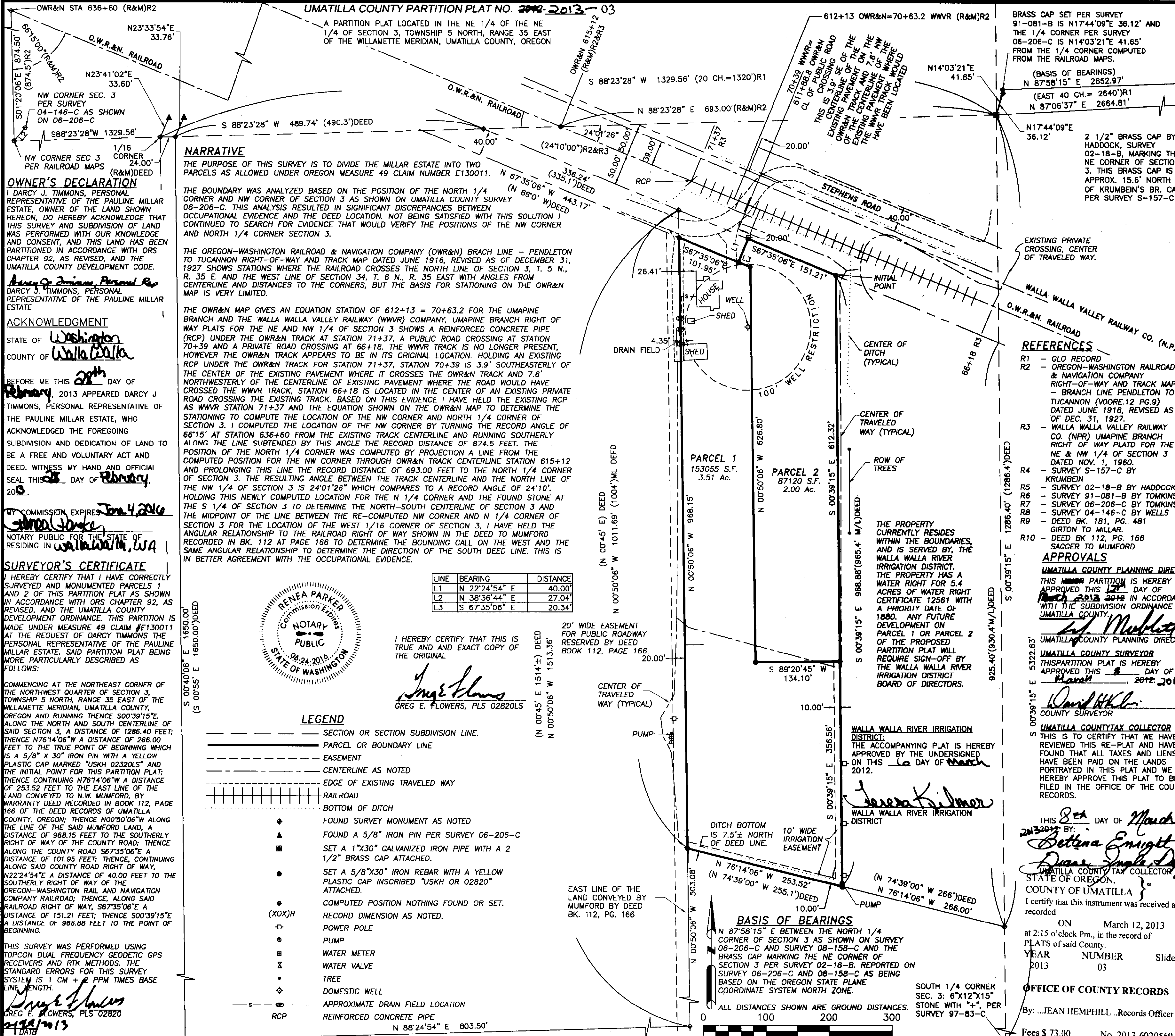


UMATILLA COUNTY PARTITION PLAT NO. 2012-2013-03

A PARTITION PLAT LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE MILLAR ESTATE INTO TWO PARCELS AS ALLOWED UNDER OREGON MEASURE 49 CLAIM NUMBER E130011.

THE BOUNDARY WAS ANALYZED BASED ON THE POSITION OF THE NORTH 1/4 CORNER AND NW CORNER OF SECTION 3 AS SHOWN ON UMATILLA COUNTY SURVEY 06-206-C. THIS ANALYSIS RESULTED IN SIGNIFICANT DISCREPANCIES BETWEEN OCCUPATIONAL EVIDENCE AND THE DEED LOCATION.

THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY (OWR&N) BRANCH LINE - PENDLETON TO TUCANNON RIGHT-OF-WAY AND TRACK MAP DATED JUNE 1916, REVISED AS OF DECEMBER 31, 1927 SHOWS STATIONS WHERE THE RAILROAD CROSSES THE NORTH LINE OF SECTION 3, T. 5 N., R. 35 E. AND THE WEST LINE OF SECTION 34, T. 6 N., R. 35 EAST WITH ANGLES FROM CENTERLINE AND DISTANCES TO THE CORNERS, BUT THE BASIS FOR STATIONING ON THE OWR&N MAP IS VERY LIMITED.

THE OWR&N MAP GIVES AN EQUATION STATION OF 612+13 = 70+63.2 FOR THE UMAPINE BRANCH AND THE WALLA WALLA VALLEY RAILWAY (WVVR) COMPANY, UMAPINE BRANCH RIGHT OF WAY PLATS FOR THE NE AND NW 1/4 OF SECTION 3 SHOWS A REINFORCED CONCRETE PIPE (RCP) UNDER THE OWR&N TRACK AT STATION 71+37, A PUBLIC ROAD CROSSING AT STATION 70+39 AND A PRIVATE ROAD CROSSING AT 66+18.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains bearings and distances for various lines.

I HEREBY CERTIFY THAT THIS IS TRUE AND EXACT COPY OF THE ORIGINAL. Greg E. Flowers, PLS 02820LS



LEGEND

- Legend items: SECTION OR SECTION SUBDIVISION LINE, PARCEL OR BOUNDARY LINE, EASEMENT, CENTERLINE AS NOTED, EDGE OF EXISTING TRAVELED WAY, RAILROAD, BOTTOM OF DITCH, FOUND SURVEY MONUMENT AS NOTED, FOUND A 5/8" IRON PIN PER SURVEY 06-206-C, SET A 1"x30" GALVANIZED IRON PIPE WITH A 2 1/2" BRASS CAP ATTACHED, SET A 5/8"x30" IRON REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "USKH OR 02820" ATTACHED, COMPUTED POSITION NOTHING FOUND OR SET, RECORD DIMENSION AS NOTED, POWER POLE, PUMP, WATER METER, WATER VALVE, TREE, DOMESTIC WELL, APPROXIMATE DRAIN FIELD LOCATION, REINFORCED CONCRETE PIPE.

OWNER'S DECLARATION: I, DARCY J. TIMMONS, PERSONAL REPRESENTATIVE OF THE PAULINE MILLAR ESTATE, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACKNOWLEDGE THAT THIS SURVEY AND SUBDIVISION OF LAND WAS PERFORMED WITH OUR KNOWLEDGE AND CONSENT...

ACKNOWLEDGMENT: STATE OF Washington, COUNTY OF Walla Walla.

BEFORE ME THIS 27th DAY OF February, 2013 APPEARED DARCY J. TIMMONS, PERSONAL REPRESENTATIVE OF THE PAULINE MILLAR ESTATE, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES July 4, 2016. Notary Public for the State of Washington, Residing in Walla Walla, WA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THIS PARTITION IS MADE UNDER MEASURE 49 CLAIM #E130011 AT THE REQUEST OF DARCY TIMMONS, THE PERSONAL REPRESENTATIVE OF THE PAULINE MILLAR ESTATE, SAID PARTITION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING THENCE 500'39'15" E, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3, A DISTANCE OF 1286.40 FEET; THENCE N76'14'06" W A DISTANCE OF 266.00 FEET TO THE TRUE POINT OF BEGINNING WHICH IS A 5/8" X 30" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "USKH 02320LS" AND THE INITIAL POINT FOR THIS PARTITION PLAT; THENCE CONTINUING N76'14'06" W A DISTANCE OF 253.52 FEET TO THE EAST LINE OF THE LAND CONVEYED TO N.W. MUMFORD, BY WARRANTY DEED RECORDED IN BOOK 112, PAGE 166 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE N00'50'06" W ALONG THE LINE OF THE SAID MUMFORD LAND, A DISTANCE OF 968.15 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE COUNTY ROAD; THENCE ALONG THE COUNTY ROAD S67'35'06" E A DISTANCE OF 101.95 FEET; THENCE, CONTINUING ALONG SAID COUNTY ROAD RIGHT OF WAY, S22'22'45" E A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE OREGON-WASHINGTON RAIL AND NAVIGATION COMPANY RAILROAD; THENCE, ALONG SAID RAILROAD RIGHT OF WAY, S67'35'06" E A DISTANCE OF 151.21 FEET; THENCE S00'39'15" E A DISTANCE OF 968.88 FEET TO THE POINT OF BEGINNING.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY GEODETIC GPS RECEIVERS AND RTK METHODS. THE STANDARD ERRORS FOR THIS SURVEY SYSTEM IS 1 CM + 2 PPM TIMES BASE LINE LENGTH.

GREG E. FLOWERS, PLS 02820. Date: 2/27/2013.

FILE: I:\1382200\SURVEY DWGS\1382200-MILLAR_PARTITION.DWG PLOTTED: Feb 27, 2013 - 12:03:46 PM (Greg Flowers)

REGISTERED PROFESSIONAL LAND SURVEYOR. Greg E. Flowers. OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS RENEWS 12/31/13

Date Stamped: 2/27/2013

USKH SHARED VISION. UNIFIED APPROACH. Architecture • Engineering • Surveying Planning • Environmental Services

- 621 W. Mallon Ave, Suite 309, Spokane, WA 99201 (509) 328-5139. 313 D Street, Suite 200, Lewiston, Idaho 83501 (208) 748-2661. 5 North Colville, Walla Walla, WA 99362 (509) 522-4843.

Project: A PARTITION FOR A PARTITION PLAT UNDER MEASURE 49 CLAIM #E130011 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Client: THE PAULINE MILLAR ESTATE 1809 OAK STREET MILTON-FREEWATER, OR 97862

SECTION INDEX table with a grid showing the location of Section 3.

Project Mgr. GREG FLOWERS. Drawn SF. Checked PWPT. Date FEB. 2013. Scale 1"=100'. CAD File: 382200-MILLAR_PARTITION.DWG. Sheet Contents: 1 OF 1.

Sheet No.: 1 OF 1. U.S.K.H. W.O. 1382200

REFERENCES

- R1 - GLO RECORD. R2 - OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY RIGHT-OF-WAY AND TRACK MAP - BRANCH LINE PENDLETON TO TUCANNON (VOORE.12 PG.9) DATED JUNE 1916, REVISED AS OF DEC. 31, 1927. R3 - WALLA WALLA VALLEY RAILWAY CO. (NPR) UMAPINE BRANCH RIGHT-OF-WAY PLAT FOR THE NE & NW 1/4 OF SECTION 3 DATED NOV. 1, 1960. R4 - SURVEY S-157-C BY KRUMBEIN. R5 - SURVEY 02-18-B BY HADDOCK. R6 - SURVEY 91-081-B BY TOMKINS. R7 - SURVEY 06-206-C BY TOMKINS. R8 - SURVEY 04-146-C BY WELLS. R9 - DEED BK. 181, PG. 481 GIRTON TO MILLAR. R10 - DEED BK 112, PG. 166 SAGGER TO MUMFORD.

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR. THIS PARTITION IS HEREBY APPROVED THIS 27th DAY OF February, 2013 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF UMATILLA COUNTY. David H. Clark, UMATILLA COUNTY PLANNING DIRECTOR.

UMATILLA COUNTY SURVEYOR. THIS PARTITION PLAT IS HEREBY APPROVED THIS 27th DAY OF February, 2013. Greg E. Flowers, UMATILLA COUNTY SURVEYOR.

UMATILLA COUNTY TAX COLLECTOR. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS RE-PLAT AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS. Bettina Enright, UMATILLA COUNTY TAX COLLECTOR.

THIS 27th DAY OF March, 2013 BY: Bettina Enright by Diane Ingle, UMATILLA COUNTY TAX COLLECTOR. I certify that this instrument was received and recorded.

ON March 12, 2013 at 2:15 o'clock P.m., in the record of PLATS of said County. YEAR 2013 NUMBER 03 Slide.

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer. Fees \$ 73.00 No. 2013-6020569

BASIS OF BEARINGS

N 87'58'15" E BETWEEN THE NORTH 1/4 CORNER OF SECTION 3 AS SHOWN ON SURVEY 06-206-C AND SURVEY 08-158-C AND THE BRASS CAP MARKING THE NE CORNER OF SECTION 3 PER SURVEY 02-18-B. REPORTED ON SURVEY 06-206-C AND 08-158-C AS BEING BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE.

ALL DISTANCES SHOWN ARE GROUND DISTANCES. 0 100 200 300

SOUTH 1/4 CORNER SEC. 3: 6"x12"x15" STONE WITH "+", PER SURVEY 97-83-C

RECEIVED BY Umatilla County Surveyor Date: 3-20-2013 Rec'd By: J. A. ... No. 13-131-B