

1996-30

**PARTITION PLAT NO. 1996 - 30**  
**IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER**  
**OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M.**  
**MILTON-FREEWATER, UMATILLA COUNTY, OREGON**

STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON August 12, 1996  
 at 8:15 o'clock am, in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 1996 30  
 OFFICE OF COUNTY RECORDS  
 By: Georgia McNaught Records Officer  
 Fees \$ 25.00 No. 1996-221784

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., SAID PARCEL LYING SOUTH OF N.W. 4th STREET, WEST OF SEAQUIST AND LONG TRACT 1 ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M.; THENCE NORTH 88°55'17" EAST A DISTANCE OF 155.00 FEET TO THE NORTHWEST CORNER OF N.W. 4th STREET AS DEDICATED IN BOOK 185 ON PAGE 490 OF THE UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 0°48'00" WEST ALONG THE WEST LINE OF SAID N.W. 4th STREET A DISTANCE OF 30.02 FEET; THENCE NORTH 88°55'17" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 4th STREET, A DISTANCE OF 243.25 FEET TO THE INTERSECTION OF THE NORTHERLY EXTENDED WEST LINE OF SEAQUIST AND LONG TRACT 1, AND THE SOUTH RIGHT OF WAY OF N.W. 4th STREET, SAID POINT BEING NORTH 0°48'00" EAST A DISTANCE OF 115.00 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID SEAQUIST AND LONG TRACT 1; THENCE SOUTH 0°48'00" WEST ALONG THE EXTENDED WEST LINE OF SEAQUIST AND LONG TRACT 1, A DISTANCE OF 539.03' (551') CALLED FOR IN THE DEED TO MARGARET KEY AS RECORDED IN BOOK 289 AT PAGE 387 OF THE UMATILLA COUNTY DEED RECORDS; THENCE N 54°45'58" W ALONG THE BASE LINE OF THE HILL A DISTANCE OF 482.78 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE NORTH 00°50'12" EAST A DISTANCE 283.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.  
 ALL BEING IN THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.  
 AREA = 3.73 ACRES.

**OWNERS DECLARATION**

WE, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

*Darrell Key* *Margaret Key*  
 DARRELL KEY MARGARET KEY  
 STATE OF OREGON  
 COUNTY OF UMATILLA  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 09th day of August, 1996.



*Regina A. Eggers*  
 REGINA A. EGGERS  
 NOTARY PUBLIC, STATE OF OREGON  
 MY COMMISSION EXPIRES 5/16/97

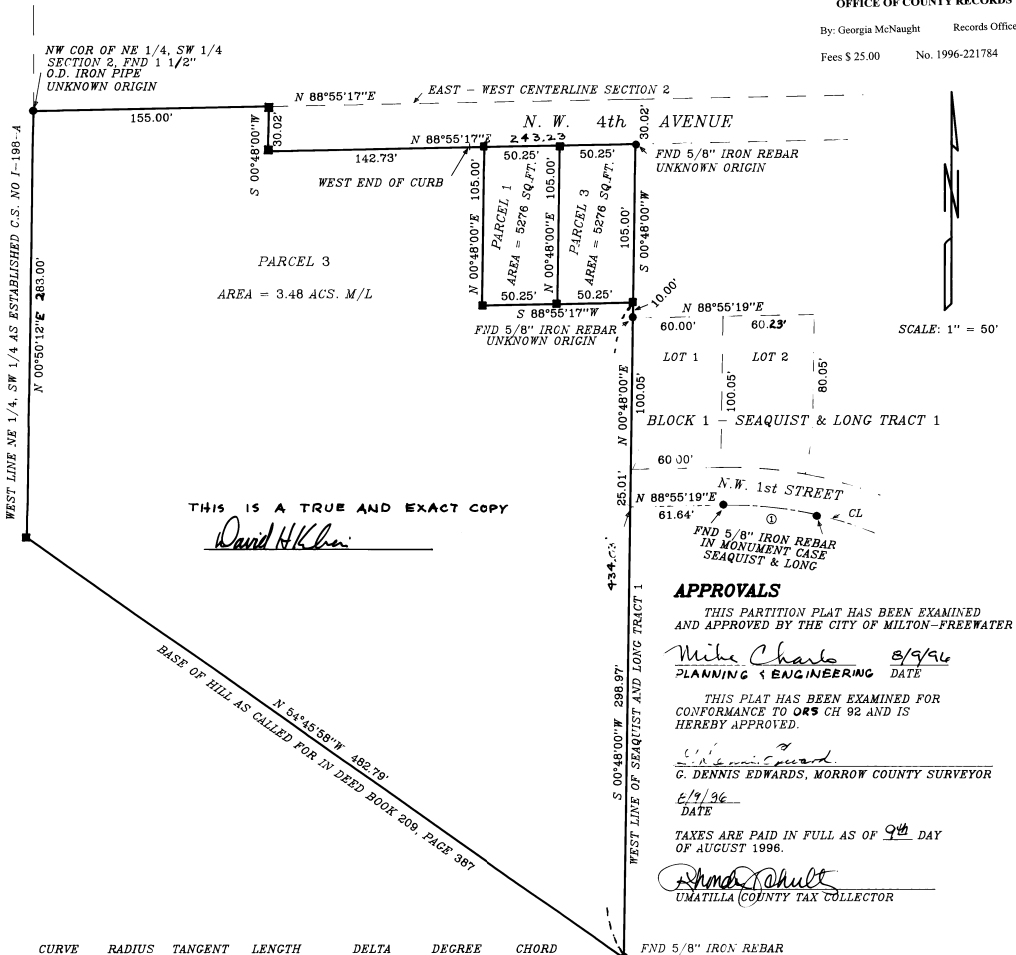
**SURVEYORS CERTIFICATE & NARRATIVE**

PURPOSE OF THIS SURVEY IS TO PARTITION INTO THREE LOTS A PARCEL OF LAND BELONGING TO DARREL AND MARGARET KEY AS RECORDED IN BOOK 209, PAGE 387 OF THE UMATILLA COUNTY DEED RECORDS.

THE NORTH LINE OF THIS PARCEL IS DEFINED BY THE EAST-WEST CENTERLINE OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M. AND THE SOUTH RIGHT OF WAY LINE OF N.W. 4th AVENUE. THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS FOUND AS SHOWN. NO INFORMATION EXISTS AS TO WHO SET THIS CORNER BUT SEVERAL OLD SURVEY REBAR AND IT FITS THE OTHER IMPROVEMENTS IN THE AREA. THE PLAT OF SEAQUIST AND LONG TRACT 1 REFERENCES THE EAST-WEST CENTERLINE AND PINS IN THAT ADDITION WERE TIED AND THE LINE COMPUTED FROM THOSE. THE SOUTH RIGHT OF WAY LINE OF N.W. 4th IS DESCRIBED IN BOOK 185, PAGE 490 OF THE UMATILLA COUNTY DEED RECORDS. THAT DESCRIPTION TIES TO THE EAST-WEST CENTERLINE AND SAID NORTHWEST CORNER. THE EAST LINE OF THE KEY PARCEL IS DESCRIBED AS BEING 396 FEET EAST OF SAID NORTHWEST CORNER. THE WEST LINE OF THE SEAQUIST AND LONG TRACT 1 ADDITION IS 2.23 FEET FURTHER EAST THAN THAT, HOWEVER THE PARCEL THAT THE SEAQUIST AND LONG TRACT 1 ADDITION WAS PLATTED FROM CALLED FOR AN ADJOINER TO THE KEY TRACT GIVING THE EXTRA DISTANCE TO THE KEY TRACT. THE WEST LINE OF THE SEAQUIST AND LONG TRACT 1 PLAT WAS HELD AS THE EAST LINE OF THIS SURVEY. THE SOUTH AND WEST LINE OF THE KEY PARCEL WERE SURVEYED TO THE BASE OF THE HILL AS CALLED FOR IN THE DEED AND THE BEARINGS OF S. NO. 1-188-1. BEARINGS ARE BASED UPON THE BEARINGS FOR THE SEAQUIST AND LONG TRACT 1 ADDITION.

● INDICATES FOUND MONUMENT AS NOTED, OR SEAQUIST & LONG PLAT  
 ● INDICATES SET 5/8" X 30" IRON REBAR W/ 2" ALUMINUM CAP STAMPED PLS 933.

*David H. Krumbein*  
 KRUMBEIN ENGINEERING LTD.  
 361 S.E. SECOND AVE.  
 PENDLETON, OR 97801  
 541-276-3244  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 17, 1970  
 DAVID H. KRUMBEIN  
 #33  
 RENEWS 6/30/97



THIS IS A TRUE AND EXACT COPY  
*David H. Krumbein*

**APPROVALS**

THIS PARTITION PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MILTON-FREEWATER

*Mike Charles* 8/9/96  
 PLANNING & ENGINEERING DATE

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

*G. Dennis Edwards*  
 G. DENNIS EDWARDS, MORROW COUNTY SURVEYOR  
 DATE 8/9/96

TAXES ARE PAID IN FULL AS OF 9th DAY OF AUGUST 1996.

*Anna Schultz*  
 UMATILLA COUNTY TAX COLLECTOR

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD CH BEARING
1	250.00'	32.10'	63.85'	14°38'03"	22°55'06"	63.68' S 83°45'42"E

WEST LINE NE 1/4, SW 1/4 AS ESTABLISHED C.S. NO 1-188-1  
 N 00°50'12" E 283.00'

BASE OF HILL AS CALLED FOR IN DEED BOOK 209, PAGE 387  
 N 54°45'58" W 482.78'

RECEIVED

DEC 04 1996

225872

REEL 302 PAGE 0116

UMATILLA COUNTY RECORDS

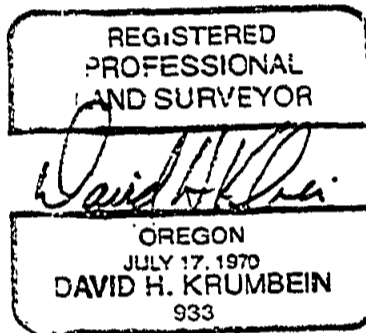
AFFIDAVIT of CORRECTION ( PLAT )

STATE of OREGON )  
UMATILLA COUNTY ) SS

I, David H. Krumbein, being duly sworn, depose and say that I am the Surveyor who surveyed the Partition Plat known as: 1996 - 30, as filed and recorded in Partition Plat Records of Umatilla County. DocNO: 1996-221784

The following correction to said plat is necessary and in accordance with ORS 92.170 I state that the following corrections be made:

That the parcel shown as the smaller of the two lots labeled "Parcel 3" be changed to "Parcel 2".



David H. Krumbein  
Registered Professional Land Surveyor # 933

NOTARY CERTIFICATE

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 1996

Gerri A. Scrogham  
Notary Public for the State of Oregon  
My commission expires July 17, 2000



STATE OF OREGON )  
UMATILLA COUNTY ) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for David H. Krumbein has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein  
AFFIX Recording Return to:  
Co. Surveyor

REEL 302 PAGE 0117

State of Oregon )  
                  )

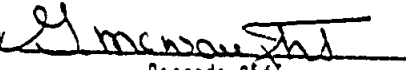
County of Umatilla)

This instrument was received and recorded on  
12-04-96 at 3:50  
in the record of document code type DE-Aff

Location       R302-0116  
Document number 1996-225872  
Fee       5.00

Office of County Records

Received by

  
Records Officer

RECEIVED

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REEL 302 PAGE 0116

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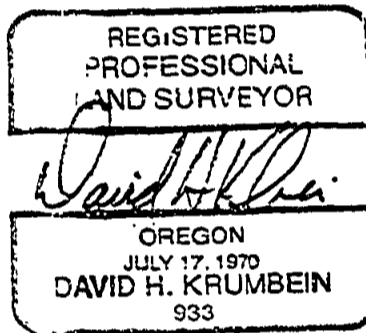
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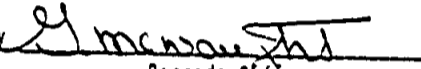
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Location R302-0116  
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