

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.
- (R5) PLAT OF KEY BOULEVARD ESTATES, ENGLISH, UMATILLA COUNTY RECORDS FILE #2020-6990332, BK 16, P101 PLAT RECORDS
- (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.

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/28/22
 Rec'd By: CT
 No.: 22-052-8

UMATILLA COUNTY
KEY BOULEVARD ESTATES FIRST ADDITION

A SUBDIVISION OF LOT 75 OF KEY BOULEVARD ESTATES, LOCATED IN SECTION 13,
 TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., CITY OF MILTON FREEWATER,
 UMATILLA COUNTY, OREGON.

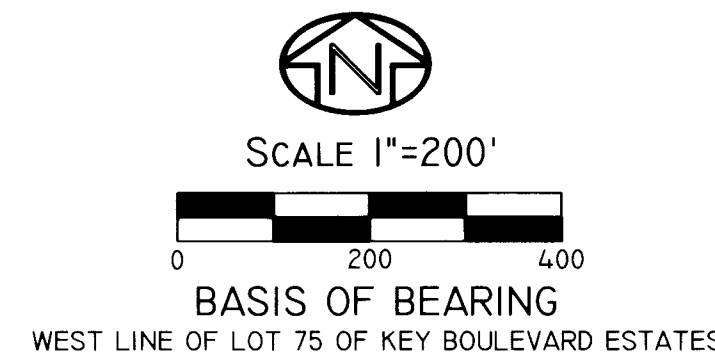
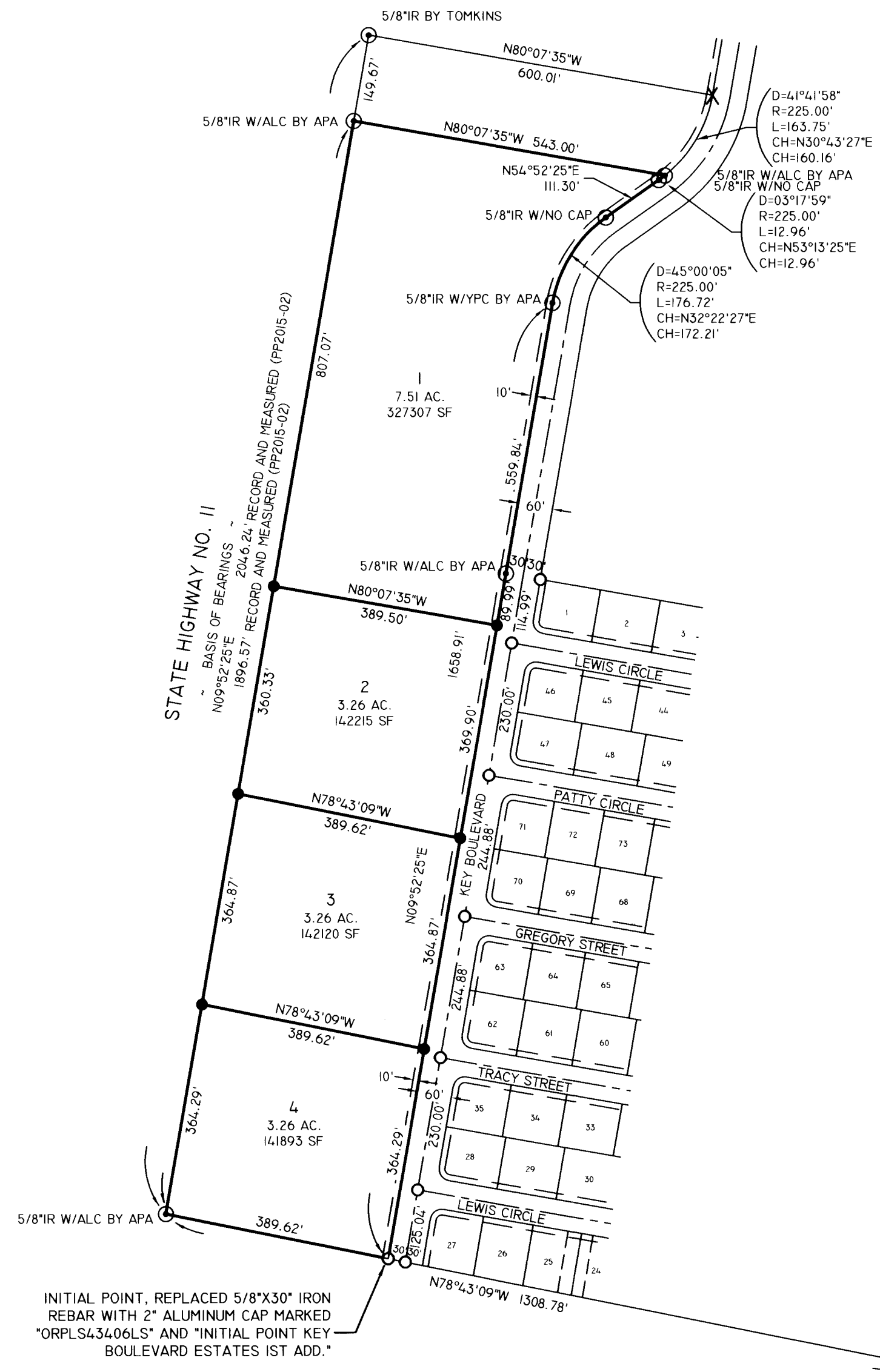
SURVEYOR'S CERTIFICATE

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 LOT 75 OF KEY BOULEVARD ESTATES INTO COMMERCIAL 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 FIRST ADDITION", SET AT THE SOUTHEAST CORNER OF LOT 4, DURING THE PERFORMANCE OF THIS SUBDIVISION.

Robert D. English
 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 KEY BOULEVARD ESTATES FIRST ADDITION, IN 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: 12/31/23

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44668. NOTE SOME OF THESE ARE YET TO BE SET, UPON COMPLETION OF CONSTRUCTION.
- ⊙ 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

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-27-2022

at 8:36 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 54

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7400270

INITIAL POINT, REPLACED 5/8"X30" IRON REBAR WITH 2" ALUMINUM CAP MARKED "ORPLS43406LS" AND "INITIAL POINT KEY BOULEVARD ESTATES 1ST ADD."

5/8" IRON WITNESS CORNER (SEE PP2007-25 & 1198-36)

DATE: 9/17/21	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. 2021-030	REV. DATE: 02/09/22	
DWG NO. REPLAT LOT 75.DWG		

UMATILLA COUNTY

KEY BOULEVARD ESTATES FIRST ADDITION

A SUBDIVISION OF LOT 75 OF KEY BOULEVARD ESTATES, 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 LOT 75 OF KEY BOULEVARD ESTATES, FILED IN BOOK 16 AT PAGES 101, 101A, AND 101B, 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.

Barry L. Weis, Managing Member

APPROVALS

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

THIS 8 DAY OF March, 2022.

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 11 DAY OF March, 2022.

David H. Krumbein, Umatilla County Surveyor

UMATILLA COUNTY TAXATION AND ASSESSOR

TAXES ARE PAID IN FULL.

THIS 26 DAY OF April, 2022.

Michael Reynolds, Umatilla County Tax Collector

Michael Reynolds, Umatilla County Tax Assessor

UMATILLA COUNTY COMMISSIONERS:

APPROVED THIS 27 DAY OF April, 2022.

Commissioner signatures

Commissioner signatures

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 LOT 75 OF KEY BOULEVARD ESTATES INTO COMMERCIAL 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 FIRST ADDITION", SET AT THE SOUTHEAST CORNER OF LOT 4, 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 LOT 75 OF KEY BOULEVARD ESTATES, 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 KEY BOULEVARD ESTATES, AS SHOWN ON THIS PLAT, AND SEVERAL OF THE ONES FOR PARTITION PLAT 2007-25. I HOLD THE WEST LINE OF LOT 75 OF KEY BOULEVARD ESTATES 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 CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 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 KEY BOULEVARD ESTATES FIRST ADDITION, IN 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

ACKNOWLEDGMENT

STATE OF OREGON S.S. COUNTY OF UMATILLA

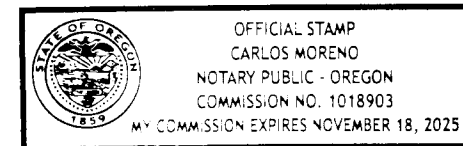
ON THIS 2 DAY OF March, IN THE YEAR 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARRY L. WEIS, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Notary Signature

Carlos Moreno, Notary Public of Oregon (Print)

COMMISSION NO. 1018903

MY COMMISSION EXPIRES: NOV 18, 2025



LEGAL DESCRIPTION

LOT 75, KEY BOULEVARD ESTATES, (BOOK 16, PAGE 101, OFFICE OF UMATILLA COUNTY PLAT 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:

- 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) EASEMENT: 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.
9) EASEMENTS SHOWN ON THE PLAT OF KEY BOULEVARD ESTATES, MARCH 6, 2020, BOOK 16, PAGE 101, COUNTY RECORDS.
10) COVENANTS, CONDITIONS AND RESTRICTIONS INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN DECLARATION, JUNE 15, 2020, DOC. NO. 2020-7020651, 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
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RECEIVED BY

Umatilla County Surveyor Date: 4/28/22 Rec'd By: CT No. 22-052-B

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded on 04-27-2022 at 8:36 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 54 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2022-7400270

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT DOUGLAS ENGLISH 43406LS

RENEWAL DATE: 12/31/23

Table with 3 columns: DATE, DWN. BY, RECORD OF SURVEY FOR; SCALE, CHK. BY, LEGACY LAND DEVELOPMENT LLC; JOB NO., REV. DATE, SURVEY ONE, LLC; DWG NO., REPLAT LOT 75.DWG, P.O. BOX 382, PENDLETON OR, 97801