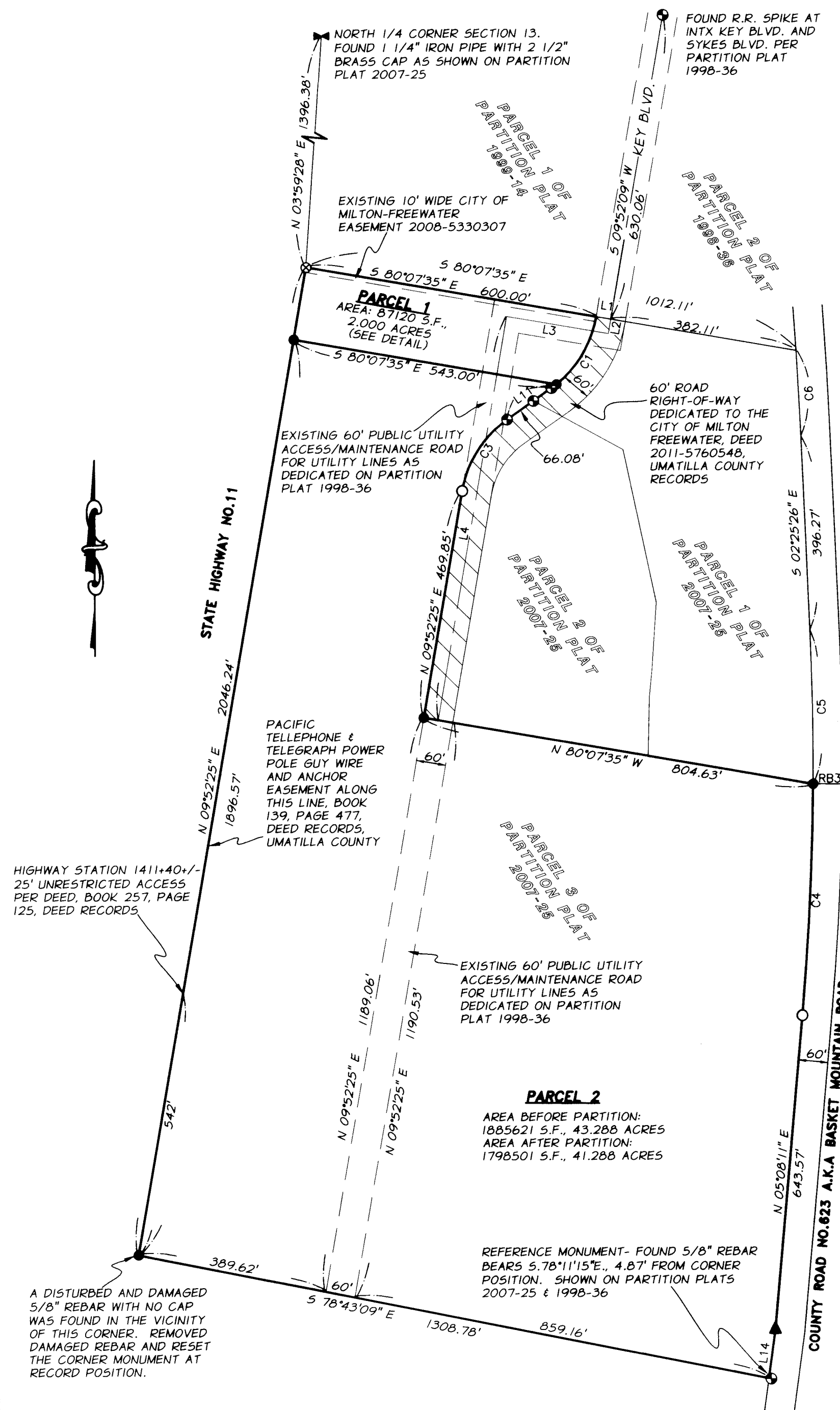


PARTITION PLAT 2015-02

PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT 2007-25
 LOCATED IN THE N/2 OF SECTION 13 T.5N., R.35E. WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON



RADIAL BEARING TABLE

RB#	RADIAL BEARING
RB1	N 80°07'28" W
RB2	N 38°25'34" W
RB3	N 89°24'15" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°07'35" E	30.00'
L2	S 09°52'25" W	30.00'
L3	S 80°07'35" E	210.50'
L4	N 09°52'25" E	836.75'
L5	S 80°07'35" E	210.50'
L11	S 54°52'25" W	111.30'
L13	N 80°07'35" W	123.50'
L14	S 07°56'37" W	100.86'

REFERENCES

- (R1) PARTITION PLAT 2007-25, UMATILLA COUNTY AUDITOR FILE #2007-5210675, W. WELLS PLS 1106
- (R2) PARTITION PLAT 1998-36, UMATILLA COUNTY AUDITOR FILE #1998-3380010, P.W.P. TOMKINS PLS 2360

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD PER (R1) AND FOUND THIS SURVEY.

LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP MARKED "APA 2015 WA43411 ORB7604", SET JANUARY 2015
- ⊙ FOUND 5/8" IRON REBAR, NO CAP
- ⊗ FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- SET 5/8" X 30" REBAR WITH 1-3/4" MORRASSE STYLE YELLOW PLASTIC CAP STAMPED "APA OR B7604 WA43411"
- ▲ CALCULATED POINT, NOTHING FOUND OR SET

REGISTERED PROFESSIONAL LAND SURVEYOR

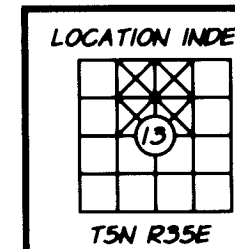
 OREGON
 MAY 14, 2013
ERIK J. GREEN
 87604 PLS
 RENEWS: 6/30/15

RECEIVED BY
 Umatilla County Surveyor
 Date: 2/12/2015
 Rec'd By: G Hensley
 No.: 15-010-B

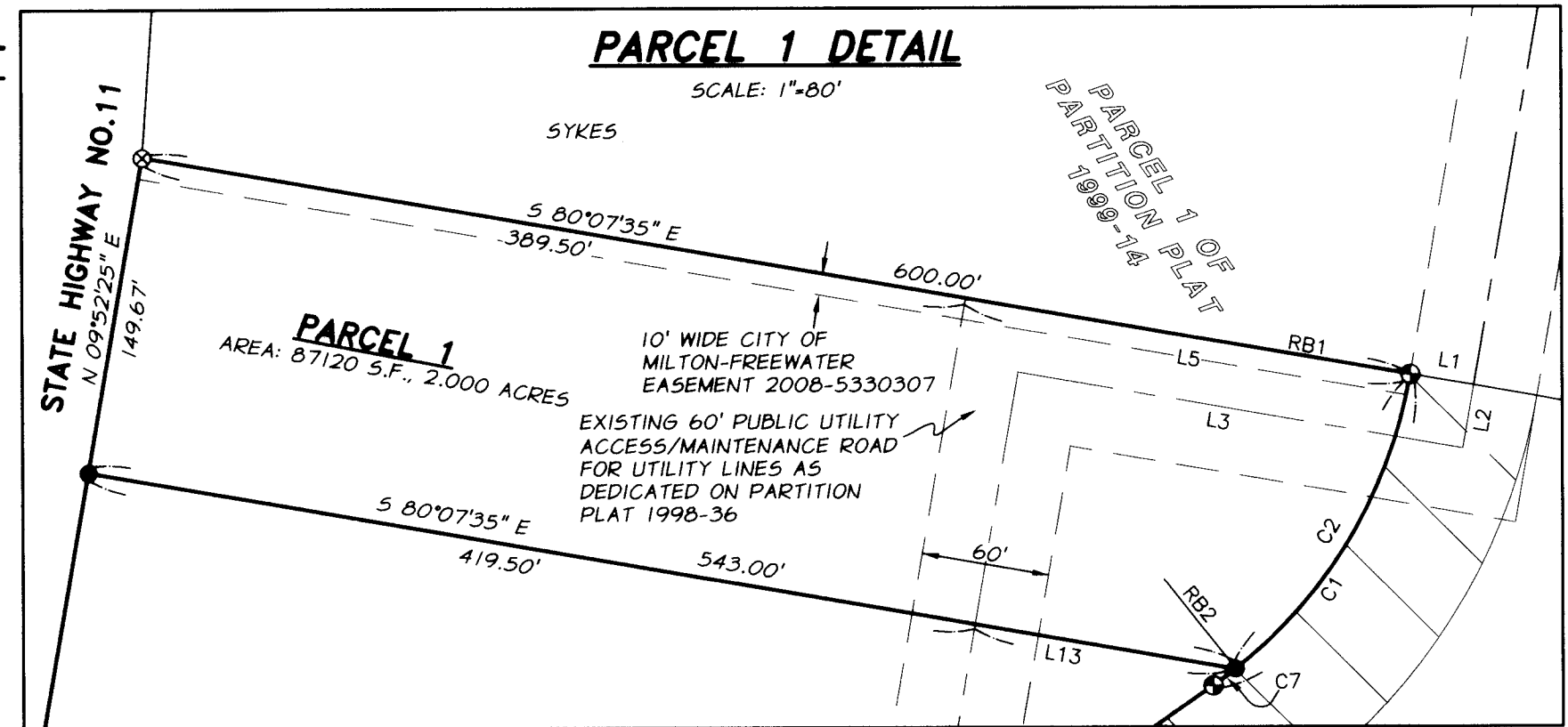
EXACT COPY STATEMENT

I, ERIK J. GREEN, OREGON REGISTERED LAND SURVEYOR NO. 87604, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

ERIK J. GREEN, PLS 87604



PARCEL 1 DETAIL



STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON February 6, 2015
 at 2:47 o'clock P.m., in the record of PLATS of said County.
 YEAR NUMBER Slide
 2015 02

OFFICE OF COUNTY RECORDS
 By: ...Steve Churchill...Records Officer
 Fees \$ 78.00 No. 2015-6260064

APPROVALS:

CITY OF MILTON-FREEWATER
 EXAMINED AND APPROVED THIS 2nd DAY OF February 2015

BY:
 CITY PLANNER

EXAMINED AND APPROVED THIS 5 DAY OF Feb., 2015

 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 2 DAY OF Feb., 2015

 UMATILLA COUNTY TAX COLLECTOR

PARTITION PLAT OF PARCEL 3 OF PARTITION PLAT 2007-25

FILEZ:\Key Family Partnership\7521-263 Key Blvd Partition.dwg\7521-263-100V-BD0001.dwg

SCALE: 1" = 200'
 DATE: JAN. 2015
 JOB NO.: 7521-283

anderson perry
 Associates, Inc.
 ENGINEERING SURVEYING - NATURAL RESOURCES
 LA GRANDE, OR. WALLA WALLA, WA.

SHEET 1/2

214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	176.71'	225.00'	44°59'56"	S 32°22'27" W	172.20'
C2	163.75'	225.00'	41°41'54"	S 30°43'29" W	160.16'
C3	176.72'	225.00'	45°00'05"	N 32°22'27" E	172.21'
C4	473.12'	5970.00'	4°32'26"	S 02°51'58" W	472.99'
C5	314.64'	5970.00'	3°01'11"	N 00°54'51" W	314.61'
C6	174.88'	9970.00'	1°00'18"	N 02°55'35" W	174.88'
C7	12.96'	225.00'	3°17'59"	N 53°13'25" E	12.96'

BASIS OF BEARING

PARTITION PLAT 2007-25 FILED UNDER UMATILLA COUNTY AUDITOR'S FILE NO. 2007-5210675

HIGHWAY STATION 1411+40+/- 25' UNRESTRICTED ACCESS PER DEED, BOOK 257, PAGE 125, DEED RECORDS

PACIFIC TELLEPHONE & TELEGRAPH POWER POLE GUY WIRE AND ANCHOR EASEMENT ALONG THIS LINE, BOOK 139, PAGE 477, DEED RECORDS, UMATILLA COUNTY

EXISTING 60' PUBLIC UTILITY ACCESS/MAINTENANCE ROAD FOR UTILITY LINES AS DEDICATED ON PARTITION PLAT 1998-36

60' ROAD RIGHT-OF-WAY DEDICATED TO THE CITY OF MILTON-FREEWATER, DEED 2011-576054B, UMATILLA COUNTY RECORDS

EXISTING 60' PUBLIC UTILITY ACCESS/MAINTENANCE ROAD FOR UTILITY LINES AS DEDICATED ON PARTITION PLAT 1998-36

REFERENCE MONUMENT- FOUND 5/8" REBAR BEARS S.78°11'15"E., 4.87' FROM CORNER POSITION. SHOWN ON PARTITION PLATS 2007-25 & 1998-36

A DISTURBED AND DAMAGED 5/8" REBAR WITH NO CAP WAS FOUND IN THE VICINITY OF THIS CORNER. REMOVED DAMAGED REBAR AND RESET THE CORNER MONUMENT AT RECORD POSITION.

PARTITION PLAT 2015-02

PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT 2007-25
 LOCATED IN THE N/2 OF SECTION 13 T.5N., R.35E. WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

OWNERS DECLARATION & DEDICATION

WE, CAROL KOCH, LAVERNE BILYEU, LEWIS S. KEY, LOIS KEY PARENT, STEPHEN K. PARENT, WILMA L. SHAFFER, OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE UMATILLA COUNTY DEVELOPMENT ORDINANCE AND APPLICABLE MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE EXISTING EASEMENTS ON THIS PROPERTY.

ACKNOWLEDGEMENT

LOIS K PARENT TRUST, OWNER

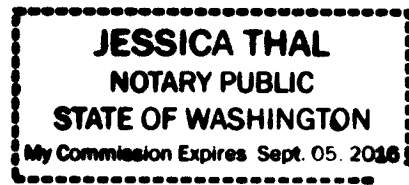
Lois K Parent
 LOIS KEY PARENT, TRUSTEE

Stephen K Parent
 STEPHEN K. PARENT, TRUSTEE

COUNTY OF Pierce
 COUNTY OF Washington
 STATE OF WA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30 DAY OF January, 2015, BY LOIS KEY PARENT AND STEPHEN K. PARENT TRUSTEES OF LOIS K PARENT TRUST.

NOTARY PUBLIC FOR THE STATE OF WA
 MY COMMISSION NUMBER: 92-104385
 MY COMMISSION EXPIRES: 9-5-16



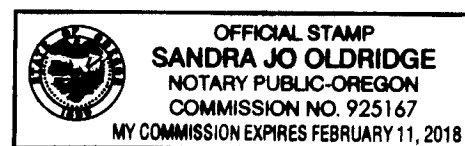
LEWIS KEY, OWNER

Lewis Key
 LEWIS KEY

COUNTY OF Umatilla
 STATE OF Oregon

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF January, 2015, BY LEWIS KEY.

Sandra Jo Oldridge
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION NUMBER: 925167
 MY COMMISSION EXPIRES: 02-11-2018



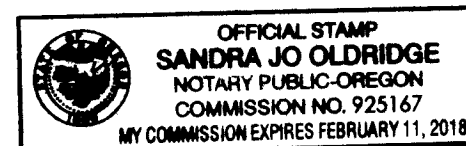
WILMA L SHAFFER REVOCABLE LIVING TRUST, OWNER

Wilma L. Shaffer
 WILMA L. SHAFFER, TRUSTEE

COUNTY OF UMATILLA
 STATE OF OREGON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF February, 2015, BY WILMA L. SHAFFER, TRUSTEE OF WILMA L SHAFFER REVOCABLE LIVING TRUST.

Sandra Jo Oldridge
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION NUMBER: 925167
 MY COMMISSION EXPIRES: 2-11-2018



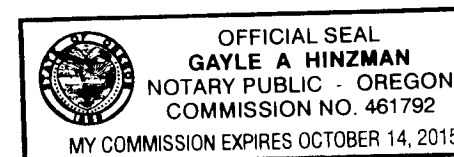
LAVERNE BILYEU REVOCABLE LIVING TRUST, OWNER

Laverne Bilyeu trustee
 LAVERNE BILYEU, TRUSTEE

COUNTY OF Linn
 STATE OF Oregon

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29 DAY OF January, 2015, BY LAVERNE BILYEU, TRUSTEE OF LAVERNE BILYEU REVOCABLE LIVING TRUST

Gayle A Hinzman
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION NUMBER: 461792
 MY COMMISSION EXPIRES: 10-14-2015



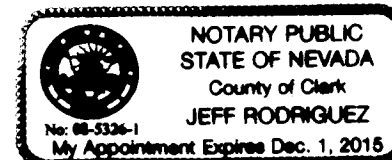
J&C KOCH AB LIVING TRUST, OWNER

Carol Koch
 CAROL KOCH, TRUSTEE

COUNTY OF CLATSOP
 STATE OF OREGON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF January, 2015, BY CAROL KOCH, TRUSTEE OF J&C KOCH AB LIVING TRUST.

Jeff Rodriguez
 NOTARY PUBLIC FOR THE STATE OF NV
 MY COMMISSION NUMBER: 08-5736-1
 MY COMMISSION EXPIRES: Dec. 1 2015



LOT DESCRIPTION

LOT 3 OF PARTITION PLAT 2007-25 RECORDED JUNE 27, 2007, UNDER AUDITOR FILE NO. 2007-5210675, UMATILLA COUNTY RECORDS. LOCATED IN THE NORTH ONE-HALF (N/2) OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXACT COPY STATEMENT

I, ERIK J. GREEN, OREGON REGISTERED LAND SURVEYOR NO. 87604, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Erik J. Green
 ERIK J. GREEN, PLS 87604

EASEMENTS & ENCUMBRANCES OF RECORD

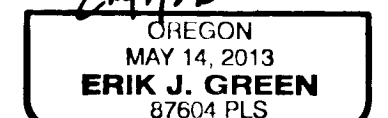
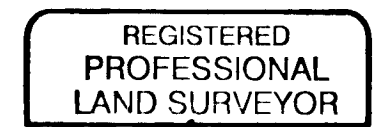
AS DISCLOSED BY PRELIMINARY TITLE REPORT NO. 93281, NOVEMBER 18, 2014, PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVE., PENDLETON, OREGON 97801.

- EASEMENT FOR TELEPHONE RIGHT-OF-WAY, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, NOVEMBER 15, 1922, BOOK 118, PAGE 423, UMATILLA COUNTY DEED RECORDS.
- EASEMENTS FOR TELEPHONE RIGHT-OF-WAY, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, JULY 8, 1930, BOOK 139, PAGE 477, UMATILLA COUNTY DEED RECORDS.
- ACCESS RESTRICTIONS CONTAINED IN DEED TO THE STATE OF OREGON, STATE HIGHWAY COMMISSION, JANUARY 12, 1960, BOOK 257, PAGE 125, UMATILLA COUNTY DEED RECORDS.
- EASEMENTS AS SHOWN ON PARTITION PLAT 1998-36, OCTOBER 6, 1998, INSTRUMENT NO. 1998-3380011, UMATILLA COUNTY RECORDS.
- EASEMENTS AS SHOWN ON PARTITION PLAT 2007-25, JUNE 27, 2007, INSTRUMENT NO. 2007-5210675, UMATILLA COUNTY RECORDS.
- EASEMENT FOR UNDERGROUND POWER, GRANTED TO THE CITY OF MILTON-FREEWATER, MARCH 3, 2008, INSTRUMENT NO. 2008-5330307, UMATILLA COUNTY RECORDS.

SURVEY NARRATIVE & CERTIFICATION

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF DECEMBER, 2014 AND JANUARY 2015 AT THE REQUEST OF LEWIS KEY; AND WAS PREPARED TO CREATE PARCEL 1 AND PARCEL 2 AS SHOWN HEREON. THIS SURVEY IS BASED UPON PARTITION PLAT 2007-25. EXISTING MONUMENTS WERE FOUND AND MEASURED. A LEAST SQUARES BEST FIT ADJUSTMENT WAS UTILIZED HOLDING RECORD BEARINGS AND DISTANCES. ALL FOUND MONUMENTS FIT RECORD DIMENSIONS WITHIN TOLERANCES AND WERE ACCEPTED AS THE TRUE CORNER POSITIONS. FOUR MISSING/DISTURBED CORNERS WERE RESET AT RECORD LOCATIONS. THIS SURVEY WAS CONDUCTED USING A TRIMBLE S6 TOTAL STATION WITH A STANDARD DEVIATION OF ACCURACY OF 2 SECONDS ANGULAR AND +/-2MM +2PPM AND TOPCON GPS SYSTEM CONSISTING OF HIPER II DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION OF 1CM + 1.0 PPM. RESULTS MEET OR EXCEED THE REQUIREMENTS OF ORS CHAPTER 92, REVISED.

ERIK J. GREEN
 PROFESSIONAL LAND SURVEYOR
 OREGON REGISTRATION NO. 87604



RENEWS: 6/30/15

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

ON February 6, 2015
 at 2:47 o'clock Pm., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2015 02

RECEIVED BY
 Umatilla County Surveyor
 Date: 2/12/2015
 Rec'd By: G. Nensley
 No.: 15-010-B

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2015-6260064

PARTITION PLAT		
OF		
PARCEL 3 OF PARTITION PLAT 2007-25		
FILEZ:\Key Family Partnership\7521-283 Key Blvd Partition\dwg\7521-283-100V-BD0001.dwg		
SCALE:	N/A	SHEET
DATE:	JAN. 2015	2/2
JOB NO.	7521-283	
		214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260

