

PARTITION PLAT 2012- 02

A Replat of Parcel 3 of Partition Plat 1997-35
 City of Milton-Freewater, Umatilla County, Oregon
 Township 5 North, Range 35 East, W.M.,
 Southwest 1/4 of the Southeast 1/4 of Section 12

for:
Bob Humbert & Son, Inc.
 An Oregon Corporation
 1560 S. Main Street
 Milton-Freewater, Oregon 97862

PROPERTY DESCRIPTION:

The original legal description of the property being partitioned was found in Exhibit "A" of 2007-5300345 of the Umatilla County Records of Deeds as: Parcel 3 of Partition Plat 1997-35, filed October 10, 1997, Instrument No. 1997-3170681, Office of County Records, Umatilla County, Oregon, Located in the Southwest Quarter of the Southeast Quarter of Section 12, Township 5 North, Range 35, East of the Willamette Meridian, Umatilla County, Oregon.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands depicted on this Plat, and that this Plat meets all the requirements as established by Oregon Revised Statutes, Chapter 92.

This survey is based on the original Partition survey by Flowers, in the City of Milton-Freewater. The Basis of Bearing for this survey was the found monuments set by Flowers as shown on the Plat (Basis as calculated from Flowers Plat). The purpose of the survey was to divide Parcel 3 of Partition Plat 1997-35 for Humbert's into two new Parcels, one being a 1.00 acre Parcel for the potential development of a Head Start School. I divided the Original Parcel 3 of Partition Plat 1997-35 as: Parcel 2 for the 1.00 acre Head Start development and Parcel 1 as the remaining 5.78 acres as depicted on the face of this plat. A new roadway dedication was created on the new Parcel 1 to extend Key Boulevard to provide access and egress from the existing end of Key Boulevard to the North end of the new Parcel 2. The roadway dedication amounted to 0.34 acres removed from Parcel 1. The City requested that we make an outside curve transition for the 30.00'/30.00' C.L. to 30.00'/20.00' C.L. I bisected the outside ROW curve, intersected the two resulting bearings and created a curve with a matching tangent length from the intersection point to the south line of the Parcel. This left the remaining tangent length to bring the two curves together. The existing 25' easement was dedicated to the City of Milton-Freewater from the Port of Umatilla in document 1999-3530385 as filed in the Office of County Records of Umatilla County. The recording also contained a Temporary 25' construction easement which expired on June 30th of 1999 and is no longer encumbering the parcels. As a result of new construction along South Main Street, I did not find any of the original monuments as shown on Flowers Plat along South Main Street. I did find the witness corners as described by Flowers in Partition Plat 1997-35 for the square lot adjacent to South Main Street but none of the monuments along the street right of way. Just prior to filing the plat I began to set the monuments and found that Anderson Perry had set monuments along Main Street and also along Key Boulevard for a Partition for the City of Milton-Freewater. The corner that I would have set in the southeast corner of the original lot would have been in a new sidewalk. I show the calculated location of that pin along with the APA pin set by Battey.

DEDICATION:

I, the undersigned, do hereby Dedicate the Public Right of Way as indicated on the face of this Plat to the City of Milton-Freewater. I do acknowledge that I have caused this partition to be created and do hereby acknowledge this Plat as the Official Plat and map of the Partition as filed in the County of Umatilla, State of Oregon.
 By OWNER:

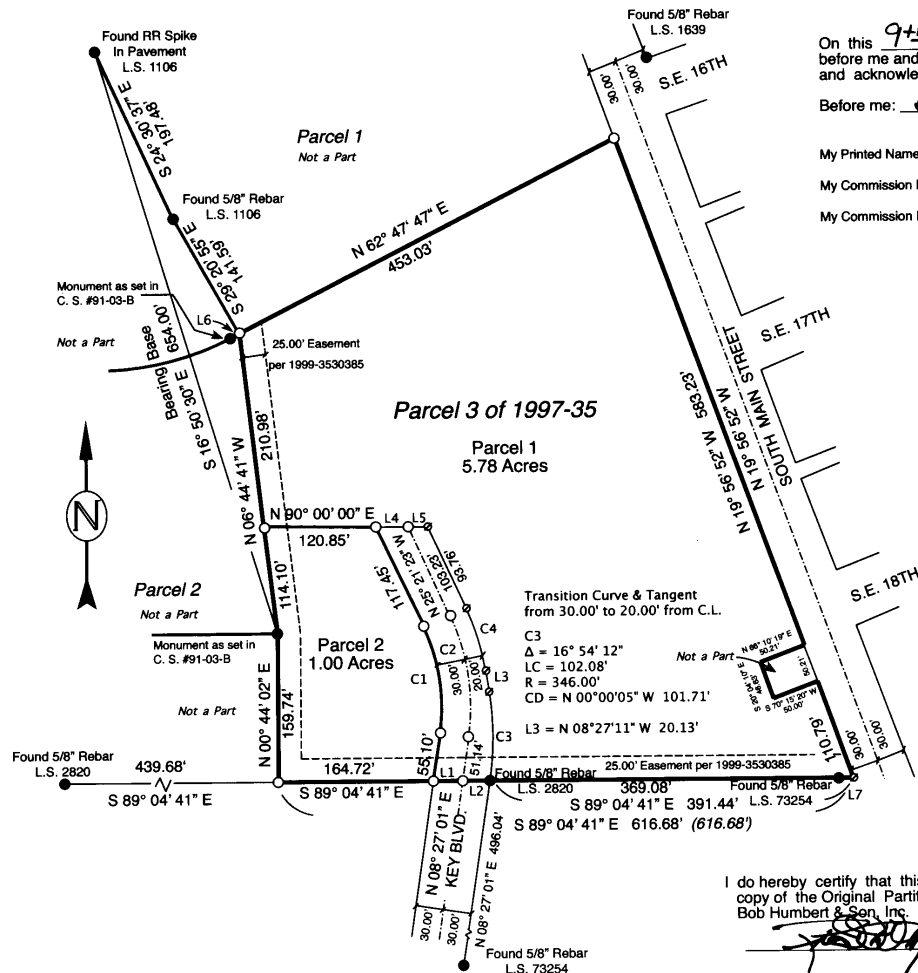
Bob Humbert
 Bob Humbert, Owner, Bob Humbert & Son, Inc.

On this 9th day of January, 2012, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: *Barbara Jo Chadek*
 Notary Public for Oregon

My Printed Name is Barbara Jo Chadek
 My Commission No. is 443523
 My Commission Expires Oct. 19, 2013

CURVE / LINE TABLE	
C1	Δ = 33° 48' 24" LC = 118.00' R = 200.00' CD = N 08° 27' 11" W 116.30'
C2	Δ = 33° 48' 24" LC = 135.71' R = 230.00' CD = N 08° 27' 11" W 133.75'
C4 (Bisected C1/C2)	Δ = 16° 54' 12" LC = 73.76' R = 250.00' CD = N 16° 54' 17" W 73.49'
L1	S 89° 04' 41" E 30.26'
L2	S 89° 04' 41" E 30.26'
L4	N 90° 00' 00" E 33.20'
L5	N 90° 00' 00" E 22.13'
L6	N 62° 44' 52" E 11.22'
L7	S 89° 04' 41" E 22.36'



RECEIVED BY
 Umatilla County Surveyor
 Date: 2/16/2012
 Rec'd By: [Signature]
 No.: 12-008-B

REGISTERED PROFESSIONAL LAND SURVEYOR
 RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-12

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Bob Humbert & Son, Inc. in Umatilla County.

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 9th day of January, 2012

Mina Blashem
 City of Milton-Freewater
 Planning Department

I certify that I have examined and approved this Partition Plat on this 10 day of January, 2012

David Hill
 Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 10 day of January, 2012

[Signature]
 Umatilla County Tax Assessor

I certify that I have examined and approved this Partition Plat on this 25 day of January, 2012

Barbara Jo Chadek
 Umatilla County Tax Collector

Umatilla County
 Office of County Records
 Recording Information
 Seal

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON January 23, 2012
 at 3:05 o'clock P.m., in the record of
 PLATS of said County.
 YEAR 2012 NUMBER 02 Slide

OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL, Records Officer
 Fees \$ 65.00 No. 2012-5870240

LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENTS - 5/8" Iron Rebar W/ No Cap or As Noted
- ∅ CALCULATED CORNER (Not Set)
- STREET CENTER LINES
- PARTITION BOUNDARY
- (000) RECORDED DISTANCE

SCALE 1" = 100 Ft.
 October, 2011

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017