

UMATILLA COUNTY
KEY BOULEVARD ESTATES SECOND ADDITION

A REPLAT OF LOT 1 OF KEY BOULEVARD ESTATES FIRST ADDITION, 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 REPLAT AS SHOWN HEREIN. SAID REPLAT 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 1 OF KEY BOULEVARD ESTATES FIRST ADDITION INTO 3 DISTINCT 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", SET AT THE SOUTHWEST CORNER OF LOT 1, 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 KEY BOULEVARD ESTATES SECOND 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: 12/31/25

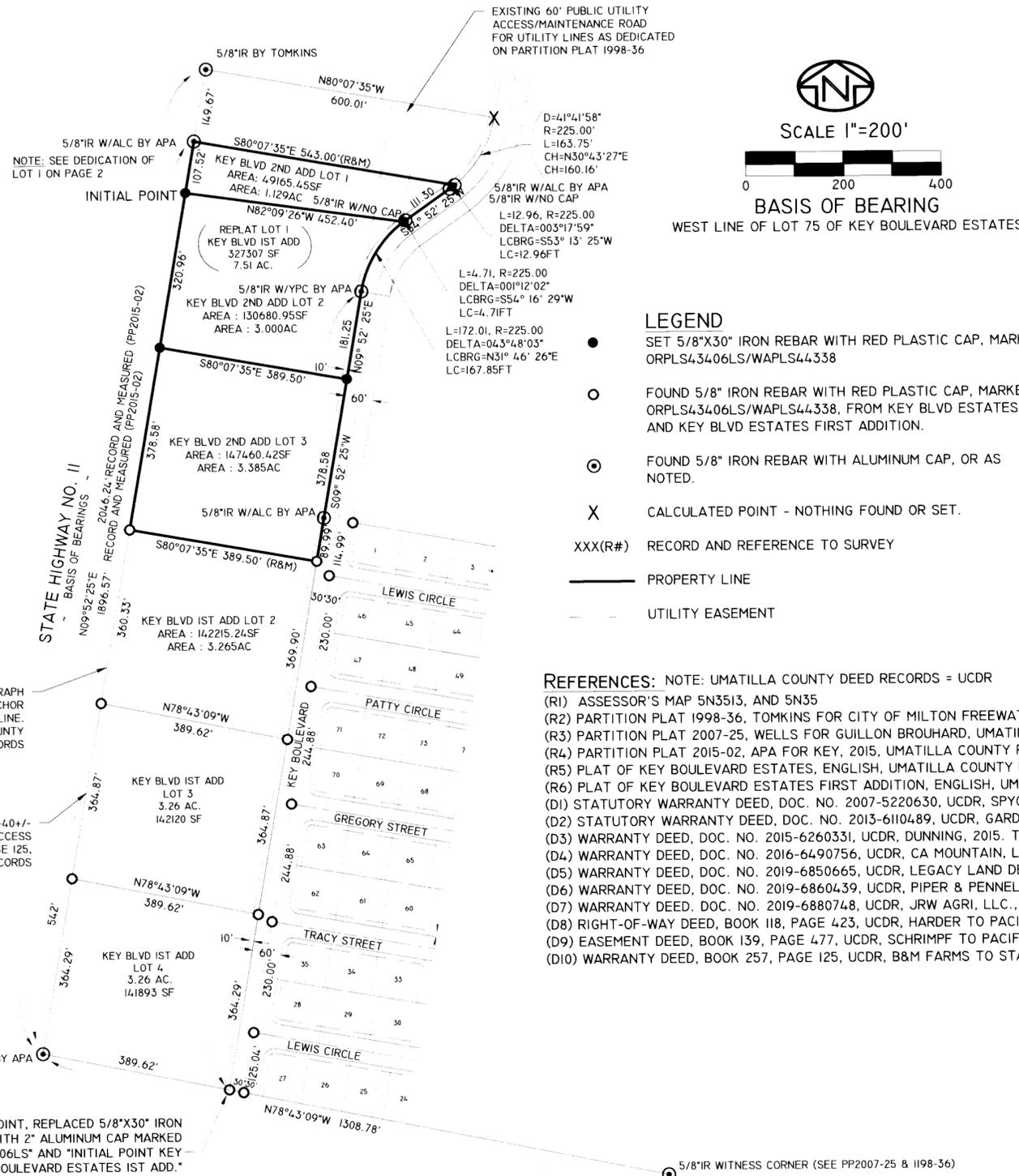
RECEIVED BY
 Umatilla County Surveyor
 Date: 9/12/24
 Rec'd By: CT
 No.: 24-083-B

State of Oregon
 County of Umatilla
 REC-DE-TP
 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$60.00 **\$120.00**

2024-0006239
 09/06/2024 07:59:23 AM

00026291202400062390010013

Office of County Records
Jan Churchill UMATILLA COUNTY



DATE: 5/05/24	DWN.BY: TLS	RECORD OF SURVEY FOR: LEGACY LAND DEVELOPMENT LLC 84112 EASTSIDE ROAD MILTON FREEWATER, OREGON 97862
SCALE: 1"=200'	CHK. BY: RDE	
JOB NO. 2024-018	REV.DATE: 08/27/24	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. KEY BLVD SECOND ADDITION.DWG		

OWNER'S DECLARATION:

WE, LEGACY LAND DEVELOPMENT LLC, OWNERS OF KEY BOULEVARD ESTATES FIRST ADDITION, FILED IN BOOK 17 AT PAGES 54, 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 REPLAT OF LOT 1 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
BARRY L. WEIS, MANAGING MEMBER

OWNER'S DEDICATION:

WE, LEGACY LAND DEVELOPMENT LLC, OWNERS OF KEY BOULEVARD ESTATES FIRST ADDITION, DO HEREBY DEDICATE LOT 1 TO BE STRICTLY USED FOR STORM WATER RETENTION AND UTILITIES, AND ANY FUTURE CHANGES TO THIS DEDICATION WILL BE AT THE APPROVAL OF THE CITY OF MILTON FREEWATER PLANNING DEPARTMENT.

Barry L. Weis
BARRY L. WEIS, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 27 DAY OF August, IN THE YEAR 2024, 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.

Isabel Hernandez
NOTARY SIGNATURE

Isabel Hernandez
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 10291084

MY COMMISSION EXPIRES: 04.24.2026

LEGAL DESCRIPTION

LOT 1, KEY BOULEVARD ESTATES FIRST ADDITION, (BOOK 17, PAGE 54, 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) DECLARATION TO REMOVE DRAINAGE EASEMENTS FROM SUBDIVISION PLAT, DOC.NO. 2021-7280623, COUNTY RECORDS.
- 11) COVENANTS, CONDITIONS, AND RESTRICTIONS IN DOC.NO. 2020-7020651. AMENDED BY DOC.NO. 2022-7450107.
- 12) DEED OF TRUST, DOC.NO. 2019-6950431, LEGACY LAND DEVELOPMENT LLC TO PIONEER TITLE COMPANY.

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
- (R6) PLAT OF KEY BOULEVARD ESTATES FIRST ADDITION, ENGLISH, UMATILLA COUNTY RECORDS FILE #22-052-B, BK 17,P54 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.
- (D8) RIGHT-OF-WAY DEED, BOOK 118, PAGE 423, UCDR, HARDER TO PACIFIC TELEPHONE AND TELEGRAPH CO., 1922. ALONG S EDGE HWY.
- (D9) EASEMENT DEED, BOOK 139, PAGE 477, UCDR, SCHRIMPF TO PACIFIC TELEPHONE AND TELEGRAPH CO., 1930. ALONG S EDGE HWY.
- (D10) WARRANTY DEED, BOOK 257, PAGE 125, UCDR, B&M FARMS TO STATE HWY COMMISSION, 1959. HIGHWAY II.

APPROVALS

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

THIS 28 DAY OF August, 2024.

Kassidy Ruiz
KASSIDY RUIZ, PLANNING ASSISTANT.

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 30 DAY OF August, 2024.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION AND ASSESSOR
TAXES ARE PAID IN FULL.

THIS 4 DAY OF September, 2024.

Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

Rachael Reynolds
UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

APPROVED THIS 5 DAY OF Sept., 2024.

John A. Simmons
COMMISSIONER

Celinda A. Simmons
COMMISSIONER

[Signature]
COMMISSIONER

UMATILLA COUNTY

KEY BOULEVARD ESTATES SECOND ADDITION

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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 REPLAT AS SHOWN HEREIN. SAID REPLAT 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 1 OF KEY BOULEVARD ESTATES FIRST ADDITION INTO 3 DISTINCT 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", SET AT THE SOUTHWEST CORNER OF LOT 1, DURING THE PERFORMANCE OF THIS SUBDIVISION.

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

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LEGACY LAND DEVELOPMENT LLC, OWNER, TO PERFORM A REPLAT OF LOT 1 OF KEY BOULEVARD ESTATES FIRST ADDITION, 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 FIRST ADDITION, AS SHOWN ON THIS PLAT, AND SEVERAL OF THE ONES FOR PARTITION PLAT 2007-25. I HOLD THE WEST LINE OF LOT 1 OF KEY BOULEVARD ESTATES FIRST ADDITION 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
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 KEY BOULEVARD ESTATES SECOND 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

RECEIVED BY

Umatilla County Surveyor
Date: 9/12/24
Rec'd By: CT
No.: 24-083-B

State of Oregon
County of Umatilla
REC-DE-TP
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
Jan Churchill
UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/25

DATE: 5/05/24	DWN. BY: TLS	RECORD OF SURVEY FOR: LEGACY LAND DEVELOPMENT LLC 84112 EASTSIDE ROAD MILTON FREEWATER, OREGON 97862
SCALE: N/A	CHK. BY: RDE	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
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