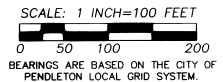
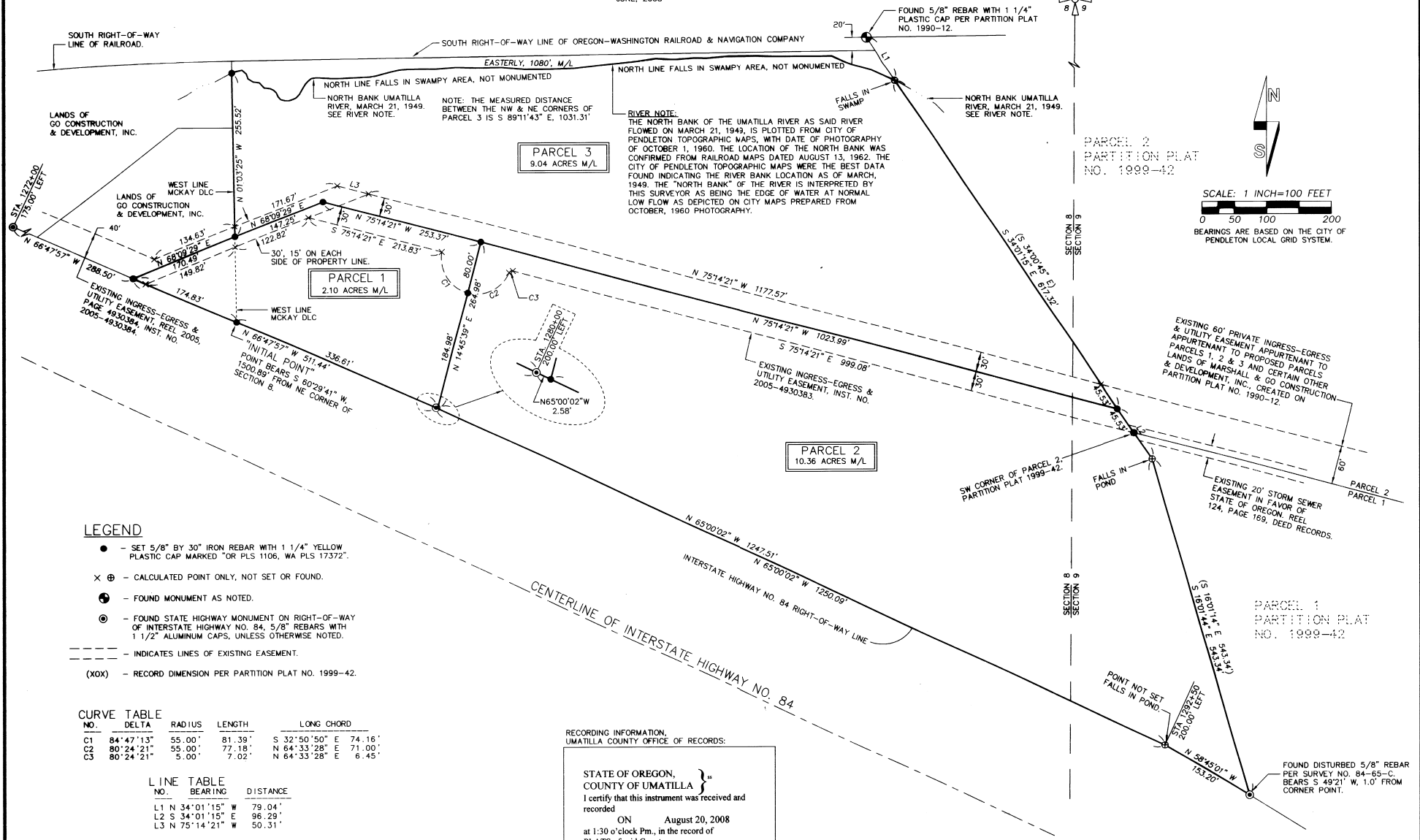


PARTITION PLAT FOR MARSHALL

LOCATED IN THE NE1/4 OF SECTION 8 AND NW1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
JUNE, 2008

PARTITION PLAT NO. 2008-21

SHEET 1 OF 2



LEGEND

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ - FOUND MONUMENT AS NOTED.
- ⊙ - FOUND STATE HIGHWAY MONUMENT ON RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 84, 5/8" REBARS WITH 1 1/2" ALUMINUM CAPS, UNLESS OTHERWISE NOTED.
- - INDICATES LINES OF EXISTING EASEMENT.
- (XOX) - RECORD DIMENSION PER PARTITION PLAT NO. 1999-42.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	84°47'13"	55.00'	81.39'	S 32°50'50" E 74.16'
C2	80°24'21"	5.00'	77.18'	N 64°33'28" E 71.00'
C3	80°24'21"	5.00'	7.02'	N 64°33'28" E 6.45'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 34°01'15" W	79.04'
L2	S 34°01'15" E	96.29'
L3	N 75°14'21" W	50.31'

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON August 20, 2008
at 1:30 o'clock Pm., in the record of PLATS of said County.
YEAR NUMBER Slide
2008 21

OFFICE OF COUNTY RECORDS
By: Steve Churchill...Records Officer
Fees \$ 50.00 No. 2008-5410275

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/10

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 06/08 DR. BY: DMT
CK. BY: WRW NO: 05-1028

PROJECT: \MARPP2005
PARTITION PLAT FOR:
MARSHALL
LOCATED IN THE NE1/4 OF SECTION 9,
T2N., R32E., W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2008-21
William R. Wells
WILLIAM R. WELLS, PLS

Umatilla County Surveyor
Date: 9-09
Initials: KK

PARTITION PLAT FOR MARSHALL

LOCATED IN THE NE1/4 OF SECTION 8 AND THE NW1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON. JUNE, 2008

PARTITION PLAT NO. 2008-21

SHEET 2 OF 2

OWNER'S DECLARATION & EASEMENT DESIGNATION

WE, H. GALE MARSHALL AND ANITA EILEEN MARSHALL, AS HUSBAND AND WIFE, AND H. GALE MARSHALL AND ANITA E. MARSHALL, INDIVIDUALLY, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY DESIGNATE THE NEW INGRESS-EGRESS EASEMENT SHOWN ON SHEET 1 OF 2 AS A PRIVATE, NON-EXCLUSIVE INGRESS-EGRESS EASEMENT, APPURTENANT TO PARCELS 1, 2 AND 3 AND TO LANDS OF GO CONSTRUCTION AND DEVELOPMENT, INC., DESCRIBED BY DEED RECORDED AT REEL 246, PAGE 630, INST. NO. 1993-189498 AND BY DEED RECORDED AT REEL 246, PAGE 635, INST. NO. 1993-189499, DEED RECORDS OF UMATILLA COUNTY.

H. GALE MARSHALL AND ANITA EILEEN MARSHALL, AS HUSBAND AND WIFE:

[Signature] Anita Eileen Marshall

H. GALE MARSHALL AND ANITA E. MARSHALL, INDIVIDUALLY:

[Signature] Anita E. Marshall

ACKNOWLEDGMENT

STATE OF OREGON COUNTY OF UMATILLA SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August 2008.

BY H. GALE MARSHALL AND ANITA EILEEN MARSHALL, AS HUSBAND AND WIFE AND BY H. GALE MARSHALL AND ANITA E. MARSHALL, INDIVIDUALLY

[Signature] Dawn M. Judds

MY COMMISSION EXPIRES: 10-14-2008

COMMISSION NUMBER: 385199

SURVEYOR'S CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS WERE RECOVERED OR ESTABLISHED AS NOTED ON THIS PARTITION PLAT.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A TRIMBLE 5700 GEODETIC G.P.S. SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. NEW MONUMENTS WERE ESTABLISHED BY G.P.S. REAL TIME METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 8 AND NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 80°29'41" WEST A DISTANCE OF 1500.89 FEET TO A POINT ON THE WEST LINE OF THE WILLIAM C. MCKAY DONATION LAND CLAIM AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 66°47'57" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 174.83 FEET; THENCE NORTH 68°09'29" EAST A DISTANCE OF 170.49 FEET TO A POINT ON THE WEST LINE OF SAID WILLIAM C. MCKAY DONATION LAND CLAIM; THENCE NORTH 01°03'25" WEST ALONG THE WEST LINE OF SAID WILLIAM C. MCKAY DONATION LAND CLAIM A DISTANCE OF 255.52 FEET TO A POINT ON THE NORTH BANK OF THE UMATILLA RIVER AS IT WAS LOCATED ON MARCH 21, 1949; THENCE EASTERLY ALONG SAID NORTH BANK OF THE UMATILLA RIVER A DISTANCE OF 1080 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF PARTITION PLAT NUMBER 1999-42, RECORDED SEPTEMBER 8, 1999 IN THE RECORD OF PLATS AS INSTRUMENT NUMBER 1999-3570729, OFFICE OF COUNTY RECORDS, SAID POINT BEING LOCATED SOUTH 34°01'15" EAST A DISTANCE OF 79.04 FEET FROM THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT NO. 1999-42; THENCE SOUTH 34°01'15" EAST ALONG THE WEST LINE OF SAID PARTITION PLAT NUMBER 1999-42 A DISTANCE OF 713.61 FEET; THENCE SOUTH 16°01'44" EAST, CONTINUING ALONG THE WEST LINE OF SAID PARTITION PLAT NO. 1999-42 A DISTANCE OF 543.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84; THENCE NORTH 58°45'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 153.20 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 65°00'02" WEST A DISTANCE OF 1250.09 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 66°47'57" WEST A DISTANCE OF 336.31 FEET TO THE "INITIAL POINT".

NOTATION OF CERTAIN EASEMENTS AND ENCUMBRANCES OF RECORD

NEW PARCELS 1, 2 AND 3 ARE SUBJECT TO THE EXISTING EASEMENTS SHOWN ON THE PLAT SHEET 1 OF 2 AND THE FOLLOWING ENCUMBRANCES, WHICH ARE REFERENCED IN TITLE REPORT NO. 83698, DATED 07/17/08, PREPARED BY PIONEER TITLE COMPANY, PENDLETON, OREGON.

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY EDNA BURGIN, ET UX TO PACIFIC TELEPHONE & TELEGRAPH CO., RECORDED APRIL 14, 1949, BOOK 188, PAGE 564, DEED RECORDS. THIS IS A BLANKET EASEMENT AFFECTING PORTIONS OF PARCELS 1, 2 & 3 EAST OF THE WEST LINE OF THE W.C. MCKAY DONATION LAND CLAIM.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY PILOT ROCK LUMBER CO., AN OREGON CORPORATION, THE CITY OF PENDLETON, AND JOHN P. FRENCH, ET UX, TO UMATILLA RIVER WATER CONTROL DISTRICT NO. 1, RECORDED FEBRUARY 16, 1960, BOOK 257, PAGE 418-420, DEED RECORDS. A BLANKET EASEMENT COVERING ALL THAT PORTION OF THE W.C. MCKAY DONATION LAND CLAIM LYING SOUTH OF THE NORTH BANK OF THE UMATILLA RIVER, AS SAID RIVER FLOWED ON MARCH 21, 1949, AND LYING NORTH OF THE ROAD OF PUBLIC EASEMENT NO. 506, SAID PUBLIC ROAD RUNNING THROUGH SAID DONATION LAND CLAIM FROM THE WEST BOUNDARY LINE THEREOF, AND BEING THE SAME LAND MORE FULLY SET OUT AND DESCRIBED IN A DEED DATED FEBRUARY 24, 1955 FROM C.A. BURGIN AND ENDA E. BURGIN, HUSBAND AND WIFE, RECORDED IN BOOK 223, PAGE 445, DEED RECORDS OF UMATILLA COUNTY.

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY JOHN P. FRENCH, ET UX, TO CASCADE NATURAL GAS CORPORATION, RECORDED JULY 23, 1956, BOOK 236, PAGE 10, DEED RECORDS. EASEMENT INCLUDES ALL THAT PORTION OF THE W.C. MCKAY DONATION LAND CLAIM LYING SOUTH OF THE NORTH BANK OF THE UMATILLA RIVER, AS SAID RIVER FLOWED ON MARCH 21, 1949, AND LYING NORTH OF THE ROAD OF PUBLIC EASEMENT NO. 506, SAID PUBLIC ROAD RUNNING THROUGH SAID DONATION LAND CLAIM FROM THE WEST BOUNDARY LINE THEREOF, AND BEING THE SAME LAND MORE FULLY SET OUT AND DESCRIBED IN A DEED DATED FEBRUARY 24, 1955 FROM C.A. BURGIN AND ENDA E. BURGIN, HUSBAND AND WIFE, RECORDED IN BOOK 223, PAGE 445, DEED RECORDS OF UMATILLA COUNTY.

4. THESE PREMISES ARE WITHIN THE BOUNDARIES OF THE UMATILLA RIVER WATER CONTROL DISTRICT, AND ARE SUBJECT TO THE LEVIES, ASSESSMENTS, AND EASEMENTS THEREOF, IF ANY.

5. PORTIONS OF PARCELS 1, 2 & 3 LOCATED EAST OF THE WEST LINE OF THE W.C. MCKAY DONATION LAND CLAIM AND WEST OF THE EAST LINE OF SECTION 8 ARE SUBJECT ANNEXATION AGREEMENTS RECORDED AT REEL 44, PAGE 1489, AND REEL 51, PAGE 018, DEED RECORDS OF UMATILLA COUNTY.

6. NON-DISTURBANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN STERLING SAVINGS BANK, LENDER; GO CONSTRUCTION AND DEVELOPMENT, INC. AN OREGON CORPORATION, AND H. GALE MARSHALL AND ANITA EILEEN MARSHALL, OWNER/BORROWER, AND J.R. ZUKIN CORP., A CALIFORNIA CORPORATION, DBA MEADOW OUTDOOR ADVERTISING, LEASE HOLDER, RECORDED JANUARY 20, 2006, AS INSTRUMENT NO. 2006-4950049, OFFICE OF RECORDS. THIS INSTRUMENT RELATES TO A MEMORANDUM OF LEASE RECORDED AS INSTRUMENT NO. 2005-4920264, OFFICE OF RECORDS, AND ENCUMBERS THAT PORTION OF PARCELS 2 AND 3 DESCRIBED IN THE DESCRIPTION CONTAINED IN INSTRUMENT NO. 2005-4920264.

7. PARCELS 1, 2 & 3 ARE SUBJECT TO A HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 15, 2005 AS INSTRUMENT NO. 2005-4780578, OFFICE OF RECORDS.

8. ANY UNCERTAINTY AS TO THE LOCATION OF THE PROPERTY LINES DUE TO THE USE OF "THE UMATILLA RIVER" AND THE "BLUFF OF ROCK" AS BOUNDARY LINES.

TRUST DEED BENEFICIARY'S CONSENT

STERLING SAVINGS BANK, TRUST DEED BENEFICIARY ON LANDS CONTAINED IN THIS PARTITION PLAT THROUGH LINE OF CREDIT INSTRUMENT RECORDED AS INSTRUMENT NO. 2005-4780576, UMATILLA COUNTY OFFICE OF RECORDS, AND MODIFICATION OF DEED OF TRUST RECORDED AS INSTRUMENT NO. 2005-4820468, OFFICE OF COUNTY RECORDS, DOES HEREBY CONSENT TO THIS PARTITION PLAT AND NEW EASEMENT DESIGNATION.

STERLING SAVINGS BANK, BY:

[Signature] M B Short, VP, Commercial Banking

STATE OF OREGON SS COUNTY OF UMATILLA

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August 2008.

BY [Signature] Dawn M. Judds UP TITLE

MY COMMISSION EXPIRES: 10-14-2008

MY COMMISSION NUMBER: 385199

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] Will R. Wells

WILLIAM R. WELLS, PLS JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/10

APPROVALS

EXAMINED AND APPROVED THIS 18th DAY OF August 2008.

LAND PARTITION APPROVAL NO. MPOS-09 [Signature] MICHAEL M. MULLER PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS 19th DAY OF August 2008.

PENDLETON CITY SURVEYOR [Signature] DAVID H. KILBY

EXAMINED AND APPROVED THIS 19th DAY OF August 2008.

UMATILLA COUNTY SURVEYOR [Signature] SETHA S. ENIGHT

TAXES ARE PAID IN FULL THIS 20th DAY OF August 2008.

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded

ON August 20, 2008 at 1:30 o'clock P.m., in the record of PLATS of said County YEAR NUMBER Slide 2008 21

OFFICE OF COUNTY RECORDS

By: Steve Churchill, Records Officer

Fees \$50.00 No. 2008-5410275

I CERTIFY THIS IS AN EXACT COPY OF

PARTITION PLAT NO. 2008-21 [Signature] WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

PROJECT: PARTITION PLAT FOR: MARSHALL LOCATED IN THE NE1/4 OF SECTION 8 AND NW1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 06/08 DR. BY: DMT CK. BY: WRW NO: 05-1026-11

9-08