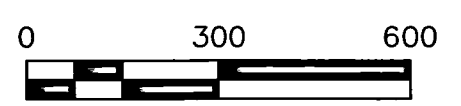
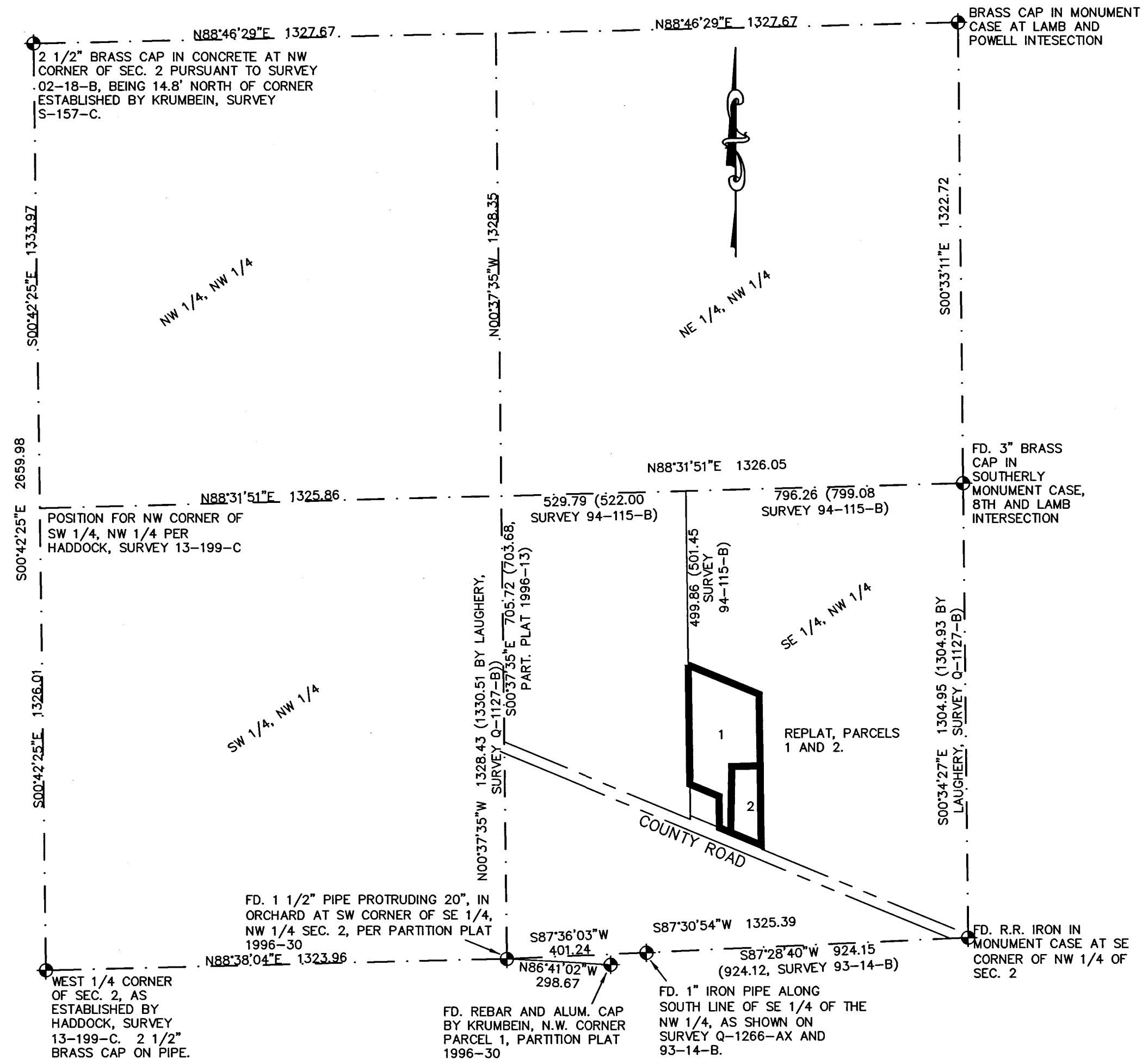


NORTHWEST
SOUTHWEST 1/4 OF SECTION 2, TWP. 5N., RGE. 35E, W.M.
1" = 300'

PARTITION PLAT NO. 2017- 14
BEING LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2 OF TOWNSHIP 5
NORTH IN RANGE 35 EAST, W.M., UMATILLA COUNTY, OR
A REPLAT OF PARTITION PLAT 1996-13

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 07-28-2017
at 4:18 o'clock p. m., in the record of
PLATS of said County.
YEAR 2017 NUMBER 14
OFFICE OF COUNTY RECORDS
By: Steve Churchill Records Officer
Fee \$ 80.00 No. 2017-6601072



APPROVALS

CITY OF MILTON FREEWATER

I HEREBY ATTEST THAT I HAVE REVIEWED THE PARTITION PLAT HEREIN AND DO ACKNOWLEDGE THAT IT IS IN KEEPING WITH THE DEVELOPMENT CODE OF THE CITY OF MILTON FREEWATER, OREGON.

Gina Hartzheim 7/26/17
GINA HARTZEIM, CITY OF MILTON FREEWATER PLANNER DATE

UMATILLA COUNTY SURVEYOR

APPROVED THIS 8 DAY OF July, 2017 IN ACCORDANCE WITH THE DEVELOPMENT CODE OF UMATILLA COUNTY, OREGON.

David Krumbein 7/28/17
DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR DATE

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT Est TAXES FOR THE YEAR 2017 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Bettina Enright by Kristen Shanard, deputy 7/27/17
UMATILLA CO. TAX COLLECTOR DATE

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, RON BROWN, AUTHORIZED REPRESENTATIVE FOR CASA DE PIEDRAS LLC., OWNER OF LOT ONE, DECLARE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Ronald E. Brown Representative for Casa De Piedras LLC. 7/26/17
RON BROWN, REPRESENTATIVE FOR CASA DE PIEDRAS, LLC DATE

RECEIVED BY

Umatilla County Surveyor
Date: 8/4/17
Rec'd By: CT
No.: 17-095-B

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD RICE AND JANICE RICE, OWNERS OF LOT TWO, DECLARE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Richard W. Rice 07/26/17
RICHARD RICE DATE

Janice Rice 07/26/17
JANICE RICE DATE

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Paul W.P. Tomkins
PAUL W.P. TOMKINS PLS 2360

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 26 DAY OF July, 2017 APPEARED RON BROWN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF July, 2017.
MY COMMISSION EXPIRES June 24, 2020

Ronna Jordan
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla

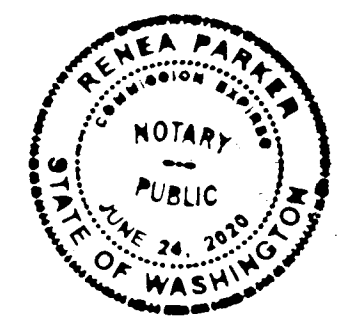


ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla
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MY COMMISSION EXPIRES June 24, 2020

Ronna Jordan
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



REGISTERED PROFESSIONAL LAND SURVEYOR
Paul W.P. Tomkins
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

July 26, 2017

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

CLIENT: RICHARD RICE	PROJECT NO.: 67095.000	
SURVEYOR: PWP TOMKINS	DATE: 07/05/2017	
CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1"= 60'
SECTION: NW4 S.2	TOWNSHIP: 5N	RANGE: 35E
CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>2</u>

RECEIVED June 30, 2018

PARTITION PLAT NO. 2017-14
 BEING LOCATED IN THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 2 OF TOWNSHIP 5
 NORTH IN RANGE 35 EAST, W.M., UMATILLA COUNTY, OR
 A REPLAT OF PARTITION PLAT 1996-13

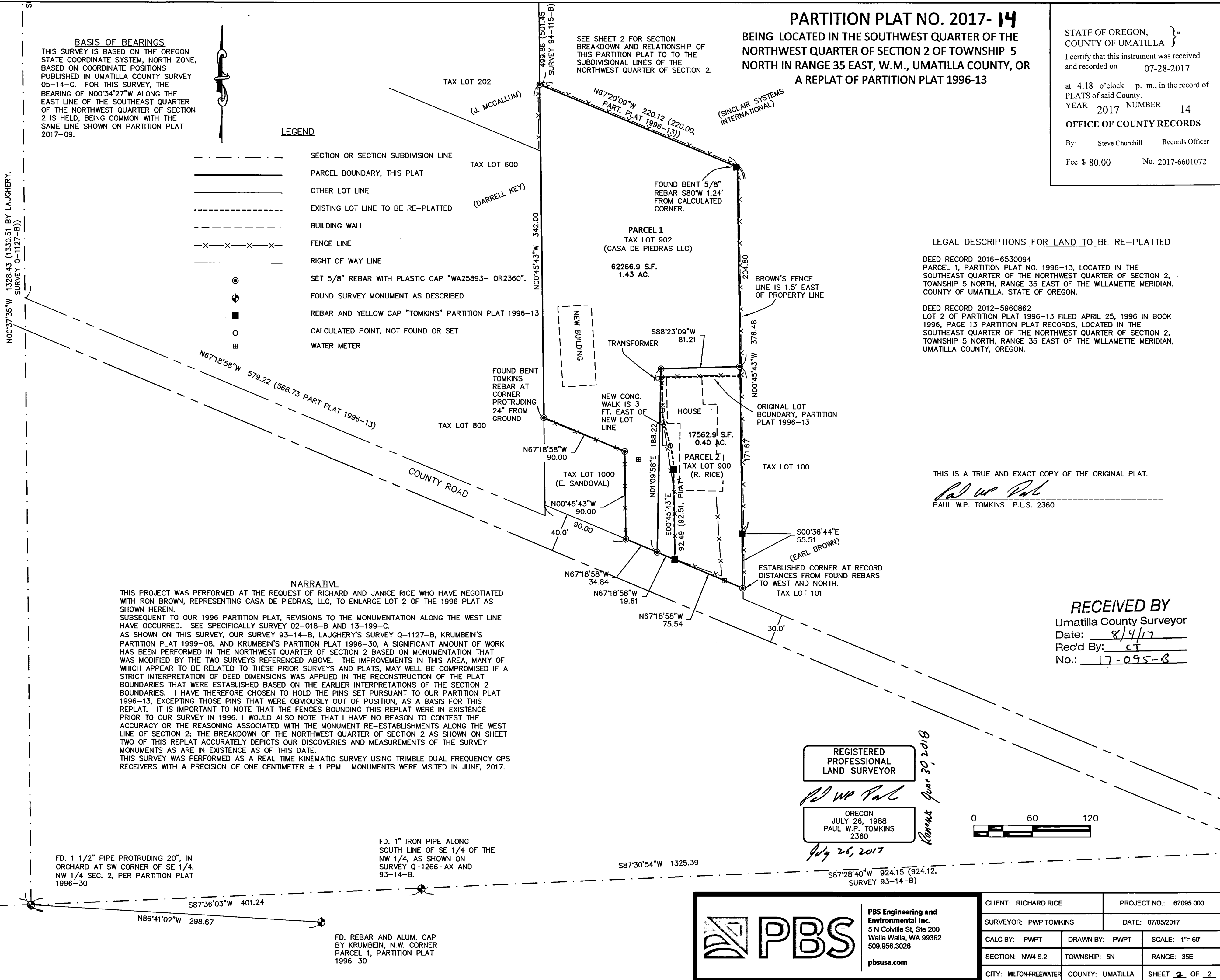
STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 07-28-2017
 at 4:18 o'clock p. m., in the record of
 PLATS of said County.
 YEAR 2017 NUMBER 14
OFFICE OF COUNTY RECORDS
 By: Steve Churchill Records Officer
 Fee \$ 80.00 No. 2017-6601072

BASIS OF BEARINGS
 THIS SURVEY IS BASED ON THE OREGON
 STATE COORDINATE SYSTEM, NORTH ZONE,
 BASED ON COORDINATE POSITIONS
 PUBLISHED IN UMATILLA COUNTY SURVEY
 05-14-C. FOR THIS SURVEY, THE
 BEARING OF N00°34'27"W ALONG THE
 EAST LINE OF THE SOUTHEAST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION
 2 IS HELD, BEING COMMON WITH THE
 SAME LINE SHOWN ON PARTITION PLAT
 2017-09.

LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- ===== PARCEL BOUNDARY, THIS PLAT
- OTHER LOT LINE
- - - - - EXISTING LOT LINE TO BE RE-PLATTED
- - - - - BUILDING WALL
- x-x-x-x-x- FENCE LINE
- RIGHT OF WAY LINE
- SET 5/8" REBAR WITH PLASTIC CAP "WA25893- OR2360".
- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- REBAR AND YELLOW CAP "TOMKINS" PARTITION PLAT 1996-13
- CALCULATED POINT, NOT FOUND OR SET
- ⊠ WATER METER

N00°37'35"W 1328.43 (1330.51 BY LAUGHERY, SURVEY Q-1127-B)



LEGAL DESCRIPTIONS FOR LAND TO BE RE-PLATTED

DEED RECORD 2016-6530094
 PARCEL 1, PARTITION PLAT NO. 1996-13, LOCATED IN THE
 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN,
 COUNTY OF UMATILLA, STATE OF OREGON.
 DEED RECORD 2012-5960862
 LOT 2 OF PARTITION PLAT 1996-13 FILED APRIL 25, 1996 IN BOOK
 1996, PAGE 13 PARTITION PLAT RECORDS, LOCATED IN THE
 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN,
 UMATILLA COUNTY, OREGON.

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Paul W.P. Tomkins
 PAUL W.P. TOMKINS P.L.S. 2360

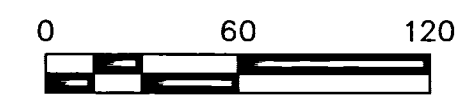
RECEIVED BY
 Umatilla County Surveyor
 Date: 8/4/17
 Rec'd By: CT
 No.: 17-095-B

NARRATIVE
 THIS PROJECT WAS PERFORMED AT THE REQUEST OF RICHARD AND JANICE RICE WHO HAVE NEGOTIATED
 WITH RON BROWN, REPRESENTING CASA DE PIEDRAS, LLC, TO ENLARGE LOT 2 OF THE 1996 PLAT AS
 SHOWN HEREIN.
 SUBSEQUENT TO OUR 1996 PARTITION PLAT, REVISIONS TO THE MONUMENTATION ALONG THE WEST LINE
 HAVE OCCURRED. SEE SPECIFICALLY SURVEY 02-018-B AND 13-199-C.
 AS SHOWN ON THIS SURVEY, OUR SURVEY 93-14-B, LAUGHERY'S SURVEY Q-1127-B, KRUMBEIN'S
 PARTITION PLAT 1999-08, AND KRUMBEIN'S PARTITION PLAT 1996-30, A SIGNIFICANT AMOUNT OF WORK
 HAS BEEN PERFORMED IN THE NORTHWEST QUARTER OF SECTION 2 BASED ON MONUMENTATION THAT
 WAS MODIFIED BY THE TWO SURVEYS REFERENCED ABOVE. THE IMPROVEMENTS IN THIS AREA, MANY OF
 WHICH APPEAR TO BE RELATED TO THESE PRIOR SURVEYS AND PLATS, MAY WELL BE COMPROMISED IF A
 STRICT INTERPRETATION OF DEED DIMENSIONS WAS APPLIED IN THE RECONSTRUCTION OF THE PLAT
 BOUNDARIES THAT WERE ESTABLISHED BASED ON THE EARLIER INTERPRETATIONS OF THE SECTION 2
 BOUNDARIES. I HAVE THEREFORE CHOSEN TO HOLD THE PINS SET PURSUANT TO OUR PARTITION PLAT
 1996-13, EXCEPTING THOSE PINS THAT WERE OBVIOUSLY OUT OF POSITION, AS A BASIS FOR THIS
 REPLAT. IT IS IMPORTANT TO NOTE THAT THE FENCES BOUNDING THIS REPLAT WERE IN EXISTENCE
 PRIOR TO OUR SURVEY IN 1996. I WOULD ALSO NOTE THAT I HAVE NO REASON TO CONTEST THE
 ACCURACY OR THE REASONING ASSOCIATED WITH THE MONUMENT RE-ESTABLISHMENTS ALONG THE WEST
 LINE OF SECTION 2; THE BREAKDOWN OF THE NORTHWEST QUARTER OF SECTION 2 AS SHOWN ON SHEET
 TWO OF THIS REPLAT ACCURATELY DEPICTS OUR DISCOVERIES AND MEASUREMENTS OF THE SURVEY
 MONUMENTS AS ARE IN EXISTENCE AS OF THIS DATE.
 THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS
 RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM. MONUMENTS WERE VISITED IN JUNE, 2017.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Paul W.P. Tomkins
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360

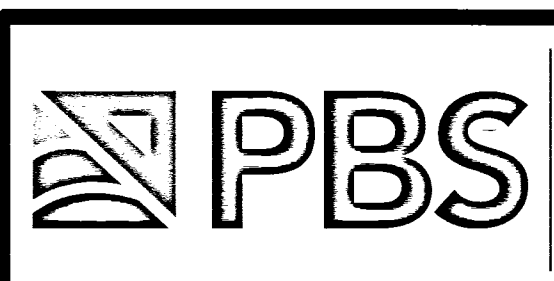
Revised June 30, 2018



FD. 1 1/2" PIPE PROTRUDING 20", IN
 ORCHARD AT SW CORNER OF SE 1/4,
 NW 1/4 SEC. 2, PER PARTITION PLAT
 1996-30

FD. 1" IRON PIPE ALONG
 SOUTH LINE OF SE 1/4 OF THE
 NW 1/4, AS SHOWN ON
 SURVEY Q-1266-AX AND
 93-14-B.

FD. REBAR AND ALUM. CAP
 BY KRUMBEIN, N.W. CORNER
 PARCEL 1, PARTITION PLAT
 1996-30



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

CLIENT: RICHARD RICE		PROJECT NO.: 67095.000
SURVEYOR: PWP TOMKINS		DATE: 07/05/2017
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CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET 2 OF 2