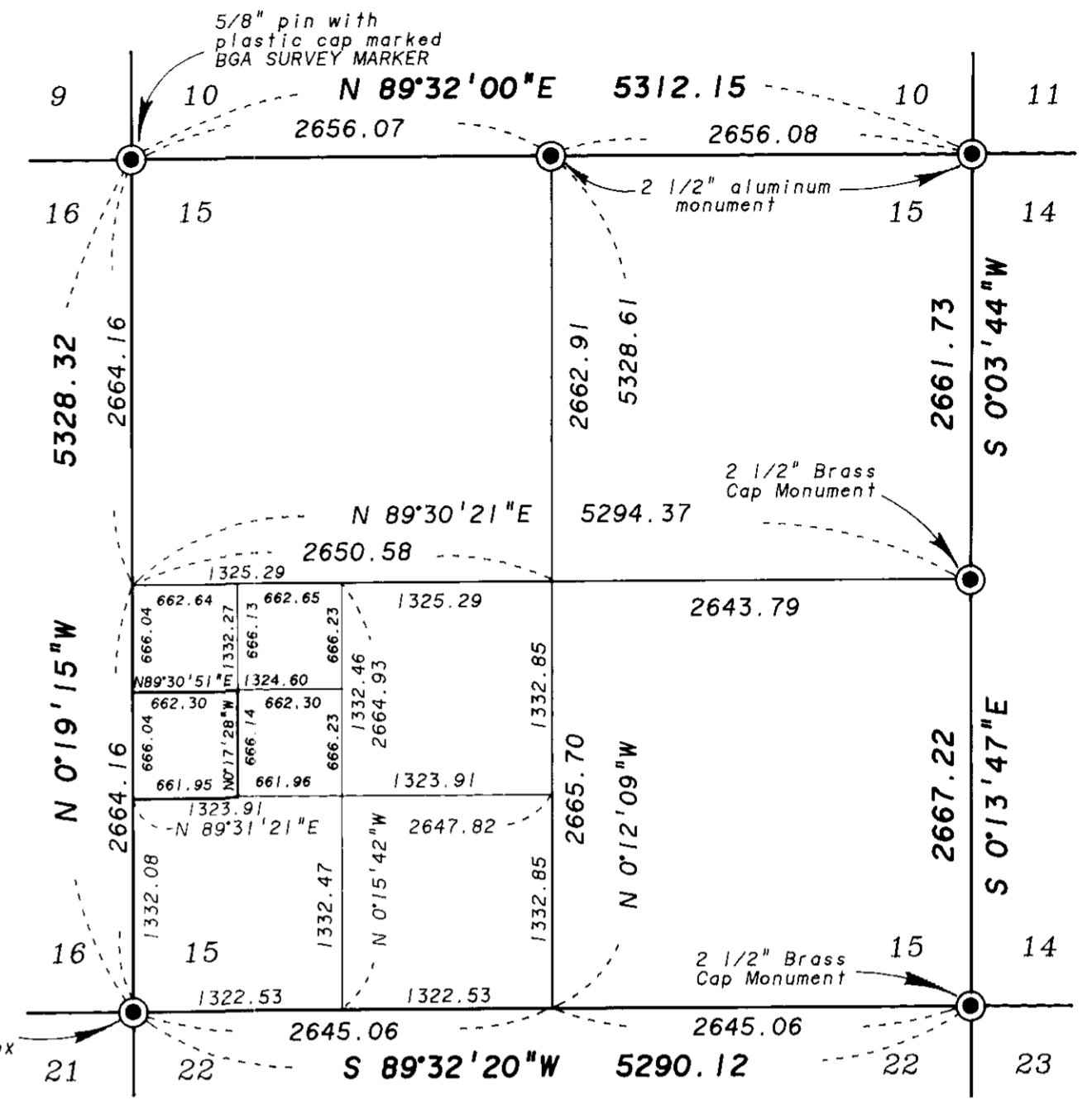
Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

LEGEND

- Found monument as described as per Union County monumentation records
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by survey number 035-1992
- Set 5/8"x30" iron pin with plastic cap marked BGA SURVEY MARKER
- () Deed record bearing and distance
- Existing fence line
- Original deed line
- Easement line
- Centerline

WATER RIGHTS STATEMENT

The area of this partition is subject to Water Rights Permit no. 12408 and Certificate no. 11871, for a domestic right from a spring, priority date 1936.



Subdivision of Section 15 Scale 1"=1000'

REFERENCE MATERIAL

- ODOT Drawing Number 5B-2-6
 Union County monumentation records
 Survey Number 5-80
 Survey Number 035-1992
- Deed References
- Volume 30 Page 202
 - Volume 33 Page 147
 - Volume 33 Page 193
 - Volume 33 Page 194
 - Volume 41 Page 598
 - Volume 41 Page 605
 - Volume 42 Page 321
 - Microfilm Number 101698
 - Microfilm Number 103096
 - Microfilm Number 104519
 - Microfilm Number 140587
 - Microfilm Number 123418
 - Microfilm Number 129948
 - Microfilm Number 151400
 - Microfilm Number 153378

Partition Location Scale 1"=100'

NARRATIVE

This partition was done at the request of Jim Reckling. Mr. Reckling wished to partition the existing tract into two parcels. I base the location of this partition on survey number 035-1992, which located the parcel South of the partition. As discussed in that survey, the parcels within this portion of Section 15 were created by a series of metes and bounds descriptions all beginning at a certain distance from the SW corner of the SW 1/4 of the NW 1/4 of the section. The descriptions were based on the section subdivisional lines being 1320 ft., 660 ft., etc., rather than considering the excessive length between the true corners of the section as shown. In addition, the most Northerly tract within this subdivision of Section 15 is the Junior parcel with all of the excess falling within it. The South line of the partition was adjusted by quit claim deed (Microfilm number 153378) to the existing fence along the South line. The North and East lines of this partition have not been adjusted and I place them at record deed positions. I find the fences along the North and East sides to encroach onto the partition as shown. There is an existing driveway along the South line of this partition, with a 14 ft. easement for roadway and utility purposes to the land East of the partition, with the description being the South 14 ft. of the original deed description. This plat is creating a 20 ft. easement for ingress, egress and utilities along the South 20 ft. of the adjusted South line of the parcel. The 20 ft. easement falls 0.39 ft. North of the 14 ft. easement at the West line and 2.23 ft. South of the 14 ft. easement at the East line of the partition. I place the dividing line between the two parcels along an existing fence line at the direction of Mr. Reckling. I find no other unusual conditions on this partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson

OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 1994

Major Partition No. 1994-07

MICROFILM 153652
PLAT CAB. No. A357

Situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached major partition plat, in accordance with the provisions of O.R.S. Chapter 92, the exterior of which being described as follows:

A tract of land situated in the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 40 East of the Willamette Meridian, said tract being more particularly described as follows,

Beginning at a point on the West line of said Section 15, said point being North 0°19'15" West, a distance of 1722.47 feet from the Southwest corner of said Section 15, said point also being the Southwest corner of that tract of land granted to James and Lisa M. Reckling by microfilm number 153378 as filed in the Deed Records of Union County.

Thence: North 0°19'15" West, along the West line of said Section 15, a distance of 137.61 feet to the South line of that tract of land conveyed to James M. Rundall by deed volume 41 page 605 of the Deed Records of Union County,

Thence: North 89°31'21" East, along said South line, and parallel with the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 15, a distance of 330.00 feet to the Northwest corner of that tract of land conveyed to Eugene Gordon Emery and Carol Aileen Emery by deed microfilm number 101698 of the Deed Records of Union County,

Thence: South 0°19'15" East, along the West line of said Emery tract, a distance of 140.23 feet, to the South line of said microfilm number 153378,

Thence: South 89°58'41" West, along said South line, a distance of 330.00 feet, to the Point of Beginning of this description.

Said parcel containing 1.05 Acres (45,843 Sq. Ft.)

Rick G. Robinson
Rick G. Robinson, OPLS 2219
Baggett-Griffith & Associates
2006 Adams Avenue
LaGrande, Oregon 97850

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 1994

DEDICATIONS

Know all people by these presents that James Reckling and Lisa M. Reckling are the owners 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 surveyed and partitioned into the parcels as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby grant the easement for ingress, egress and utilities across the South 20 feet of Parcels 1 and 2, in accordance with the provisions of O.R.S. Chapter 92.

James Reckling
James Reckling

Lisa M. Reckling
Lisa M. Reckling

Know all people by these presents that Kirk Skovlin and Laura D. Skovlin are contract holders of the land represented on the annexed map, more particularly described in the accompanying Surveyor's Certificate, by virtue of the memorandum of contract filed as microfilm number 151400 in the Union County deed records, and does hereby consent to the same being surveyed and partitioned into the parcels as shown on the annexed map, and we do for ourselves, our heirs and assigns, hereby consent to the easement for ingress, egress and utilities across the South 20 feet of Parcels 1 and 2, in accordance with the provisions of O.R.S. Chapter 92.

Kirk Skovlin
Kirk Skovlin

Laura D. Skovlin
Laura D. Skovlin

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 Surveyor's Certificate, by virtue of the deed of trust filed as microfilm number 140587 in the Union County deed records, and does hereby consent to the same being surveyed and partitioned into the parcels as shown on the annexed map, and does also hereby consent to the easement for ingress, egress and utilities across the South 20 feet of Parcels 1 and 2, in accordance with the provisions of O.R.S. Chapter 92.

Jeff Puckett
Jeff Puckett, Vice President of Pioneer Bank

ACKNOWLEDGEMENTS

State of Oregon
SS
County of Union

Know all these people by these presents, on this 5th day of MAY, 1994 before me a Notary Public in and for said State and County, personally appeared James Reckling and Lisa M. Reckling, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Watterson
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 5th day of MAY, 1994 before me a Notary Public in and for said State and County, personally appeared Kirk Skovlin and Laura D. Skovlin, who being duly sworn did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dennis L. Watterson
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 10th day of MAY, 1994 before me a Notary Public in and for said State and County, personally appeared Jeff Puckett, Vice President of the above named Pioneer Bank, 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.

Marie E. McKague
Notary Public for the State of Oregon



Notarial Seal

APPROVALS

UNION COUNTY SURVEYOR

Approved this 11th day of MAY, 1994.

Jack W. Burris
By Jack W. Burris, Wallowa County Surveyor

CITY OF COVE

Approved this 3rd day of MAY, 1994.

Richard H. Thew
Richard Thew, Mayor

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 1993-1994 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 Patty Goodenham Date: 5/9/94

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 Peggy Sutton Date: 5/9/94

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 11th day of MAY, 1994, at 4:20 o'clock P.M. and filed in Plat Cabinet No. A357, Union County records. Microfilm No. 153652.

R. NELLIE BOGUE HIGBERT
Union County Clerk
by A. Nelson, Deputy