

**PARTITION PLAT 2002-42**

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, OREGON

A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER PARTITION PLAT NO. 1994-08. S21'28'40"E 13.26' FROM THE N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 35.

FOUND A 2 1/2" BRASS CAP IN A MONUMENT CASE SET BY THE OREGON DEPARTMENT OF TRANSPORTATION, AT THE LOCATION OF THE RAILROAD SPIKE SHOWN ON SURVEY NO. 85-20-A. C-S 1/16 OF SECTION 35.

**BASIS OF BEARINGS**  
 N01°06'23"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. AS SHOWN ON PARTITION PLAT NO. 1994-08.

- LEGEND**
- PROPERTY LINE
  - - - SECTION OR SECTION SUBDIVISION LINE
  - - - EASEMENT
  - - - RIGHT OF WAY LINE
  - - - EDGE OF LAWN
  - - - EDGE OF TRAVELED WAY
  - WELL
  - FOUND SURVEY MONUMENT AS NOTED
  - FOUND A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER SURVEY 02-94-B.
  - SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
  - x CALCULATED POSITION, NOTHING FOUND OR SET.

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT I JOHN LEFORE, TRUSTEE OF A TESTAMENTARY TRUST OF THE LAST WILL AND TESTAMENT OF ELSIE MABEL LEFORE, DECEASED, AND GARY C. WYCOFF AND JOAN C. WYCOFF, OWNERS IN COMMON OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

John Lefore, Trustee 11-6-02  
 JOHN LEFORE, TRUSTEE DATE

Gary C. Wycoff 11-6-02  
 GARY C. WYCOFF DATE

Joan C. Wycoff 11-6-02  
 JOAN C. WYCOFF DATE

**ACKNOWLEDGMENT**  
 STATE OF Washington  
 COUNTY OF Walla Walla

BEFORE ME THIS 6th DAY OF November 2002 APPEARED JOHN LEFORE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF Nov 2002.  
 MY COMMISSION EXPIRES March 4 2005

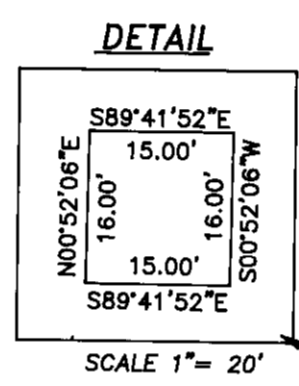
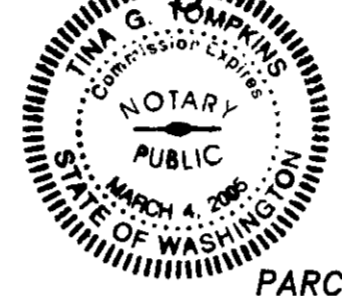
Tina G. Tompkins  
 NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla

**ACKNOWLEDGMENT**  
 STATE OF Washington  
 COUNTY OF Walla Walla

BEFORE ME THIS 6th DAY OF November 2002 APPEARED GARY C. WYCOFF AND JOAN C. WYCOFF, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

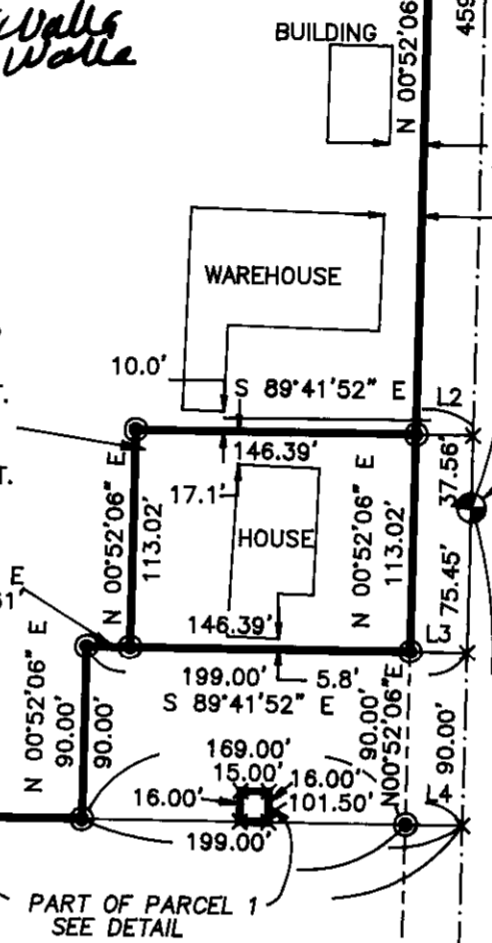
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**PARCEL 2**  
 GROSS AREA 19933.7 SQ. FT. 0.46 ACRES  
 NET AREA 16543.2 SQ. FT. 0.38 ACRES

**PARCEL 1**  
 GROSS AREA 839341.3 SQ. FT. 19.27 ACRES  
 NET AREA 825716.2 SQ. FT. 18.96 ACRES



FOUND A 2" ALUMINUM CAP ON A 5/8" IRON PIN IN A MONUMENT CASE AT THE INTERSECTION OF LAMB AND POWELL. PER SURVEY 94-79-B (CALLED A BRASS CAP ON SAID SURVEY. HOWEVER, IT WAS SET AS AN ALUMINUM CAP).

**NARRATIVE**  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. JOHN LEFORE TO SEPARATE THE EXISTING HOME FROM THE ORCHARD, PACKING AND STORAGE FACILITY AS SET FORTH IN HIS MOTHERS LAST WILL AND TESTAMENT.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM AND A SOKKIA AUTOMATIC STATION HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 3 MM ± 2 PPM TIMES DISTANCE. THE MONUMENTS SHOWN WERE VISITED IN JUNE AND SEPTEMBER 2002.

A 5/8" IRON PIN PER SURVEY 00-068-B BEARS S14°45'32"E 10.16'

NORTH HALF S.E.1/4 S.W. 1/4  
 S 89°41'52" E 1129.60'  
 S 89°41'52" E 1298.60'  
 S 89°41'52" E 1328.60'

SOUTH HALF S.E.1/4 S.W. 1/4  
 S 89°41'52" E 1298.60'  
 S 89°41'52" E 1328.60'

**APPROVALS**

**CITY OF MILTON-FREEWATER**  
 APPROVED THIS 7th DAY OF November 2002, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MILTON-FREEWATER.  
Mina Harthim  
 CITY OF MILTON-FREEWATER PLANNING DIRECTOR

**UMATILLA COUNTY SURVEYOR**  
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION 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 THE COUNTY OF UMATILLA, STATE OF OREGON.  
 THIS 5th DAY OF December 2002  
David H. Krumbain  
 DAVID H. KRUMBAIN, UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY TAX COLLECTOR**  
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION 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.  
 THIS 3rd DAY OF December 2002 BY:  
David H. Krumbain  
 UMATILLA COUNTY TAX COLLECTOR

**SURVEYOR'S CERTIFICATE**

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, AND RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, A DISTANCE OF 199 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 199 FEET TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 35; THENCE SOUTH ALONG SAID CENTER LINE, 90.0 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, SAID POINT BEING 101.50 FEET WESTERLY MEASURED ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION AND TOWNSHIP AND RUN THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 15 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, A DISTANCE OF 16 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 15 FEET; THENCE SOUTH 16 FEET TOT HE POINT OF BEGINNING.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

Greg E. Flowers  
 GREG E. FLOWERS, OREGON PLS NO. 02820LS

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
Greg E. Flowers  
 GREG E. FLOWERS, P.L.S. 2820

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Greg E. Flowers  
 OREGON  
 JUNE 30 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/01  
 11/9/02

SCALE: 1"=100 FEET

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON December 16, 2002  
 at 1:15 o'clock Pm., in the record of PLATS of said County.  
 YEAR NUMBER Slide  
 2002 42

**OFFICE OF COUNTY RECORDS**  
 By: ...Jean Hemphill...Records Officer  
 Fees \$ 50.00 No. 2002-4260312

A PARTITION LOCATED IN THE S.E. QUARTER OF THE S.W. QUARTER OF SEC. 35, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

FOR: JOHN LEFORE, 328 POWELL ROAD MILTON-FREEWATER, OREGON 97862

**TOMKINS LAND SURVEYING, INC.**  
 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843  
 115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448

DATE SEPTEMBER 2002  
 SCALE 1"=100'

FOUND A 2 1/2" BRASS CAP FLUSH WITH THE ROAD SURFACE, PER SURVEY NO. 02-18-B. SOUTHWEST CORNER OF SECTION 35. A 2 1/2" BRASS CAP PER SURVEY S-157 BEARS S 02°33'05" E 14.71'.

LINE	BEARING	DISTANCE
L1	N 89°38'26" W	30.00'
L2	N 89°41'52" W	30.00'
L3	N 89°41'52" W	30.00'
L4	N 89°41'52" W	30.00'

FOUND A 2 1/2" BRASS CAP IN A MONUMENT CASE. THIS BRASS CAP IS THE SAME AS THE ONE SHOWN ON SURVEY 85-61-A. S. 1/4 CORNER OF SECTION 35.

RECEIVED BY  
 Umatilla County Surveyor  
 Date 12-02  
 Rec'd By KK  
 No. 02-291-B

S 00°47'14" W 663.34'

1326.67'

N 00°47'14" E

N 00°47'14" E 663.34'

N 89°45'18" W 2655.34'

N 89°45'18" W 1327.67'

N 89°38'26" W 1329.52'

N 89°38'26" W 1299.52'

L1

30' 30'

18.0'

19.7'

17.1'

5.8'

169.00'

15.00'

16.00'

199.00'

90.00'

90.00'

113.02'

113.02'

146.39'

146.39'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

10.0'

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT I JOHN LEFORE, PERSONAL REPRESENTATIVE FOR THE ESTATE OF ALEX LEFORE, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN.

John Lefore Personal Representative 12-04-02  
JOHN LEFORE DATE  
PERSONAL REPRESENTATIVE FOR THE ESTATE OF ALEX LEFORE

**ACKNOWLEDGMENT**

STATE OF Washington  
COUNTY OF Walla Walla  
BEFORE ME THIS 4th DAY OF Dec., 2002 APPEARED JOHN LEFORE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF Dec., 2002.  
MY COMMISSION EXPIRES March 4 2005



Lisa J. Tompkins  
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Greg E. Flowers  
GREG E. FLOWERS, P.L.S. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/03  
12/3/02

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COUNTY OF UMATILLA }  
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2002 42

OFFICE OF COUNTY RECORDS  
By: ...Jean Hemphill...Records Officer  
Fees \$ 50.00 No. 2002-4260312

SHEET 2 of 2

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FOR: JOHN LEFORE, 328 POWELL ROAD  
MILTON-FREEWATER, OREGON 97862

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1"=100'

JLEFORE3.DWG