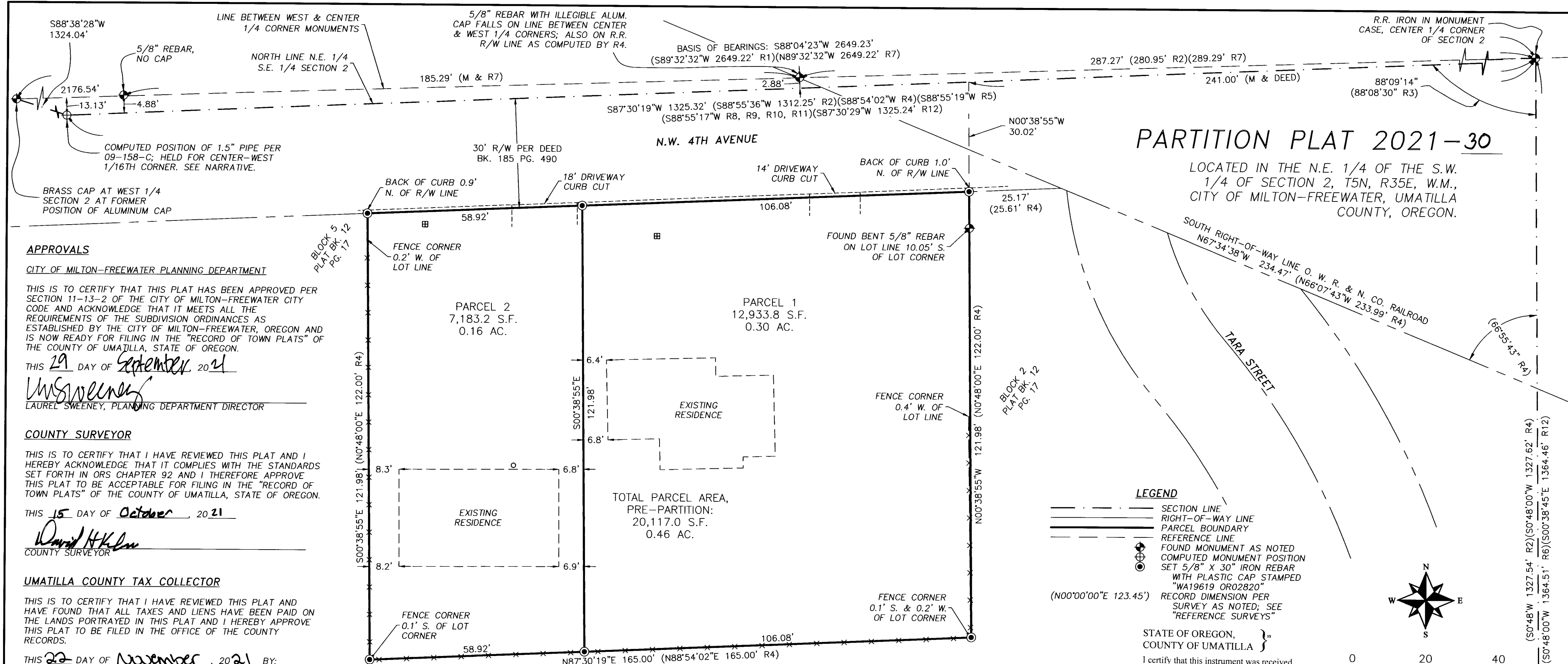


RECEIVED BY
Umatilla County Surveyor
Date: 12/6/21
Rec'd By: CT
No.: 21-129-8



PARTITION PLAT 2021-30

LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 2, T5N, R35E, W.M., CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.

APPROVALS
CITY OF MILTON-FREEWATER PLANNING DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED PER SECTION 11-13-2 OF THE CITY OF MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF MILTON-FREEWATER, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.
THIS 29 DAY OF September, 2021
Laurel Sweeney
LAUREL SWEENEY, PLANNING DEPARTMENT DIRECTOR

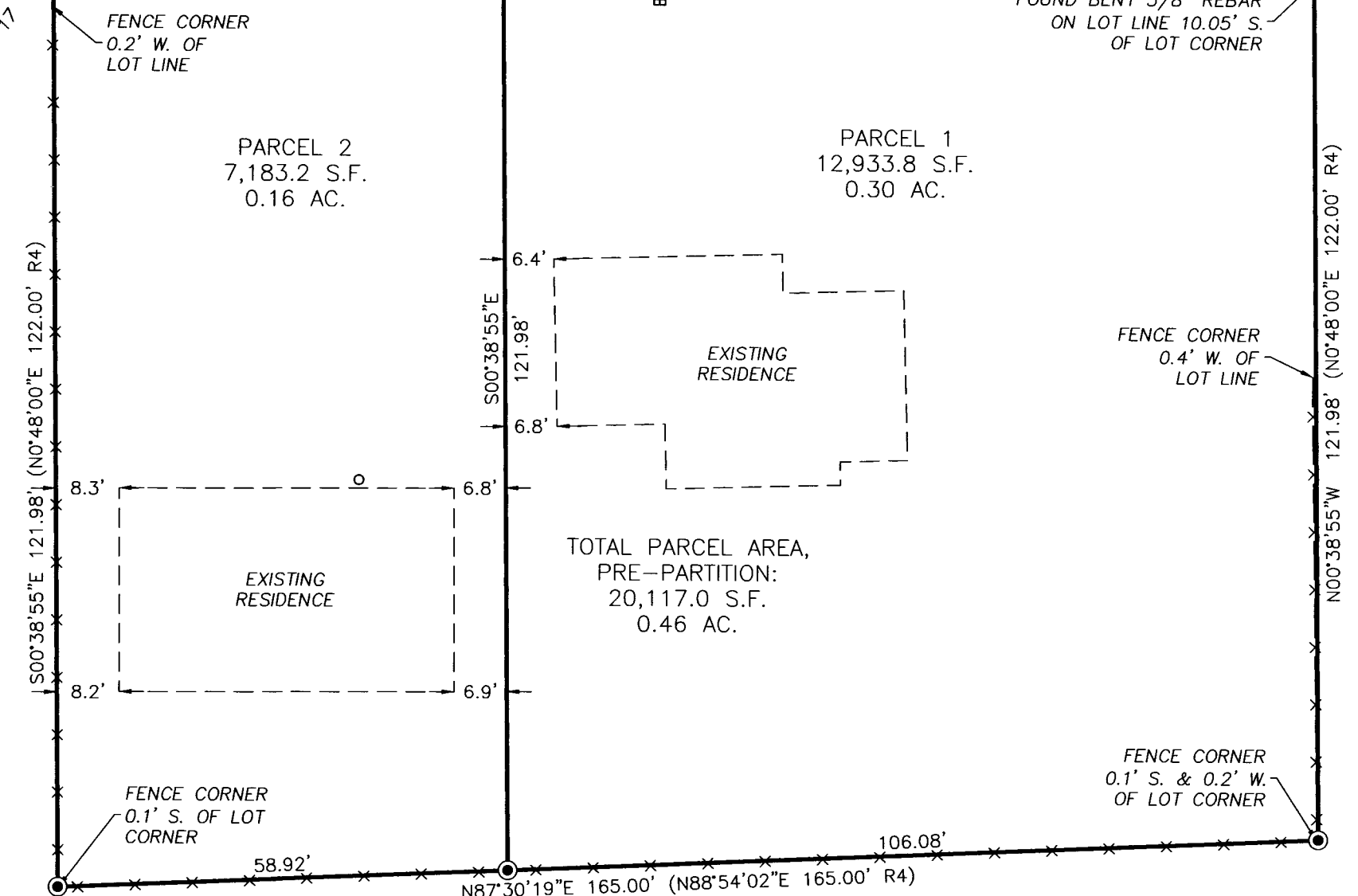
COUNTY SURVEYOR
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.
THIS 15 DAY OF October, 2021
David H. Kline
COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND I HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.
THIS 22 DAY OF November, 2021 BY:
Rachael Reynolds by Marna Brulcer
UMATILLA COUNTY TAX COLLECTOR Deputy

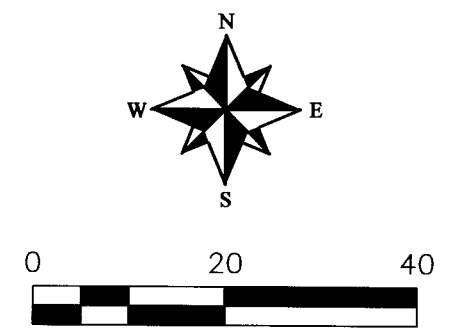
LEGAL DESCRIPTION
PER WARRANTY DEED, INSTRUMENT NO. 2017-6650226:
BEGINNING AT A POINT 20 FEET SOUTH OF AND 14 RODS (231 FEET) AND 10 FEET WEST OF THE CENTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; RUNNING THENCE SOUTH 8 RODS (132 FEET); THENCE WEST 10 RODS (165 FEET); THENCE NORTH 8 RODS (132 FEET); THENCE EAST 10 RODS (165 FEET) TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE NORTHERLY 10 FEET THEREOF AS CONVEYED TO THE CITY OF FREEWATER FOR STREET PURPOSES BY DEED RECORDED IN BOOK 185, PAGE 490, DEED RECORDS AND ANY OTHER PORTION OF THE DESCRIBED LANDS LYING WITHIN THE NW 4TH AVE. RIGHT OF WAY.

SURVEYOR'S NARRATIVE
THIS SURVEY IS BASED ON THE PLAT OF "SEAQUIST, LONG, AND SHORT TRACT" BY HARRIS IN 1979; I HAVE HELD THE RECORD BEARINGS AND DISTANCES OF THAT PLAT RELATIVE TO THE CENTER 1/4 CORNER AND CENTER-SOUTH 1/16TH CORNER, EXCEPT FOR THOSE BEARINGS SHOWN ON THE PLAT TO BE PARALLEL WITH THE EAST-WEST 1/4 SECTION LINE, WHICH I HAVE HELD HEREIN AS PARALLEL WITH THE CENTER 1/4 CORNER AND THE CENTER-WEST 1/16TH CORNER.
IN HIS 1975 SURVEY (SEE R2), DWYER NOTES THAT THE PIPE WHICH I HOLD FOR THE CENTER-WEST 1/16TH CORNER IS "13' W. & 0.7' N" OF THE ACTUAL CORNER, WHICH HE ALIGNED WITH AN OLD FENCE LINE ON TOP OF THE HILL TO THE SOUTH; HE ALSO NOTES THIS PIPE IS "BELIEVED TO BE OLD WELL POINT." I FIND NO RECORD OF THE PIPE PRIOR TO DWYER'S SURVEY, HOWEVER AS IT HAS BEEN HELD AS THE 1/16TH CORNER BY MULTIPLE PLATS AND SURVEYS (PARTITION PLATS 1996-30, 1997-04, 1998-47, 2007-21, SURVEY 02-216-B), I HAVE HELD IT AS SUCH HEREIN. THIS PIPE ALSO WOULD APPEAR TO HAVE BEEN HELD AS THE BASIS FOR THE BEARING OF THE EAST-WEST 1/4 SECTION LINE AS SHOWN ON PLATS BK. 12 PG. 17, BK. 12 PG. 42 AND SURVEY K-050-A.

THE O.W.R. & N. CO. RAILROAD RIGHT-OF-WAY SHOWN HEREON IS BASED ON RECORD DATA PER PLAT BK. 12 PG. 17 ONLY AND IS NOT INTENDED TO DEPICT THE CORRECT RIGHT-OF-WAY LOCATION.
THIS SURVEY WAS MADE AT THE REQUEST OF MMES. LARSON AND GOODING FOR THE PURPOSES OF MARKING AND DIVIDING THE PROPERTY AS SHOWN, WHICH IS THE SAME AS THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-6650226 ON 11/14/2017. COMPUTED MONUMENT POSITIONS SHOWN HEREIN ARE BASED ON TIES SHOWN ON SURVEY 08-158-C, WHICH WERE HELD COMMON WITH TIES MADE DURING THIS SURVEY TO THE MONUMENT MARKING THE CENTER 1/4 OF SECTION 2 AND THE NORTHWEST CORNER OF SECTION 2 (NOT SHOWN HEREON). MEASUREMENTS WERE MADE USING RTK METHODS USING TRIMBLE R10 AND R12 GPS RECEIVERS HAVING STANDARD ERRORS OF 8MM + 1 PPM; MONUMENTS SHOWN WERE VISITED IN JUNE, 2021.



LEGEND
SECTION LINE
RIGHT-OF-WAY LINE
PARCEL BOUNDARY
REFERENCE LINE
FOUND MONUMENT AS NOTED
COMPUTED MONUMENT POSITION SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820"
RECORD DIMENSION PER SURVEY AS NOTED; SEE "REFERENCE SURVEYS"
(N00°00'00"E 123.45')

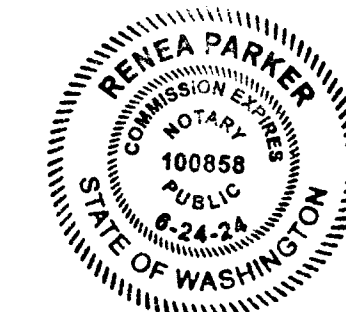


- REFERENCE SURVEYS**
(R1) SURVEY I-198-A (KRUMBEIN, 1974)
(R2) SURVEY J-042-B (DYWER, 1975)
(R3) SURVEY K-050-A (STREAMER, 1976)
(R4) PLAT BK. 12 PG. 17 (HARRIS, 1979)
(R5) PLAT BK. 12 PG. 42 (MCLIND, 1981)
(R6) PLAT BK. 13 PG. 1 (MCLIND, 1984)
(R7) SURVEY 84-061-B (KRUMBEIN, 1984)
(R8) PARTITION PLAT 1996-30 (KRUMBEIN, 1996)
(R9) PARTITION PLAT 1997-04 (KRUMBEIN, 1997)
(R10) PARTITION PLAT 1998-47 (KRUMBEIN, 1998)
(R11) SURVEY 02-016-B (KRUMBEIN, 2002)
(R12) SURVEY 08-158-C (TOMKINS, 2008)

OWNER'S DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, CAROLYN LARSON AND KATHY J. GOODING, OWNERS OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 AND THE DEVELOPMENT CODE OF THE CITY OF MILTON-FREEWATER, OREGON.
Carolyn Larson 9-24-21
CAROLYN LARSON DATE
Kathy J. Gooding 9-24-21
KATHY J. GOODING DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021
9/23/2021

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
GREG E. FLOWERS



ACKNOWLEDGEMENT
STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 24 DAY OF September 2021, APPEARED CAROLYN LARSON, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF September 2021
MY COMMISSION EXPIRES June 24, 2024
Renea Parker
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla

ACKNOWLEDGEMENT
STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 24 DAY OF September 2021, APPEARED KATHY J. GOODING, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF September 2021
MY COMMISSION EXPIRES June 24, 2024
Renea Parker
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla

STATE OF OREGON,
COUNTY OF UMATILLA)
I certify that this instrument was received and recorded on 11-29-2021 at 8:44 o'clock a. m., in the record of PLATS of said County.
YEAR 2021 NUMBER 30
OFFICE OF COUNTY RECORDS
Fee \$ 120.00 No. 2021-7320320
By: STEVE CHURCHILL Records Officer

BASIS OF BEARINGS
OREGON NORTH STATE PLANE GRID BEARING OF S88°04'23"W BETWEEN THE RAILROAD IRON MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 2, T5N, R35E, W.M.; TRUE GRID DISTANCES ARE SHOWN. TO ACHIEVE GRID DISTANCES, MULTIPLY DISTANCES SHOWN HEREON BY 0.999941211676.

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: KRUMBEIN	PROJECT NO.: 67835.000
SURVEYOR: GREG E. FLOWERS	DATE: 08/31/2021
CALC BY: MFW	DRAWN BY: MFW
SECTION: 2	TOWNSHIP: 5
CITY: MILTON-FREEWATER	COUNTY: UMATILLA
SCALE: 1" = 20'	RANGE: 35
SHEET 1 OF 1	