

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA 99336, (509) 491-1071

TEKTONIKS REPLAT

OF BLOCK 43 AND A PORTION OF BLOCK 42 OF THE
TOWN OF FREEWATER AND ADDITIONAL LANDS LOCATED IN
A PORTION OF THE SE 1/4 OF THE NE 1/4 AND THE NE
1/4 OF THE SE 1/4 OF SECTION 2 AND A PORTION OF
THE SW 1/4 OF THE NW 1/4 OF SECTION 1
T 5 N, R 35 E, W.M.
CITY OF MILTON FREEWATER
UMATILLA COUNTY, OREGON

OCTOBER 23, 2025

SHEET 1 OF 5

SHEET INDEX

- 1) FACE SHEET AND SHEET INDEX
- 2) SURVEY, MONUMENT TIES, ROAD CENTERLINES AND RIGHT-OF-WAYS.
- 3) SOUTH PORTION DETAIL
- 4) NORTH PORTION DETAIL
- 5) SIGNATURES, LEGAL DESCRIPTIONS, VICINITY MAP, NARRATIVE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2027

11-14-25

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND
SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
LEGAL MONUMENTS THE LAND REPRESENTED ON THIS REPLAT, THE EXTERIOR BOUNDARIES OF WHICH
ARE DESCRIBED HEREON.

Kevin L. Bethje

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

11-14-25
DATED

OFFICE OF COUNTY RECORDS

State of Oregon 2025-0009595
County of Umatilla 12/08/2025 02:49:13 PM
KEL, DE, TP
Page 1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



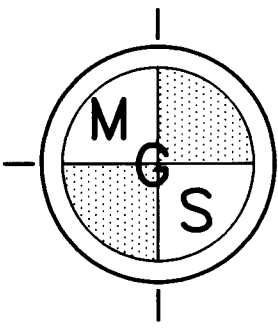
00042088202500095950010018
Office of County Records
John Churchill

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
DOCUMENT

Kevin L. Bethje 11-14-25
KEVIN L. BETHJE DATE

RECEIVED BY
Umatilla County Surveyor
Date: 12/9/25
Rec'd By: CT
No.: 25-117-B

SCALE: NA
JOB NO. 24-238
DATE: 10-23-2025
CALC BY: KLB
DRAWN BY: KLB
CHECKED BY: _____
SHEET 1 OF 5



MGS
PASCO, INC
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T 5 N, R 35 E, W.M.

CITY OF MILTON FREEWATER
UMATILLA COUNTY, OREGON

OCTOBER 23, 2025

SHEET 2 OF 5

150 75 0 150 225 300
SCALE 1 INCH = 150 FEET

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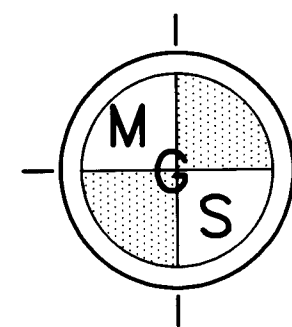
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SHEET 2 OF 5



MGS
PASCO, INC

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(509)-491-1071

LEGEND

⊙ INDICATES MONUMENT 5/8" IRON ROD WITH "BETHJE 55437" CAP

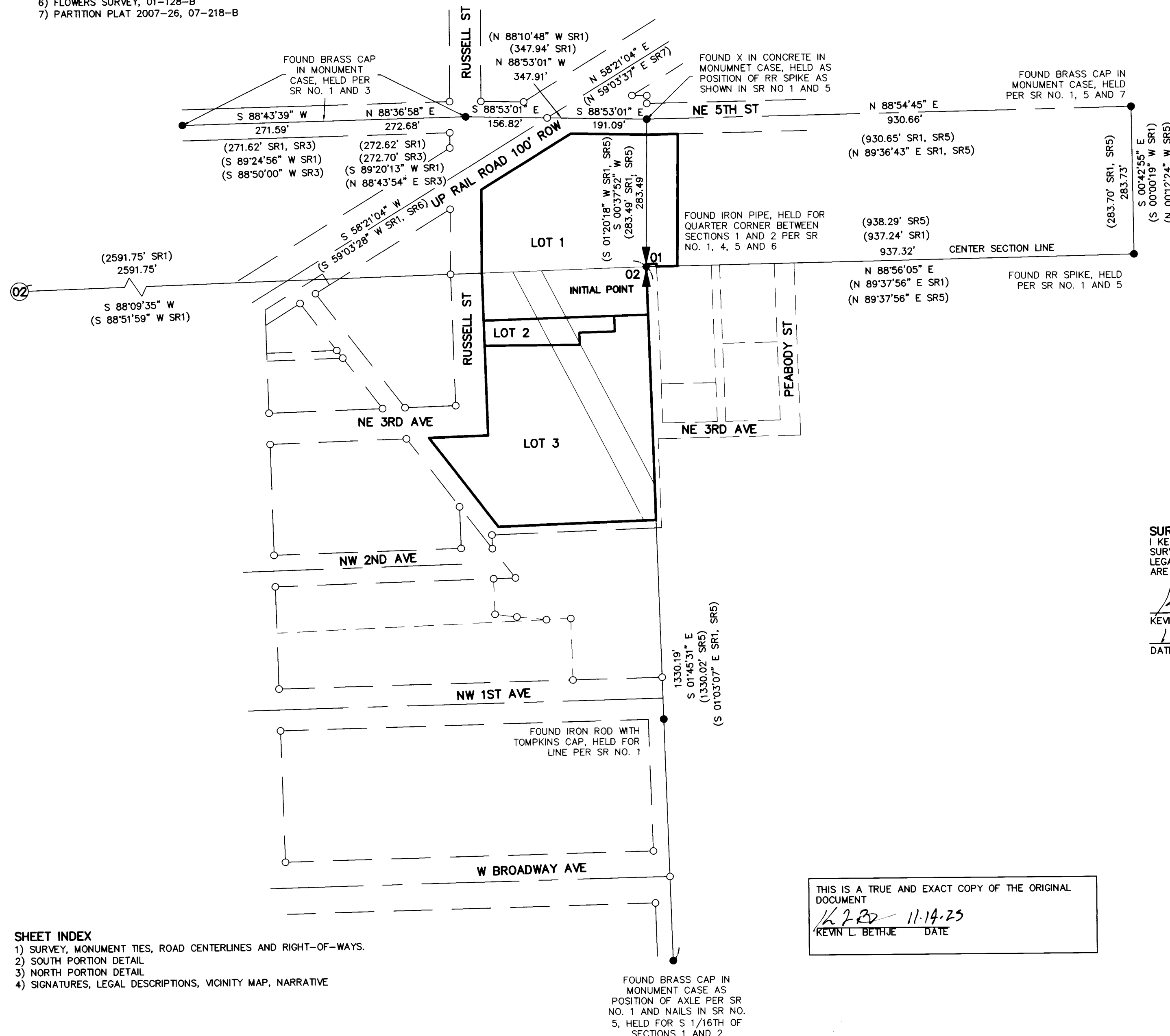
● INDICATES FOUND MONUMENT AS NOTED

(XXX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER

○ INDICATES CALCULATED POSITION, NOTHING FOUND OR SET

SURVEY REFERENCE

- 1) TOMKINS SURVEY, 97-110-B
- 2) MAP OF FREEWATER, BOOK 2, PAGE 11
- 3) CATTERSON SURVEY, 13-552-B
- 4) STREAMER JR. SURVEY, 93-01-B
- 5) FLOWERS SURVEY, 02-71-C
- 6) FLOWERS SURVEY, 01-128-B
- 7) PARTITION PLAT 2007-26, 07-218-B



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11-14-25
KEVIN L. BETHJE DATE

FOUND BRASS CAP IN MONUMENT CASE AS POSITION OF AXLE PER SR NO. 1 AND NAILS IN SR NO. 5, HELD FOR S 1/16TH OF SECTIONS 1 AND 2

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T 5 N, R 35 E, W.M.

CITY OF MILTON FREEWATER
UMATILLA COUNTY, OREGON

OCTOBER 23, 2025

SHEET 4 OF 5

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2027

11-14-25

BASIS OF BEARING: OREGON NORTH STATE PLANE COORDINATE
SYSTEM, NAD 83/2011 DATUM, INTERNATIONAL FEET PER OPUS
SOLUTION ON MGS CONTROL POINT 50, LOCATED ON WEST SIDE OF
RUSSELL STREET, NEAR E-W CENTER SECTION LINE OF SECTION 2.
COMBINED SCALE FACTOR 0.99994043 APPLIED AT COORDINATE 0.0
TO CALCULATE GROUND COORDINATES AND DISTANCES. ALL
DISTANCES ARE GROUND DISTANCES.

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

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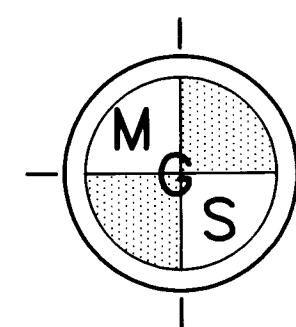
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CALC BY: KLB

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CHECKED BY:

SHEET 4 OF 5



MGS
PASCO, INC
809 S AUBURN ST
KENNEWICK, WA 99336
(509)-491-1071

SURVEY NARRATIVE ITEMS

LEGAL DESCRIPTION PER BARGAIN AND SALE DEED
REEL 294, PAGE 0804

TRACT I

A PARCEL OF LAND SITUATED IN BLOCK 43 AND A PORTION OF BLOCK 42 OF THE TOWN OF FREEWATER AND ADDITIONAL LANDS IN THE SOUTHEAST QUARTER OF NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND IN SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 E. W.M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT EAST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG EAST LINE OF SAID SECTION 2, SOUTH 00°18'46" EAST 484.92 FEET; THENCE SOUTH 89°43'11" WEST 302.62 FEET; THENCE NORTH 36°09'44" WEST, 214.98 FEET TO A POINT ON SOUTH LINE OF N.E. 3RD AVENUE, BEING 60 FEET WIDE AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH LINE NORTH 89°30'13" EAST 114.04 FEET TO A POINT ON EAST LINE OF NORTH RUSSELL STREET, BEING 60 FEET WIDE AS NOW ESTABLISHED; THENCE ALONG SAID EAST LINE NORTH 00°24'28" WEST 309.72 FEET, MORE OR LESS, TO A POINT ON EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE CONTINUING ALONG SAID EAST LINE OF NORTH RUSSELL STREET NORTH 01°30'33" EAST 160.44 FEET, MORE OR LESS, TO A POINT ON SOUTHEASTERLY RIGHT OF WAY LINE OF OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, SAID POINT BEING 50 FEET NORMALLY DISTANT SOUTHEASTERLY FROM CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY AS PRESENTLY CONSTRUCTED AND OPERATED; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 59°48'52" EAST 191.04 FEET, MORE OR LESS, TO A POINT ON NORTHERLY LINE OF BLOCK 43 ORIGINAL TOWN OF FREEWATER; THENCE ALONG SAID NORTHERLY LINE OF BLOCK 43 AND ITS EASTERLY EXTENSION SOUTH 89°36'54" EAST 215.05 FEET, MORE OR LESS, TO A POINT 60 FEET NORMALLY DISTANT EASTERLY FROM WEST LINE OF SAID SECTION 1; THENCE PARALLEL WITH SAID WEST LINE SOUTH 02°07'19" WEST 253.44 FEET TO A POINT ON EAST-WEST CENTERLINE OF SAID SECTION 1; THENCE ALONG THE EAST-WEST CENTERLINE NORTH 89°36'48" WEST, 60.03 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM SOUTH 5 FEET OF WEST 20 FEET OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 1 LYING WITHIN PUBLIC ROAD;

SUBJECT TO ANY FLUME, MILL TAIL RACES AND WATER RIGHTS OF WAY, STREETS AND ALLEYS

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

ACKNOWLEDGEMENT:

STATE OF Oregon

COUNTY OF Umatilla

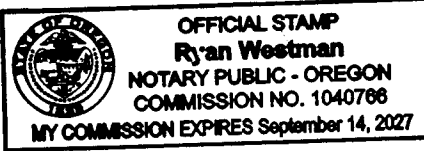
THIS IS TO CERTIFY THAT, ON THIS 20th DAY OF November 2025, David A. Richards PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT SHE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ryan Westman 11/20/25
SIGNATURE NOTARY PUBLIC-OREGON DATE

Ryan Westman
PRINTED NAME

COMMISSION NO: 1040766

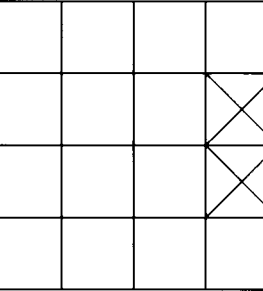
MY COMMISSION EXPIRES: Sept 14, 2027



NARRATIVE:

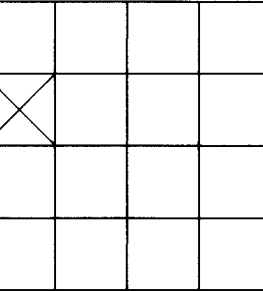
THE PURPOSE OF THIS REPLAT WAS TO SURVEY PARCELS 100 AND 190 ON TAX MAP 5N3502DA AND PARCEL 12100 ON TAX MAP 5N3502AD, AND RECONFIGURE THEM AS SHOWN HEREON AS LOTS 1, 2 AND 3. THESE PARCELS ARE DESCRIBED AS TRACT I IN BARGAIN AND SALE DEED REEL 294, PAGE 0804, SHOWN HEREON. SEARCH OF EXISTING SURVEYS WAS CONDUCTED AND FOUND THE SURVEYS LISTED IN THE REFERENCES. WE THEN TIED INTO THE QUARTER CORNER COMMON TO SECTIONS 1 AND 2, THE CENTER OF SECTION 2 AND THE SOUTH 1/6TH CORNER OF SECTIONS 1 AND 2 AS SHOWN ON SHEET 1. WE ALSO TIED INTO SEVERAL CENTERLINE MONUMENTS AS LISTED IN SR NO. 1 AND 5. ASSORTED IRON PIPES AND IRON RODS WERE RECOVERED AS SHOWN AND ANALYZED AND MANY WERE HELD PER SR NO. 1 AND 2. A COMBINATION OF THOSE SURVEYS AND DEED CALLS WERE USED TO COMPUTE THE BOUNDARY OF THE PARCEL AS DESCRIBED IN THE DEED. ON THE TAX MAPS MENTIONED ABOVE, THE PARCELS ARE SEGREGATED OUT AND AN ALLEY WAY IS SHOWN ON PARCEL 12100. LOOKING AT THE POOR QUALITY MAP OF THE ORIGINAL TOWN OF FREEWATER, I FIND NO ALLEY IN BLOCK 43. THEREFORE, I HAVE NOT SHOWN SAID ALLEY ON THIS REPLAT.

SECTION INDEX



SECTION 2
T 5 N, R 35 E

SECTION INDEX



SECTION 1
T 5 N, R 35 E

SURVEY REFERENCE

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CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, 427 S CEDAR LLC, ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING REPLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED. WE ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP OF OWENS REPLAT. ALSO, ACKNOWLEDGE EXISTING STREETS AND ALLEYS WILL NOT BE ALTERED FROM THE ORIGINAL "HERMISTON ORCHARDS" PLAT, AND THE FIRE, ACCESS AND UTILITIES EASEMENT AS SHOWN HEREON IS DEDICATED FOR USE AS DESCRIBED.

David H. Krumbein 11/20/2025
DATE

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 2 DAY OF December 2025

David H. Krumbein
UMATILLA COUNTY SURVEYOR

CITY OF MILTON-FREEWATER PLANNING DIRECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND THAT IT COMPLIES WITH THE CITY OF MILTON-FREEWATER REGULATIONS WITH REFERENCE TO SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT.

Kasidy Ruiz 11/20/2025
PLANNING DIRECTOR DATE

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 20th DAY OF December 2025

Claudia A. Simmons
COMMISSIONER

ABSENT
COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT. DATED THIS 4 DAY OF December 2025

Raibaul Reynolds
COUNTY ASSESSOR

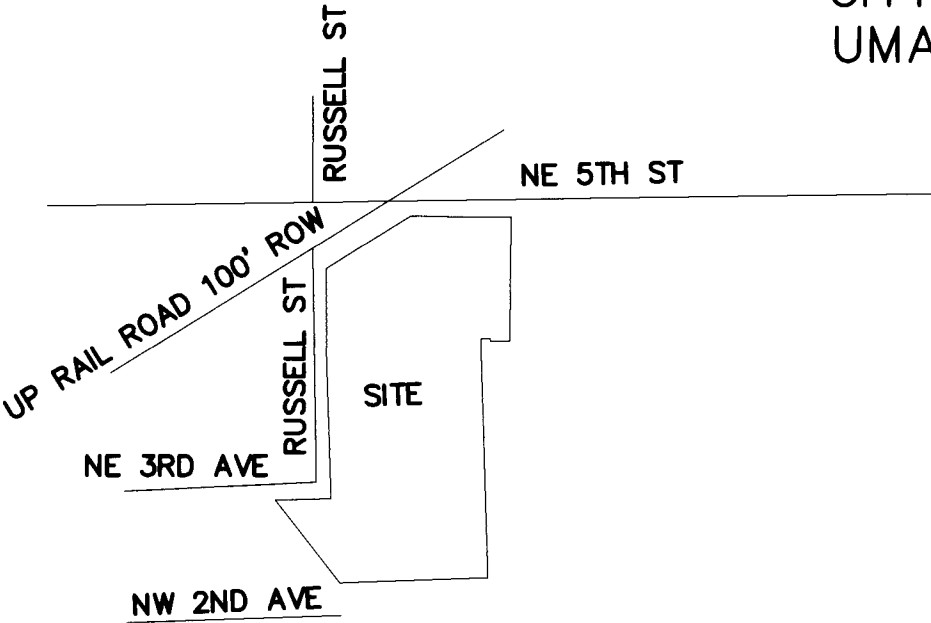
Raibaul Reynolds
COUNTY TAX COLLECTOR

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OCTOBER 23, 2025

SHEET 5 OF 5



VICINITY MAP
NOT TO SCALE

REGISTERED
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LAND SURVEYOR

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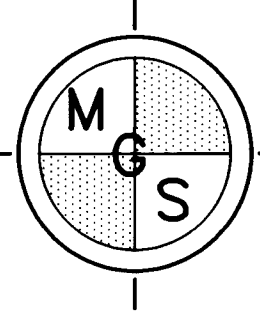
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