

Major Partition Plat Number 20070024T

A Partition of a tract situated in the Northeast quarter of the Northwest quarter of Section 20, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20072976T
Plat Cabinet Number C909 - C910

BASIS OF BEARING

Solar observation taken near the East 1/4 corner of Section 20, Township 1 South, Range 39 East of the Willamette Meridian.

SCALE: 1" = 50'

REFERENCE MATERIAL

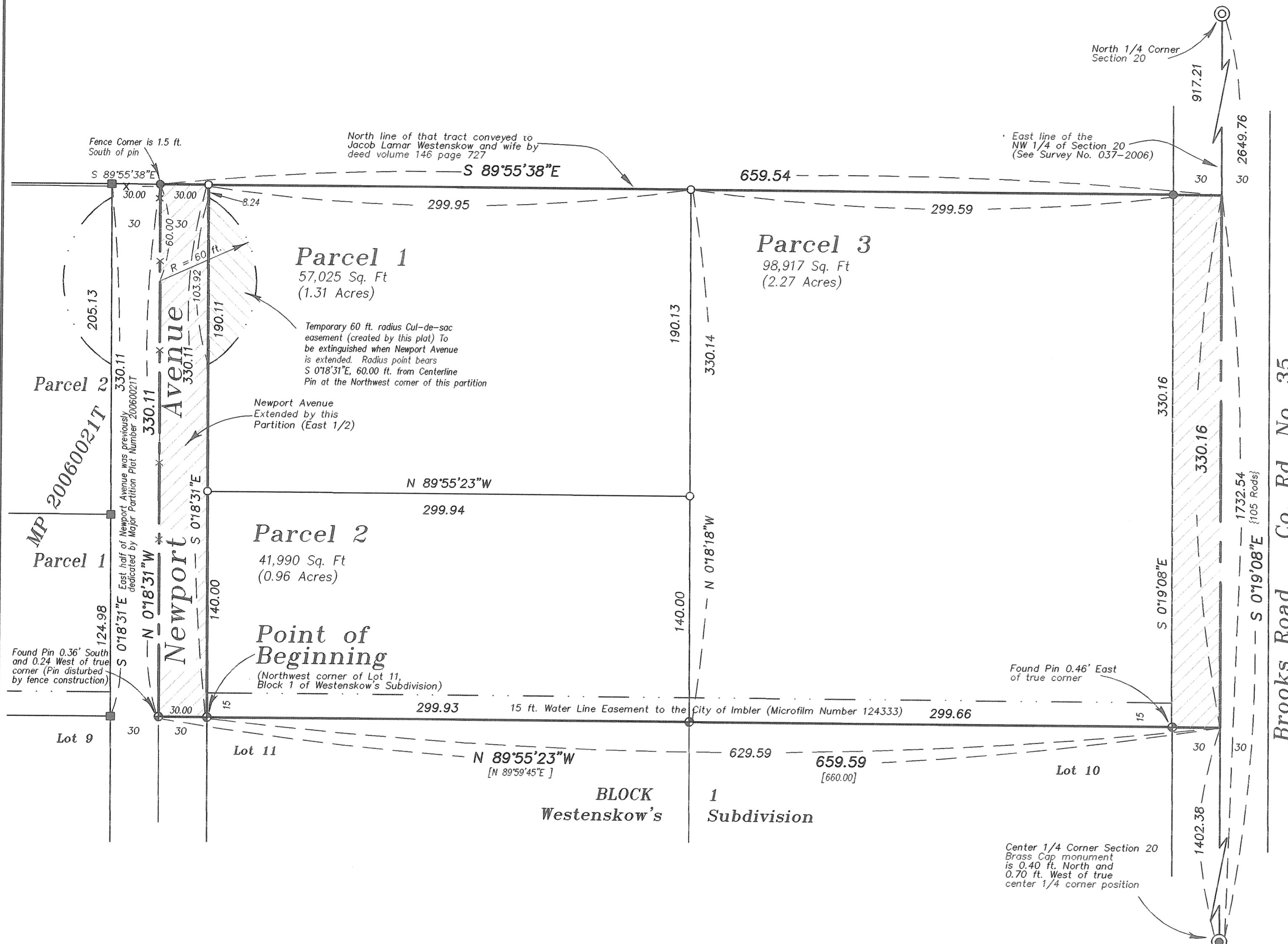
Union County Monumentation Records
Plat of Westenskow's Subdivision
Survey Number 037-2006

DEED REFERENCES

Volume 146 Page 727
Microfilm Number 44332
Microfilm Number 124333
Survey Report Number 44914
prepared by Abstract and Title Co.
dated September 6, 2006.

LEGEND

- ⊙ Found brass cap monument in water valve box as per Union County Monumentation Records
- ⊙ Found 5/8" pin with 2 1/2" brass cap set by survey number 037-2006
- ⊕ Found 5/8" iron pin set by the plat of Westenskow's Subdivision
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 037-2006
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Major Partition Plat Number 2006-0021T
- Set 5/8"x30" iron pin with plastic cap marked "BGB SURVEY MARKER"
- x — Existing fence line
- — — Center line
- - - Easement line
- { } Record distance of deed Volume 146 Page 727
- [] Record information from the plat of Westenskow's Subdivision
- ▨ Area to be dedicated as Street or Road, the area is a total of 19,808 Sq.Ft.
- ▨ Area within temporary cul-de-sac easement 2,211 Sq.Ft.



NARRATIVE

This partition was done at the request of Dan Beckner. The purpose of this partition is to create the parcels shown and dedicate the extension of Newport Avenue and Brooks Road. A temporary easement for a 60 ft. radius cul-de-sac is also created. The easement is intended to be temporary in nature and be extinguished if and when Newport Avenue is extended to the North. The exterior of the tract was placed by survey number 037-2006. I place the dividing lines between the parcels at the direction of Mr. Beckner. I find the existing fences along the Beckner ownership to be harmonious with the deed lines as shown. I find no unusual conditions on this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070024T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C909 - C910 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Major Partition Plat Number 20070024T

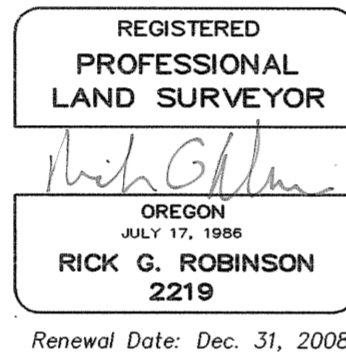
A Partition of a tract situated in the Northeast quarter of the Northwest quarter of Section 20, Township 1 South, Range 39 East of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, OPLS 2219, hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Major Partition map in accordance with O.R.S. Chapter 92, said partition being situated in the Northeast quarter of the Northwest quarter of Section 20, Township 1 South, Range 39 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

- Beginning at the Northwest corner of Lot 11, Block 1 of Westenskow's Subdivision,
 - Thence; North 89°55'23" West, along the Westerly prolongation of the North line of said Lot 11, a distance of 30.00 feet, to the centerline of Newport Avenue, as dedicated by Major Partition Plat Number 20060021T,
 - Thence; North 0°18'31" West, along said centerline, a distance of 330.11 feet, to the North line of that tract conveyed to Jacob Lamar Westenskow and wife by deed volume 146 page 727 of the deed records of Union County,
 - Thence; South 89°55'38" East, along said North line, a distance of 659.54 feet, to the East line of the Northwest quarter of said Section 20,
 - Thence; South 0°19'08" East, along the said East line, a distance of 330.16 feet, to its' intersection with the Easterly prolongation of the North line of Block 1 of Westenskow's Subdivision,
 - Thence; North 89°55'23" West, along said North line and its' Easterly prolongation, a distance of 629.59 feet, to the Point of Beginning of this description,
- Said tract containing 5.00 Acres (217,742 Sq. Ft.)

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



DECLARATION

Know all people by these presents that DANIEL R. BECKNER and BARBARA A. BECKNER 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 partitioned into the parcels shown on the annexed map, and do hereby dedicate, donate and convey to the public use forever, that land within Brooks Road and Newport Avenue, and do further hereby create the temporary cul-de-sac easement at the end of Newport Avenue, as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Daniel R. Beckner
DANIEL R. BECKNER

Barbara A. Beckner
BARBARA A. BECKNER

Know all people by these presents that STERLING SAVINGS BANK is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20061582 in the deed records of Union County, and is also Successor in interest to PIONEER BANK F.S.B., who is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 972800 in the deed records of Union County, and does hereby consent to the partition, road dedication and easements shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.

Kris Robbins
Authorized Representative
STERLING SAVINGS BANK

~~Know all people by these presents that CASCADE FINANCIAL GROUP, INC. is a mortgage holder on the land within this partition by virtue of that deed of trust filed as microfilm number 20061467 in the deed records of Union County, and does hereby consent to the partition, road dedication and easements shown on the annexed map, in accordance with the provisions of O.R.S. Chapter 92.~~

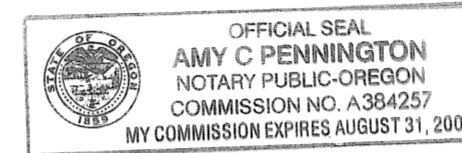
Authorized Representative
CASCADE FINANCIAL GROUP, INC.

Full Reconveyance of Deed of Trust
Filed as Microfilm Number 20072865

ACKNOWLEDGMENTS

State of Oregon SS
County of Union
Know all these people by these presents, on this 5th day of January, 2007, before me a Notary Public in and for said State and County, personally appeared DANIEL R. BECKNER and BARBARA A. BECKNER 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.

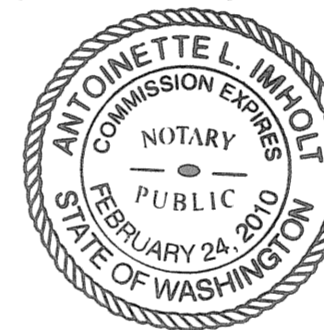
Amy C. Pennington
Notary Public for
the State of Oregon



Notarial Seal

WASHINGTON
State of Oregon SS
County of ~~Union~~ Spokane
Know all these people by these presents, on this 7th day of MARCH, 2007, before me a Notary Public in and for said State and County, personally appeared KRIS ROBBINS, who being duly sworn, did say that they are an Authorized Representative of STERLING SAVINGS BANK, named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Antoinette Imholt
Notary Public for
the State of ~~Oregon~~ WASHINGTON



Notarial Seal

State of Nevada SS
County of Clark
Know all these people by these presents, on this _____ day of _____, 2007, before me a Notary Public in and for said State and County, personally appeared _____, who being duly sworn, did say that they are an Authorized Representative of CASCADE FINANCIAL GROUP, INC., named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public for
the State of ~~Oregon~~ NEVADA

Full Reconveyance of Deed of Trust
Filed as Microfilm Number 20072865

Notarial Seal

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070024T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C909-C910 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

Union County Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 29 day of DECEMBER, 2007.

by *Richard A. Shaver*
Richard A. Shaver, Wallowa County Surveyor
for the Union County Surveyor

Union County Planning Department

Approved this 5th day of June, 2007.

Hanley Jenkins II
Hanley Jenkins, II
Union County Planning Director

CITY OF IMBLER

Approved this 4th day of JUNE, 2007.

Joe Combe
Joe Combe, Mayor
MIKE McLEAN

UNION COUNTY ASSESSOR / TAX COLLECTOR

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 2006-2007 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 *Linda L. Hill* Date: 6/5/07
Linda L. Hill, Union County Assessor/Tax Collector

UNION COUNTY COMMISSION

Approved this 6th day of JUNE, 2007.

Steve McClure
Steve McClure

R. Nellie Bogue Hibbert
R. Nellie Bogue Hibbert

Colleen MacLeod
Colleen MacLeod

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 6 day of June, 2007, at 9:30 o'clock A M, and filed in Plat Cabinet No. C909-C910, Union County records. Microfilm No. 20072976T.

Union County Clerk by *Lisa Fitch* Deputy