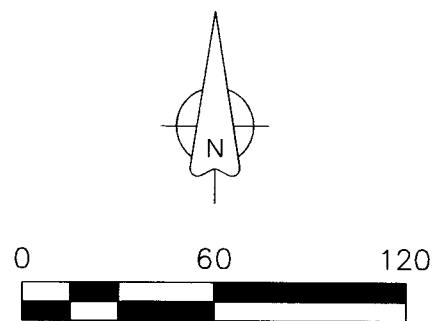


BASIS OF BEARINGS

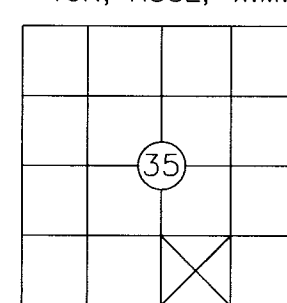
OREGON COORDINATE SYSTEM NAD83 (2011) GRID BEARING OF N 88°51'20" E ALONG THE SOUTH LINE OF SECTION 35 AS DETERMINED BY REAL TIME KINEMATIC GPS OBSERVATIONS, BETWEEN THE FOUND 2.5 INCH BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 35 AND THE FOUND #5 REBAR WITH A YELLOW PLASTIC CAP MARKING THE EAST 1/16 CORNER OF SECTION 35. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES COMPUTED USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00005697189140.



REFERENCES

- (R1) SURVEY BY BARTLESON COUNTY SURVEY NUMBER 96-143-B
- (R2) STONEWOOD ADDITION A PLANNED UNIT DEVELOPMENT BY FLOWERS, BK. 15 PG. 29, INSTRUMENT # 2007-5210483
- (R3) SURVEY BY MCLIND COUNTY SURVEY NUMBER S-112-A
- (R4) EXCALIBUR ADDITION BY FLOWERS, BK. 17, PG. 14
- (R5) SURVEY BY KRUMBEIN COUNTY SURVEY NUMBER 89-81-B
- (R6) PARTITION PLAT BY ENGLISH PARTITION PLAT 2011-23
- (R7) PARTITION PLAT BY KRUMBEIN PARTITION PLAT 2016-06
- (R8) PARTITION PLAT BY ENGLISH PARTITION PLAT 2024-10
- (R9) VESTING DEED INSTRUMENT NUMBER 2021-7300319

SECTION DIAGRAM
T6N, R35E, W.M.



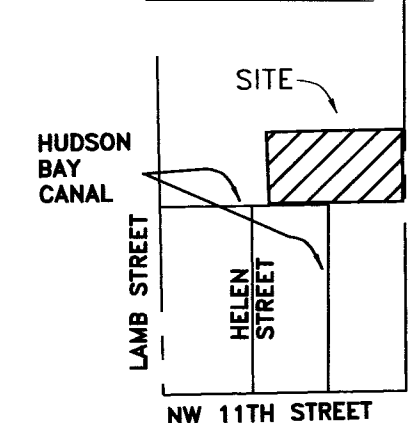
PARTITION PLAT 2024-22

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, MILTON-FREEWATER, OREGON

LEGEND

- PARCEL LINE
- - - SECTION SUBDIVISION LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EASEMENT
- - - - - TOP OF CREEK
- - - - - EDGE OF WATER
- x-x-x-x- EXISTING FENCE LINE
- SURVEY MONUMENT AS NOTED
- SET 5/8"X30" IRON PIN WITH A YELLOW PLASTIC CAP ATTACHED MARKED "WA19619 OR02820"
- ⊕ CALCULATED POSITION
- OHP OHP UTILITY POLE & OVERHEAD POWER LINE

**VICINITY MAP
NOT TO SCALE**



State of Oregon
County of Umatilla
REC-DE-PP
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00

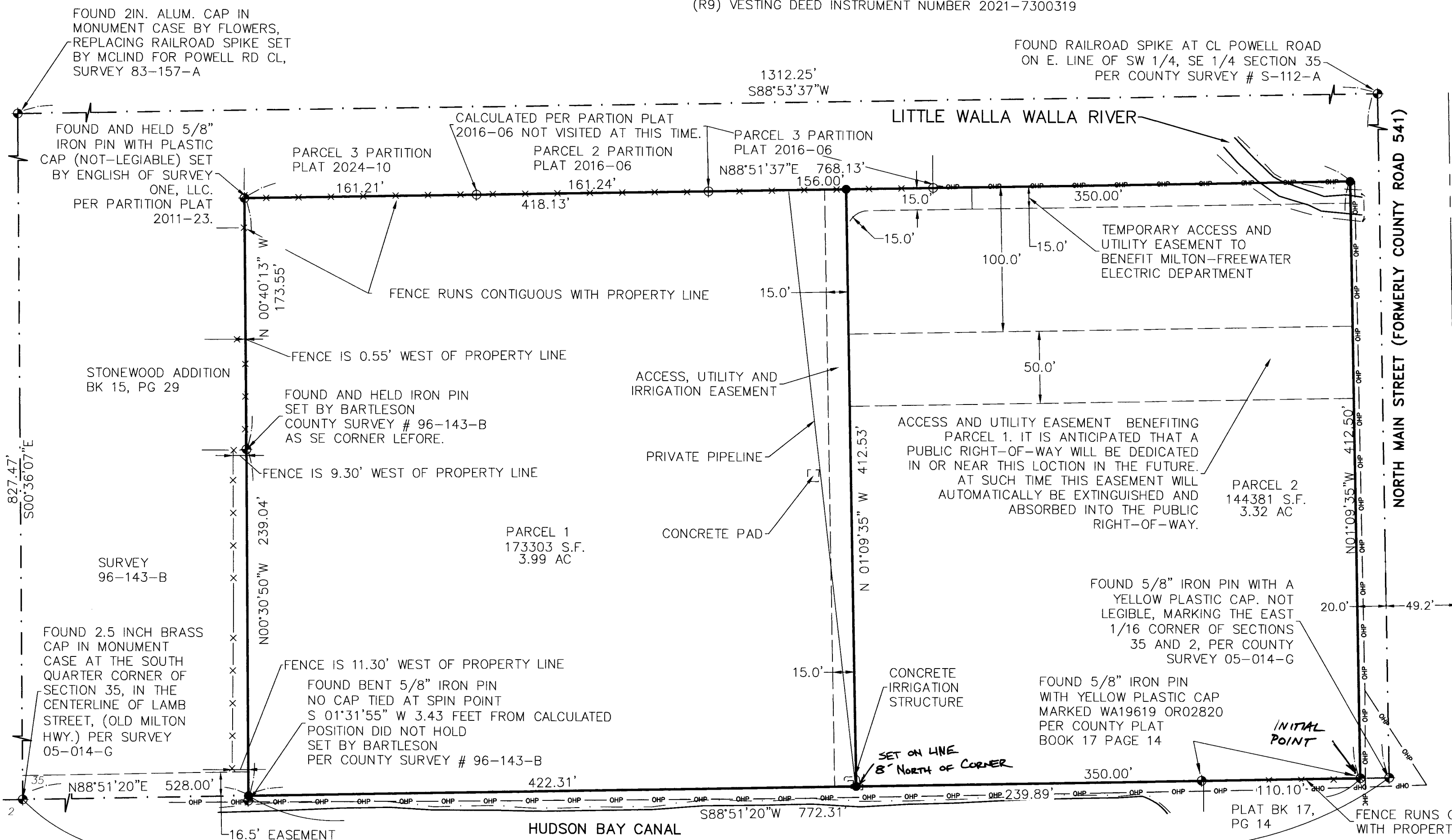


Office of County Records
Umatilla County

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2025
12/04/2024



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BENCHSTONE ESTATES, LLC TO SURVEY THE BOUNDARY OF THE PARCEL SHOWN. THE LANDS SURVEYED HEREIN ARE DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 5, 2021 AS DOCUMENT NUMBER 2021-7300319, AS SHOWN HEREON.

IN THE PROCESS OF FIELD INVESTIGATION WE FOUND THE SOUTHWEST CORNER OF PARCEL 1 FROM PARTITION PLAT # 2011-23 BEING RELATIVELY CLOSE TO MY CALCULATED POSITION AND I HAVE THEREFORE HELD AS THE NW CORNER OF THE SURVEYED PARCEL, TO THE WEST IS STONEWOOD ADDITION A PLANNED UNIT DEVELOPMENT PER THE PLAT RECORDED IN BOOK 15 OF TOWN PLATS AT PAGE 29. I FOUND AND HELD THE 5/8" IRON PIN SET BY BARTLESON PER SURVEY 96-143-B MARKING SOUTHEAST CORNER OF SAID SUBDIVISION, AND HAVE HELD IT AS DEFINING THE NORTHERLY PORTION OF THE

WEST PROPERTY LINE CREATING AN ANGLE POINT ON THE WEST LINE, I HAVE HELD THE RECORD DEED DISTANCE OF 528 FEET (32 RODS) EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 FROM THE SOUTHWEST CORNER THEREOF AS THE POSITION OF THE SW CORNER I FOUND AND REJECTED A 5/8" IRON PIN BY BARTLESON PER SURVEY 96-143-B S01°31'55"W 3.43 FEET FROM THIS CORNER. I HAVE HELD THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35 AS DEFINED BY THE FOUND MONUMENTS MARKING THE SOUTH 1/4 CORNER AND EAST 1/16 CORNERS. THE EAST LINE WAS HELD AS BEING PARALLEL WITH AND 20 FEET WEST OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 SINCE COUNTY ROAD ESTABLISHMENT RECORDS INDICATE THAT ESTABLISHED WIDTH FOR NORTH MAIN IS 20 FEET WEST OF SAID SECTION SUBDIVISION LINE. THE PLAT OF HAYDEN GLEN I RECORDED IN BOOK 13 OF TOWN PLATS AT PAGE 91 SHOWS 19.2 FEET OF ORIGINAL COUNTY

ROAD EAST OF SAID SECTION SUBDIVISION LINE AND DEDICATED AN ADDITIONAL 30 FEET ESTABLISHING A TOTAL RIGHT OF WAY WIDTH OF 69.2 FEET ADJACENT TO THE SURVEYED PROPERTY.

THIS SURVEY WAS PERFORMED AS A RADIAL FIELD SURVEY USING TRIMBLE R6 DUAL FREQUENCY GNSS RECEIVERS HAVING STANDARD ACCURACIES OF 8 MM + 1 PPM RMS HORIZONTAL AND 15 MM + 1 PPM RMS VERTICAL. THE MONUMENTS SHOWN WERE VISITED IN MAY 2021.

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

GREG E. FLOWERS PLS 02820LS

RECEIVED BY
Umatilla County Surveyor
Date: 12/19/24
Rec'd By: C.T.
No.: 24-108-B



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

CLIENT: BENCHSTONE ESTATES	PROJECT NO.: 68299.000	
SURVEYOR: GREG E. FLOWERS	DATE: 12/05/2024	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1"= 60'
SECTION: 35	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET 1 OF 2

PARTITION PLAT 2024-22
 LOCATED IN THE SOUTHWEST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6
 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN,
 UMATILLA COUNTY,
 MILTON-FREEWATER, OREGON

APPROVALS

CITY OF MILTON-FREEWATER PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED PER SECTION 11-13-2 OF THE CITY OF MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF MILTON-FREEWATER, OREGON AND IS NOW READY FOR FILING IN THE RECORDS OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 10th DAY OF December, 2024

Paul D. Mann
 PLANNING DEPARTMENT DIRECTOR

COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS 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 RECORDS OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF December 2024

David H. Hahn
 COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND I HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 16 DAY OF December, 2024 BY:

Richard Reynolds
 UMATILLA COUNTY TAX COLLECTOR

SURVEYORS CERTIFICATE

I, GREG E. FLOWERS, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 02820LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENT THE LANDS SHOWN ON THIS PARTITION PLAT, AS SHOWN HEREIN. SAID PARTITION PLAT IS SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION IS TO CREATE TWO SEPARATE LOTS.

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

THE INITIAL POINT IS A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP AT THE NORTHEAST CORNER OF LOT 1 OF EXCALIBUR ADDITION TO MILTON-FREEWATER WHICH IS ALSO THE SOUTHEAST CORNER OF PARCEL 2 OF THIS PARTITION PLAT.

THE BOUNDARY OF THIS PARTITION PLAT BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE EASTERLY A DISTANCE OF 32 RODS (528 FEET) TO A POINT ON SAID SECTION LINE AND THE TRUE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 48 RODS (792 FEET); THENCE NORTHERLY A DISTANCE OF 25 RODS (412.5 FEET); THENCE WESTERLY A DISTANCE OF 48 RODS (792 FEET); THENCE SOUTHERLY A DISTANCE OF 25 RODS (412.5 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 20 FEET FOR ROADWAY PURPOSES.

Greg E. Flowers
 GREG E. FLOWERS, ORPLS 02820LS

OWNERS DECLARATION

I, DAMA LAMMERS, AN AUTHORIZED REPRESENTATIVE OF BENCHSTONE ESTATES, LLC ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE DIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AS REVISED AND THE CITY OF MILTON-FREEWATER ORDINANCE.

Dana Lammers
 DANA LAMMERS, AN AUTHORIZED REPRESENTATIVE OF BENCHSTONE ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Umatilla

BEFORE ME THIS 06 DAY OF December, 2024, APPEARED DANA LAMMERS, 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 06 DAY OF December 2024

Isabel H. O'Connell
 NOTARY PUBLIC
 FOR THE STATE OF Oregon

RESIDING IN Wald Bank.
 MY COMMISSION EXPIRES Oct-24-2026
 Commission NO. 1029684

State of Oregon **2024-0008638**
 County of Umatilla
 REC-DE-PP 12/16/2024 02:02:14 PM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$50.00 \$120.00
 \$24.00



Office of County Records
John Churchill UMATILLA COUNTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

RENEWS 12/31/2025
12/04/2024

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Greg E. Flowers
 GREG E. FLOWERS PLS 02820LS

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/19/24
 Rec'd By: CT
 No.: 24-108-6

<p>PBS PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: BENCHSTONE ESTATES	PROJECT NO.: 68299.000	
	SURVEYOR: GREG E. FLOWERS	DATE: 12/05/2024	
	CALC BY: GEF	DRAWN BY: GEF	SCALE: 1"= 60'
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	CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>