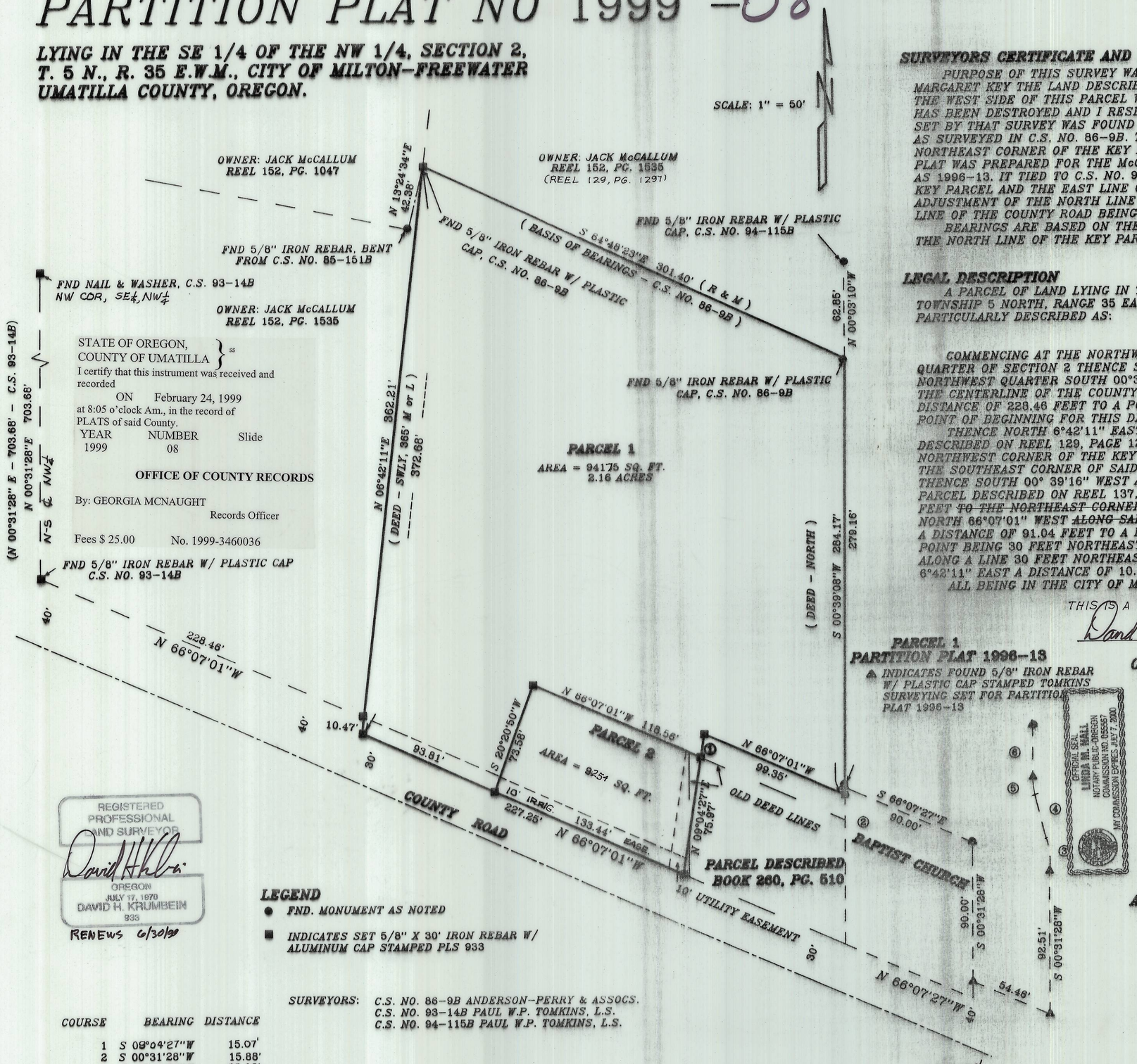
1999-08

PARTITION PLAT NO 1999 -08

LYING IN THE SE 1/4 OF THE NW 1/4, SECTION 2, T. 5 N., R. 35 E.W.M., CITY OF MILTON-FREEWATER UMATILLA COUNTY, OREGON.



STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON February 24, 1999
at 8:05 o'clock Am., in the record of PLATS of said County.

YEAR	NUMBER	Slide
1999	08	

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT
Records Officer

Fees $ 25.00 No. 1999-3460036

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1970
DAVID H. KRUMBEIN
933
RENEWS 6/30/99

LEGEND

● FND. MONUMENT AS NOTED

■ INDICATES SET 5/8" X 30' IRON REBAR W/ ALUMINUM CAP STAMPED PLS 933

SURVEYORS: C.S. NO. 86-9B ANDERSON-PERRY & ASSOCS.
C.S. NO. 93-14B PAUL W.P. TOMKINS, L.S.
C.S. NO. 94-115B PAUL W.P. TOMKINS, L.S.

COURSE	BEARING	DISTANCE
1	S 09°04'27"W	15.07'
2	S 00°31'28"W	15.88'
4	S 13°41'30"E	25.03'
6	S 00°31'28"W	33.76'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
3	50.00'	12.79'	25.04'	28°41'41"	114°35'30"	24.78'	N 06°34'28"W
5	50.02'	6.25'	12.43'	14°14'03"	114°33'10"	12.39'	N 06°39'08"W

TAXES ARE PAID IN FULL AS OF 23rd FEBRUARY 1999

Rhonda J. Schultz
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY
Umatilla County Surveyor
Date 3-99
Rec'd By KK
No. 99-31-B

SURVEYORS CERTIFICATE AND NARRATIVE

PURPOSE OF THIS SURVEY WAS TO DIVIDE INTO TWO PARCELS THAT LAND BELONGING TO DARRELL AND MARGARET KEY THE LAND DESCRIBED ON PAGE 324 OF BOOK 297 OF THE UMATILLA COUNTY DEED RECORDS. THE WEST SIDE OF THIS PARCEL WAS SURVEYED IN 1985 C.S. NO. 85-151B. THE SE COR OF THAT SURVEY HAS BEEN DESTROYED AND I RESET IT ON THE NORTH RIGHT OF WAY OF CO.ROAD. THE NORTHEAST CORNER AS SET BY THAT SURVEY WAS FOUND AND WAS USED TO RESET THE NORTHWEST CORNER OF THE KEY PARCEL AS SURVEYED IN C.S. NO. 86-9B. THAT SURVEY ESTABLISHED THE NORTH LINE OF THE KEY PARCEL AND THE NORTHEAST CORNER OF THE KEY PARCEL WAS SET DURING THAT SURVEY AND IS USED. IN 1995 A PARTITION PLAT WAS PREPARED FOR THE McCALLUM PROPERTY TO THE EAST OF THE KEY PARCEL, IT WAS FILED IN 1996 AS 1996-13. IT TIED TO C.S. NO. 94-115B WHICH TIED TO THE SAME DIMENSION AS THE EAST LINE OF THE KEY PARCEL AND THE EAST LINE OF C.S. NO. 86-9B. THE SOUTH LINE OF THE PARCEL IS FORMED BY AN ADJUSTMENT OF THE NORTH LINE OF THAT PARCEL DESCRIBED ON PAGE 510, BOOK 260, AND THE NORTH LINE OF THE COUNTY ROAD BEING 30 FEET NORTH OF THE COUNTY ROAD SOUTH LINE.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE PARCEL SURVEYED FOR C.S. NO. 86-9B, WHICH IS THE NORTH LINE OF THE KEY PARCEL.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., LYING NORTH OF THE COUNTY ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SOUTH 00°39'16" WEST A DISTANCE OF 703.68 FEET TO A POINT 40 FEET NORTH OF THE CENTERLINE OF THE COUNTY ROAD; THENCE SOUTH 66°07'01" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 228.46 FEET TO A POINT ON THE WEST LINE OF THE KEY PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 6°42'11" EAST A DISTANCE OF 362.21 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED ON REEL 129, PAGE 1297 OF THE UMATILLA COUNTY DEED RECORDS, SAID CORNER BEING THE NORTHWEST CORNER OF THE KEY PARCEL; THENCE SOUTH 64°48'23" EAST A DISTANCE OF 301.40 FEET TO THE SOUTHEAST CORNER OF SAID REEL 129 PARCEL AND THE NORTHEAST CORNER OF THE KEY PARCEL; THENCE SOUTH 00° 39'16" WEST ALONG THE EAST LINE OF THE KEY PARCEL AND THE WEST LINE OF THAT PARCEL DESCRIBED ON REEL 137, PAGE 96 OF THE UMATILLA COUNTY DEED RECORDS A DISTANCE OF 284.17 FEET ~~TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED ON PAGE 510, BOOK 260 AS REVISED;~~ THENCE NORTH 66°07'01" WEST ~~ALONG SAID REVISED LINE~~ A DISTANCE OF 99.35 FEET; THENCE SOUTH 09°04'27" WEST A DISTANCE OF 91.04 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD, SAID POINT BEING 30 FEET NORTHEASTERLY FROM THE SOUTH LINE THEREOF; THENCE NORTH 66°07'01" WEST ALONG A LINE 30 FEET NORTHEASTERLY FROM SAID SOUTH LINE A DISTANCE OF 227.25 FEET; THENCE NORTH 6°42'11" EAST A DISTANCE OF 10.47 FEET TO THE POINT OF BEGINNING.

ALL BEING IN THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.

THIS IS A TRUE AND EXACT COPY
David H Krumbein

David H Krumbein
DAVID H. KRUMBEIN, PLS
361 S.E. SECOND
PENDLETON, OR. 97801
541/276-3244

OWNERS DECLARATION

WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THAT WE HEREBY ACKNOWLEDGE THE RIGHT OF WAY FOR AN IRRIGATION DITCH, AND A 10' UTILITY EASEMENT.

Darrell Key — DARRELL KEY
Margaret Key — MARGARET KEY

STATE OF OREGON
COUNTY OF UMATILLA
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF FEBRUARY 1999.

Linda M. Hall
NOTARY PUBLIC - STATE OF OREGON MY COMMISSION EXPIRES 7/7/2000

APPROVALS

THIS PARTITION PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO CH. 11 AND IS APPROVED BY THE CITY OF MILTON-FREEWATER.

Gina Eggers, City Planner — 2/16/99
PLANNING AND ENGINEERING — DATE

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO ORS 92 AND IS HEREBY APPROVED.

G. Dennis Edwards — 2/18/99
G. DENNIS EDWARDS, MORROW COUNTY SURVEYOR — DATE