

UMATILLA COUNTY
KEY BOULEVARD ESTATES

A SUBDIVISION OF PARCEL NO. 2 OF PARTITION PLAT 2015-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 5N3513, AND 5N35
- (R2) PARTITION PLAT 1998-36, TOMKINS FOR CITY OF MILTON FREEWATER, UMATILLA COUNTY RECORDS FILE #1998-3380010
- (R3) PARTITION PLAT 2007-25, WELLS FOR GUILLON BROUHARD, UMATILLA COUNTY RECORDS FILE #2007-5210675.
- (R4) PARTITION PLAT 2015-02, APA FOR KEY, 2015, UMATILLA COUNTY RECORDS FILE #2015-6260064.
- (D1) STATUTORY WARRANTY DEED, DOC. NO. 2007-5220630, UCDR, SPYGLASS, LLC., 2007. TAX LOTS 300 AND 301 5N3513.
- (D2) STATUTORY WARRANTY DEED, DOC. NO. 2013-6110489, UCDR, GARDNER, 2013. TAX LOT 100 5N3513 & 2000 5N35.
- (D3) WARRANTY DEED, DOC. NO. 2015-6260331, UCDR, DUNNING, 2015. TAX LOT 303 5N3513.
- (D4) WARRANTY DEED, DOC. NO. 2016-6490756, UCDR, CA MOUNTAIN, LLC., 2016. TAX LOT 100 5N3513.
- (D5) WARRANTY DEED, DOC. NO. 2019-6850665, UCDR, LEGACY LAND DEVELOPMENT LLC., 2019, TAX LOT 302 5N3513.
- (D6) WARRANTY DEED, DOC. NO. 2019-6860439, UCDR, PIPER & PENNELL, 2019. TAX LOT 2300 5N35.
- (D7) WARRANTY DEED, DOC. NO. 2019-6880748, UCDR, JRW AGRI, LLC., 2019. TAX LOT 1900 5N35.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LEGACY LAND DEVELOPMENT LLC, OWNER, TO PERFORM A SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT 2015-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF PARTITION PLAT 2015-02, BY ANDERSON PERRY & ASSOCIATES, AS SHOWN ON THIS PLAT, AND SEVERAL OF THE ONES FOR PARTITION PLAT 2007-25.

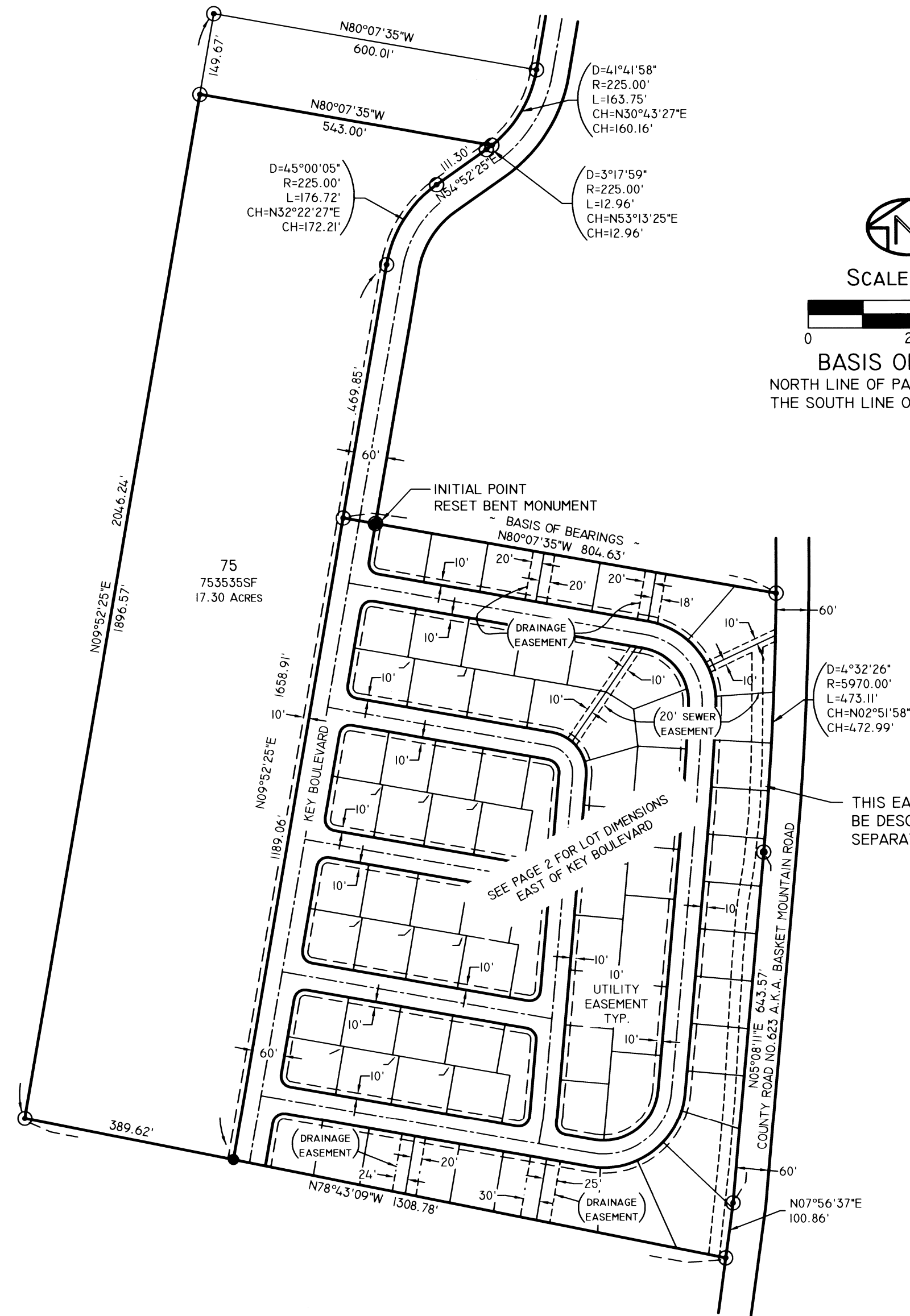
I HOLD THE NORTH LINE OF PARCEL NO. 2 OF PARTITION PLAT 2015-02 AND THE SOUTH LINE OF PARTITION PLAT 2007-25 AS THE BASIS OF BEARING FOR THIS SURVEY.

I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS).

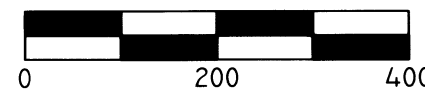
THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS



SCALE 1"=200'



BASIS OF BEARING
NORTH LINE OF PARTITION PLAT 2015-02 AND THE SOUTH LINE OF PARTITION PLAT 2007-25

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT NO. 2015-02 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/21

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- FOUND 5/8" IRON REBAR WITH ALUMINUM CAP, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - UTILITY EASEMENT
- - - - DRAINAGE/SEWER EASEMENT, AS NOTED ON THIS PAGE.

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 3-6-2020 at 12:42 o'clock p.m., in the record of PLATS of said County. BOOK 16 PAGE 101
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 140.00 No. 2020-6990332

RECEIVED BY
Umatilla County Surveyor
Date: 4/7/20
Rec'd By: CT
No.: 20-032-B

DATE: 11/20/19	DWN.BY: TLS	RECORD OF SURVEY FOR: LEGACY LAND DEVELOPMENT LLC 84112 EASTSIDE ROAD MILTON FREEWATER, OREGON 97862
SCALE: 1"=200'	CHK. BY: RDE	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2019-033	REV.DATE: 12/12/19	
DWG NO. KEYBLVDSUB.DWG		

UMATILLA COUNTY
KEY BOULEVARD ESTATES

A SUBDIVISION OF PARCEL No. 2 OF PARTITION PLAT 2015-02,
LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M.,
CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LEGACY LAND DEVELOPMENT LLC, OWNER, TO PERFORM A SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT 2015-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.
I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF PARTITION PLAT 2015-02, BY ANDERSON PERRY & ASSOCIATES, AS SHOWN ON THIS PLAT, AND SEVERAL OF THE ONES FOR PARTITION PLAT 2007-25.
I HOLD THE NORTH LINE OF PARCEL NO. 2 OF PARTITION PLAT 2015-02 AND THE SOUTH LINE OF PARTITION PLAT 2007-25 AS THE BASIS OF BEARING FOR THIS SURVEY.
I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS).
THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/21

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 5N3513, AND 5N35
- (R2) PARTITION PLAT 1998-36, TOMKINS FOR CITY OF MILTON FREEWATER, UMATILLA COUNTY RECORDS FILE #1998-3380010
- (R3) PARTITION PLAT 2007-25, WELLS FOR BROUHARD, UMATILLA COUNTY RECORDS FILE #2007-5210675.
- (R4) PARTITION PLAT 2015-02, APA FOR KEY, 2015, UMATILLA COUNTY RECORDS FILE #2015-6260064.
- (D1) STATUTORY WARRANTY DEED, DOC.NO. 2007-5220630, UCDR, SPYGLASS, LLC., 2007.TL300 & 301 5N3513.
- (D2) STATUTORY WARRANTY DEED, DOC.NO. 2013-6110489, UCDR, GARDNER, 2013.TL100 5N3513 & 2000 5N35.
- (D3) WARRANTY DEED, DOC.NO.2015-6260331, UCDR, DUNNING, 2015. TL303 5N3513.
- (D4) WARRANTY DEED, DOC.NO.2016-6490756, UCDR, CA MOUNTAIN, LLC., 2016. TL100 5N3513.
- (D5) WARRANTY DEED, DOC.NO.2019-6850665, UCDR, LEGACY LAND DEVELOPMENT LLC., 2019, TL302 5N3513.
- (D6) WARRANTY DEED, DOC.NO.2019-6860439, UCDR, PIPER & PENNELL, 2019. TAX LOT 2300 5N35.
- (D7) WARRANTY DEED. DOC.NO.2019-6880748, UCDR, JRW AGRI, LLC., 2019. TAX LOT 1900 5N35.

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT NO. 2015-02 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

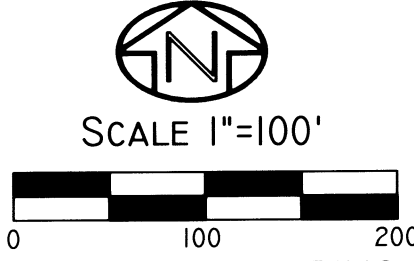
Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 3-6-2020
at 12:42 o'clock p.m., in the record of PLATS of said County.
BOOK 16 PAGE 101
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 140.00 No. 2020-6990332

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- FOUND 5/8" IRON REBAR WITH ALUMINUM CAP, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - UTILITY EASEMENT
- - - - DRAINAGE/SEWER EASEMENT, AS NOTED ON PAGE 1

CURVE#	LENGTH	RADIUS	DELTA ANGLE	CHORD	LC BRG
C1	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C2	81.97'	150.00'	31°18'38"	80.96'	N 64° 28' 16" W
C3	76.78'	5970.00'	0°44'13"	76.78'	N 00° 57' 51" E
C4	62.09'	150.00'	23°43'02"	61.65'	N 36° 57' 25" W
C5	103.73'	5970.00'	0°59'44"	103.73'	N 01° 49' 50" E
C6	55.30'	150.00'	21°07'27"	54.99'	N 14° 32' 11" W
C7	93.32'	5970.00'	0°53'44"	93.32'	N 02° 46' 34" E
C8	62.77'	5865.00'	0°36'48"	62.77'	N 02° 55' 02" E
C9	17.24'	150.00'	6°35'06"	17.23'	N 00° 40' 55" W
C10	87.52'	5865.00'	0°50'24"	87.52'	N 03° 38' 38" E
C11	85.99'	5865.00'	0°50'24"	85.98'	N 03° 38' 38" E
C12	87.52'	5970.00'	0°50'24"	87.52'	N 04° 29' 02" E
C13	85.99'	5865.00'	0°50'24"	85.98'	N 04° 29' 02" E
C14	23.80'	5865.00'	0°13'57"	23.80'	N 05° 01' 13" E
C15	24.22'	5970.00'	0°13'57"	24.22'	N 05° 01' 13" E
C16	33.05'	150.00'	12°37'23"	32.98'	N 11° 26' 52" E
C17	67.57'	150.00'	25°48'36"	67.00'	N 30° 39' 51" E
C18	58.41'	150.00'	22°18'34"	58.04'	N 54° 43' 26" E
C19	69.58'	150.00'	26°34'40"	68.96'	N 79° 10' 04" E
C20	19.42'	150.00'	7°25'01"	19.40'	N 83° 50' 06" W
C21	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C22	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C23	148.07'	100.00'	84°50'11"	134.91'	N 47° 33' 17" E
C24	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C25	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C26	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C27	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C28	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C29	33.10'	20.00'	94°50'09"	29.45'	N 52° 27' 21" E
C30	37.16'	25.00'	85°09'51"	33.83'	N 37° 32' 40" W
C31	33.10'	20.00'	94°50'09"	29.45'	N 52° 27' 21" E
C32	29.73'	20.00'	85°09'51"	27.07'	N 37° 32' 40" W
C33	6.33'	75.00'	4°50'09"	6.33'	N 07° 27' 20" E
C34	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C35	29.73'	20.00'	85°09'51"	27.07'	N 37° 32' 40" W
C36	31.42'	20.00'	90°00'00"	28.28'	N 54° 52' 25" E
C37	17.28'	100.00'	9°54'03"	17.26'	N 85° 04' 36" W
C38	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C39	10.55'	125.00'	4°50'09"	10.55'	N 07° 27' 20" E
C40	27.58'	75.00'	21°04'08"	27.42'	N 05° 29' 48" W
C41	40.34'	75.00'	30°48'58"	39.85'	N 64° 43' 06" W
C42	115.29'	100.00'	66°03'18"	109.01'	N 47° 05' 56" W
C43	29.12'	100.00'	16°40'55"	29.01'	N 05° 43' 49" W
C44	81.13'	5815.00'	0°47'58"	81.13'	N 03° 00' 38" E
C45	43.56'	75.00'	33°16'44"	42.95'	N 03° 51' 49" E
C46	92.08'	5815.00'	0°54'26"	92.08'	N 03° 51' 49" E
C47	83.12'	5815.00'	0°49'08"	83.12'	N 04° 43' 37" E
C48	31.42'	20.00'	90°00'00"	28.28'	N 35° 07' 35" W
C49	180.50'	125.00'	82°44'14"	165.23'	N 38° 45' 28" W
C50	206.68'	125.00'	96°44'14"	183.93'	N 52° 30' 18" W
C51	74.32'	50.00'	85°09'51"	67.66'	N 37° 32' 40" W
C52	8.44'	100.00'	4°50'09"	8.44'	N 07° 27' 20" E
C53	257.44'	5840.00'	2°31'32"	257.41'	N 03° 52' 25" E



SCALE 1"=100'
BASIS OF BEARING
NORTH LINE OF PARTITION PLAT 2015-02 AND
THE SOUTH LINE OF PARTITION PLAT 2007-25

LINE#	BEARING	LENGTH
L1	N 80° 07' 35" W	12.48'
L2	N 57° 28' 47" W	59.36'
L3	N 06° 45' 09" W	67.90'
L4	N 80° 07' 35" W	20.89'
L5	N 80° 07' 35" W	29.04'
L6	N 80° 07' 35" W	18.14'
L7	N 80° 07' 35" W	33.91'
L8	N 80° 07' 35" W	24.65'
L9	N 80° 07' 35" W	28.25'
L10	N 07° 56' 37" E	9.21'
L11	N 05° 08' 11" E	8.92'
L12	N 80° 07' 35" W	6.16'
L13	N 80° 07' 35" W	12.33'
L14	N 80° 07' 35" W	18.49'
L15	N 80° 07' 35" W	4.54'
L16	N 80° 07' 35" W	9.07'
L17	N 80° 07' 35" W	13.61'
L18	N 80° 07' 35" W	5.22'
L19	N 80° 07' 35" W	10.45'
L20	N 80° 07' 35" W	15.67'
L21	N 80° 07' 35" W	13.08'
L22	N 80° 07' 35" W	26.09'
L23	N 80° 07' 35" W	39.11'
L24	N 80° 07' 35" W	59.51'
L25	N 05° 05' 36" E	25.32'
L26	N 05° 05' 36" E	34.94'
L27	N 05° 05' 36" E	44.12'
L28	N 05° 05' 36" E	15.25'
L29	N 05° 05' 36" E	40.69'



DATE: 12/8/19	DWN.BY: TLS	RECORD OF SURVEY FOR: LEGACY LAND DEVELOPMENT LLC 84112 EASTSIDE ROAD MILTON FREEWATER, OREGON 97862
SCALE: 1"=100'	CHK. BY: RDE	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2019-033	REV.DATE: 12/12/2019	
DWG NO. KEY BOULEVARD.DWG		

KEY BOULEVARD ESTATES

A SUBDIVISION OF PARCEL No. 2 OF PARTITION PLAT 2015-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, LEGACY LAND DEVELOPMENT LLC, OWNERS OF PARCEL NO. 2 OF PARTITION PLAT 205-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE, AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND GRANT THE EASEMENTS SHOWN, FOR THE PURPOSES SHOWN HEREON.

Barry L. Weis, MANAGING MEMBER

APPROVALS

CITY OF MILTON FREEWATER - PLANNING THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 20 DAY OF March, 2020. Laurel Sweeney, PLANNER.

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 1 DAY OF April, 2020. David H. Krumbain, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT. TAXES ARE PAID IN FULL.

THIS 31 DAY OF March, 2020. Bettina Clark, UMATILLA COUNTY TAX COLLECTOR

Paul Chalmers by Rachel Reynolds Deputy, UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

APPROVED THIS 9 DAY OF April, 2020. Commissioner

Commissioner

Commissioner

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS SUBDIVISION AS SHOWN HEREIN. SAID SUBDIVISION IS SITUATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF PARCEL NO. 2 OF PARTITION PLAT 2015-02 INTO RESIDENTIAL BUILDING LOTS.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"x30" IRON REBAR WITH A 2" ALUMINUM CAP MARKED "ORPLS43406LS" AND "INITIAL POINT KEY BOULEVARD ESTATES", SET AT THE NORTHWEST CORNER OF LOT 1, DURING THE PERFORMANCE OF THIS SUBDIVISION.

Robert D. English, ORPLS 43406LS

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LEGACY LAND DEVELOPMENT LLC, OWNER, TO PERFORM A SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT 2015-02, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF PARTITION PLAT 2015-02, BY ANDERSON PERRY & ASSOCIATES, AS SHOWN ON THIS PLAT, AND SEVERAL OF THE ONES FOR PARTITION PLAT 2007-25.

I HOLD THE NORTH LINE OF PARCEL NO. 2 OF PARTITION PLAT 2015-02 AND THE SOUTH LINE OF PARTITION PLAT 2007-25 AS THE BASIS OF BEARING FOR THIS SURVEY.

I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS).

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English, ORPLS 43406LS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT OF A PORTION OF PARCEL NO. 2 OF PARTITION PLAT NO. 2015-02 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English, ORPLS 43406LS

RECEIVED BY Umatilla County Surveyor Date: 4/7/20 Filed By: CT No: 20-032-B

ACKNOWLEDGMENT

STATE OF OREGON S.S. COUNTY OF UMATILLA

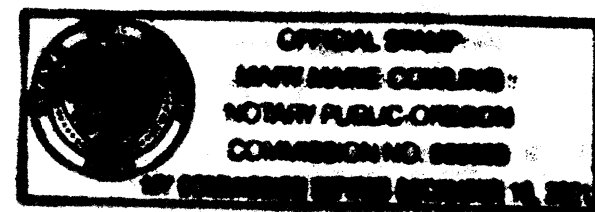
ON THIS 19th DAY OF March, IN THE YEAR 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARRY L. WEIS, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Mary Marie Cowling, NOTARY SIGNATURE

Mary Marie Cowling, NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 969830

MY COMMISSION EXPIRES: December 19, 2021



LEGAL DESCRIPTION

FROM DOCUMENT NO. 2019-6850665 UMATILLA CO. DEED RECORDS. PARCEL 2, PARTITION PLAT NO. 2015-02 (INSTRUMENT NO. 2015-6260064 OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS: FROM PRELIMINARY TITLE REPORT ORDER NO. 99948.

- 1) EASEMENT: PACIFIC TELEPHONE & TELEGRAPH CO., NOV.15, 1922, BOOK 118, PAGE 423, DEED RECORDS.
2) EASEMENT: PACIFIC TELEPHONE & TELEGRAPH CO., JULY 8, 1930, BOOK 139, PAGE 477, DEED RECORDS.
3) EASE,EMT: PACIFIC TELEPHONE & TELEGRAPH CO., JUNE 29, 1959, BOOK 254, PAGE 663, DEED RECORDS.
4) ACCESS RESTRICTION: STATE OF OREGON, HWY. DIV. JAN. 12, 1960, BOOK 257, PAGE 125, DEED RECORDS.
5) EASEMENTS SHOWN ON PARTITION PLAT 1998-36, OCT. 6, 1998, DOC. NO. 1998-3380010, COUNTY RECORDS.
6) EASEMENTS SHOWN ON PARTITION PLAT 2007-25, JUNE 27, 2007, DOC. NO. 2007-5210675, COUNTY RECORDS.
7) EASEMENT: CITY OF MILTON FREEWATER, MARCH 3, 2008, DOC. NO. 2008-5330307, COUNTY RECORDS.
8) EASEMENTS SHOWN ON PARTITION PLAT 2015-02, FEB. 6, 2015, DOC. NO. 2015-6260064, COUNTY RECORDS.

REFERENCES:

- NOTE: UMATILLA COUNTY DEED RECORDS = UCDR
(R1) ASSESSOR'S MAP 5N3513, AND 5N35
(R2) PARTITION PLAT 1998-36, TOMKINS FOR CITY OF MILTON FREEWATER, UMATILLA COUNTY RECORDS FILE #1998-3380010
(R3) PARTITION PLAT 2007-25, WELLS FOR GUILLON BROUHARD, UMATILLA COUNTY RECORDS FILE #2007-5210675.
(R4) PARTITION PLAT 2015-02, APA FOR KEY, 2015, UMATILLA COUNTY RECORDS FILE #2015-6260064.
(D1) STATUTORY WARRANTY DEED, DOC. NO. 2007-5220630, UCDR, SPYGLASS, LLC., 2007. TL 300 AND 301 5N3513.
(D2) STATUTORY WARRANTY DEED, DOC. NO. 2013-6110489, UCDR, GARDNER, 2013. TL100 5N3513 & 2000 5N35.
(D3) WARRANTY DEED, DOC. NO. 2015-6260331, UCDR, DUNNING, 2015. TL303 5N3513.
(D4) WARRANTY DEED, DOC. NO. 2016-6490756, UCDR, CA MOUNTAIN, LLC., 2016. TL100 5N3513.
(D5) WARRANTY DEED, DOC. NO. 2019-6850665, UCDR, LEGACY LAND DEVELOPMENT LLC., 2019, TL302 5N3513.
(D6) WARRANTY DEED, DOC. NO. 2019-6860439, UCDR, PIPER & PENNELL, 2019. TAX LOT 2300 5N35.
(D7) WARRANTY DEED. DOC. NO. 2019-6880748, UCDR, JRW AGRI, LLC., 2019. TAX LOT 1900 5N35.

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 3-6-2020 at 12:42 o'clock p.m., in the record of PLATS of said County. BOOK 16 PAGE 101 OFFICE OF COUNTY RECORDS By: David A Stuvland Records Officer Fee \$ 140.00 No. 2020-6990332

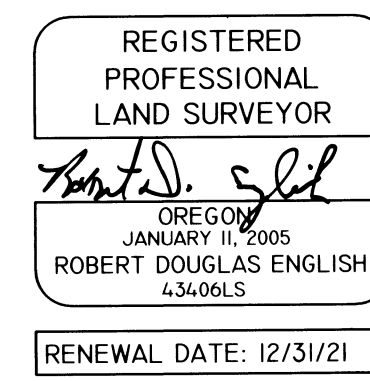


Table with 3 columns: DATE, DWN. BY, RECORD OF SURVEY FOR; SCALE, CHK. BY, SURVEY ONE, LLC; JOB NO., REV. DATE, P.O. BOX 382, PENDLETON OR, 97801; DWG NO., KEY BOULEVARD.DWG, PH:541-276-2055 Fax:541-276-3480