

PARTITION PLAT 2009 - 10

A PARTITION PLAT LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T5N, R35E, W4M, CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON

SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE PARCEL SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES, SAID PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 238.00 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 218.04 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUIS TORREY, ET UX, BY DEED RECORDED IN BOOK 218, PAGE 150, DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TORREY TRACT, 238.00 FEET TO THE SOUTHWEST CORNER OF SAID TORREY TRACT, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 218.04 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN N.W. 8th STREET RIGHT OF WAY AND THAT PORTION LYING WITHIN THE OLD OREGON-WASHINGTON HIGHWAY (LAMB STREET) RIGHT OF WAY.

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

THE INITIAL POINT OF THIS PARTITION PLAT IS MARKED BY A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH 02820LS" MARKING THE NORTHWEST PROPERTY CORNER.

GREG E. FLOWERS, 02820 LS

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/09

Date Stamped: 10/31/08



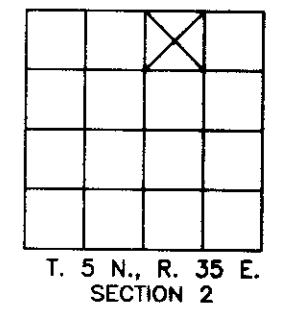
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Project:
A SURVEY FOR
PARTITION PLAT
LOCATED IN THE S.W.
CORNER OF THE N.W.
1/4 OF THE N.E. 1/4
OF SECTION 2, TWP 5
NORTH, R35 EAST,
W.M, UMATILLA
COUNTY, OREGON

Client
RAFAEL VILLAGOMEZ
314 N. 5TH AVE
MILTON-FREEWATER, OR
97862 (541)-938-8352

SECTION INDEX



5/8" IRON PIN WITH A YELLOW CAP AS SHOWN ON SURVEY 97-142-B MARKING THE EAST 1/16 CORNER BETWEEN SECTIONS 36 & 2.

N88°51'20"E 1320.23'(1320.25')R-3 (R-2)

NORTH QUARTER CORNER OF SEC. 2, 2 1/2" BRASS CAP IN A MON. CASE SET BY ANDERSON PERRY AND ASSOCIATES AT THE PREVIOUSLY MONUMENTED LOCATION AS A PART OF THE RECONSTRUCTION OF N. LAMB STREET.

BASIS OF BEARINGS

OREGON STATE PLANE, NORTH ZONE, GRID BEARING
N00°33'07"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2 IN TOWNSHIP 5 NORTH IN RANGE 35 EAST OF THE WILLAMETTE MERIDIAN DERIVED BY GPS OBSERVATION AS SHOWN ON SURVEY 05-14C. TRUE GROUND LENGTHS ARE SHOWN.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RAFAEL VILLAGOMEZ TO SUBDIVIDE THE PROPERTY DESCRIBED BY DEED RECORDED IN REEL 538, PAGE 189 INTO TWO PARCELS AS SHOWN. FOR THE PURPOSES OF THIS SURVEY I HAVE HELD THE BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 2 AND THE BRASS CAP MONUMENT MARKING THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 TO DEFINING THE CENTERLINE OF THE OLD STATE HIGHWAY. I HAVE HELD THE NE 1/16 CORNER AND THE BRASS CAP THAT IS N01°23'26"E 2.55 FEET FROM THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 FOR THE LOCATION OF THE CENTERLINE OF NW 8TH STREET. ALTHOUGH THE DEED SPECIFIES THAT THE NORTH LINE IS 238 FEET NORTH OF THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, HISTORICALLY THE PLATS AND SURVEYS IN THE NW 1/4 OF THE NE 1/4 HAVE BEEN USING THE MONUMENT MARKING THE CENTERLINE OF NW 8TH AS THE SW CORNER OF THE NW 1/4 OF SECTION 2. THEREFORE, TO REMAIN CONSISTENT WITH THE HISTORICAL USE OF THIS MONUMENT AND TO BE IN BETTER AGREEMENT WITH THE OCCUPATION LINES, I AM ALSO HOLDING THE NORTHERLY MONUMENT AS CONTROLLING FOR THE NORTH-SOUTH LOCATION OF THE NORTH LINE AND THE SOUTHERLY MONUMENT FOR THE LOCATION OF THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2.

THE DEED DIMENSION FOR THIS PROPERTY OF 194.46 FEET ALONG THE NORTH AND SOUTH LINES IS A LATENT AMBIGUITY. EXAMINATION OF THE ADJOINING DEED BOOK 218, PAGE 150, (WHICH IS INCORRECTLY CALLED AS BOOK 213, PAGE 150) CLEARLY PLACES THE BOUNDING CALL OF THE NORTHWEST CORNER OF SAID ADJOINING TRACT 194.46 FEET (127.46'+67') WEST OF A LINE THAT IS 25 RODS (412.50') EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 OR 218.04' EAST TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2. THIS INCORRECT DISTANCE HAS ALSO BEEN TRANSLATED ONTO THE CURRENT ASSESSMENT MAPS.

THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'01" ANGULAR AND 2 MM ±3 PPM TIMES DISTANCE. THE MONUMENTS SHOWN WERE VISITED IN SEPTEMBER OF 2008.

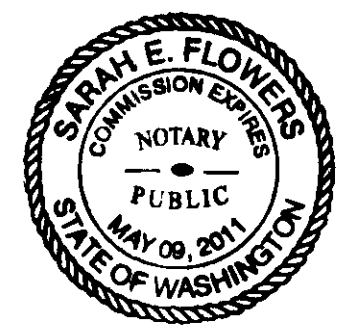
LEGEND

- DEED LINE
SECTION OR SECTION SUBDIVISION LINE
ROADWAY CENTERLINE
RIGHT OF WAY LINE
EASEMENT LINE
FENCE LINE
FOUND SURVEY MONUMENT AS DESCRIBED
SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH 02820LS"
SET A "PK" NAIL AND WASHER STAMPED "USKH 02820LS" IN THE CONCRETE SIDEWALK
RECORDED DIMENSION PER DEED 2008-5381089
RECORDED DIMENSION COUNTY SURVEY 05-14C
RECORDED DIMENSION COUNTY SURVEY 07-12B
RECORDED DIMENSION COUNTY SURVEY 08-92B
CALCULATED POINT NOT FOUND OR SET
EXISTING WATER METER
EXISTING TELEPHONE PED
EXISTING MAIL BOX
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC PED
EXISTING CABLE TV PED
EXISTING ROAD SIGN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RAFAEL VILLAGOMEZ, CLAUDIA VILLAGOMEZ, MARTIN T. PURECO AND MARTHA PURECO, OWNERS OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN.

Rafael Villagomez 11-7-08
Claudia Villagomez 11-7-08
Martin T. Pureco
Martha Pureco 11-07-08



ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 7th DAY OF November 2008 APPEARED RAFAEL VILLAGOMEZ, CLAUDIA VILLAGOMEZ, MARTIN T. PURECO AND MARTHA PURECO 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 7th DAY OF November, 2008.

MY COMMISSION EXPIRES May 9, 2011
Sarah E. Flowers
NOTARY PUBLIC FOR THE STATE OF Washington
RESIDING IN Walla Walla, Washington

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows include C1, C2, and (R-2).

REFERENCES

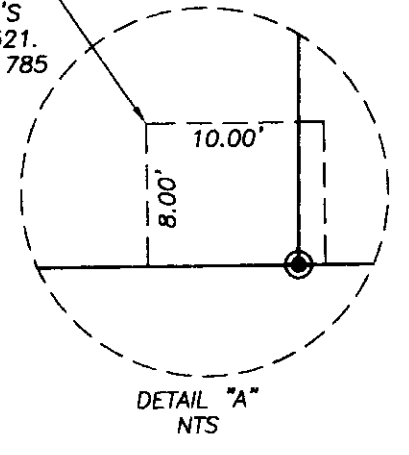
- (R-1) DEED-REEL 538, PAGE 189, 2008-5380189
(R-2) SURVEY 05-14C
(R-3) SURVEY 07-12B
(R-4) SURVEY 08-92B
DEED REEL 508, PAGE 87, 2006-5080087
DEED REEL 468, PAGE 124, 2004-4680124
DEED REEL 237, PAGE 785 (EASEMENT)
DEED BOOK 218, PAGE 150 (TORREY)
DEED BOOK 130, PAGE 209 (THOMASON)



(S88°41'33"W 1310.83')R-2
(S88°44'38"W 1310.73')R-3
(S89°48'57"E 1310.79')R-4
(S88°41'33"W 1310.91')R-2

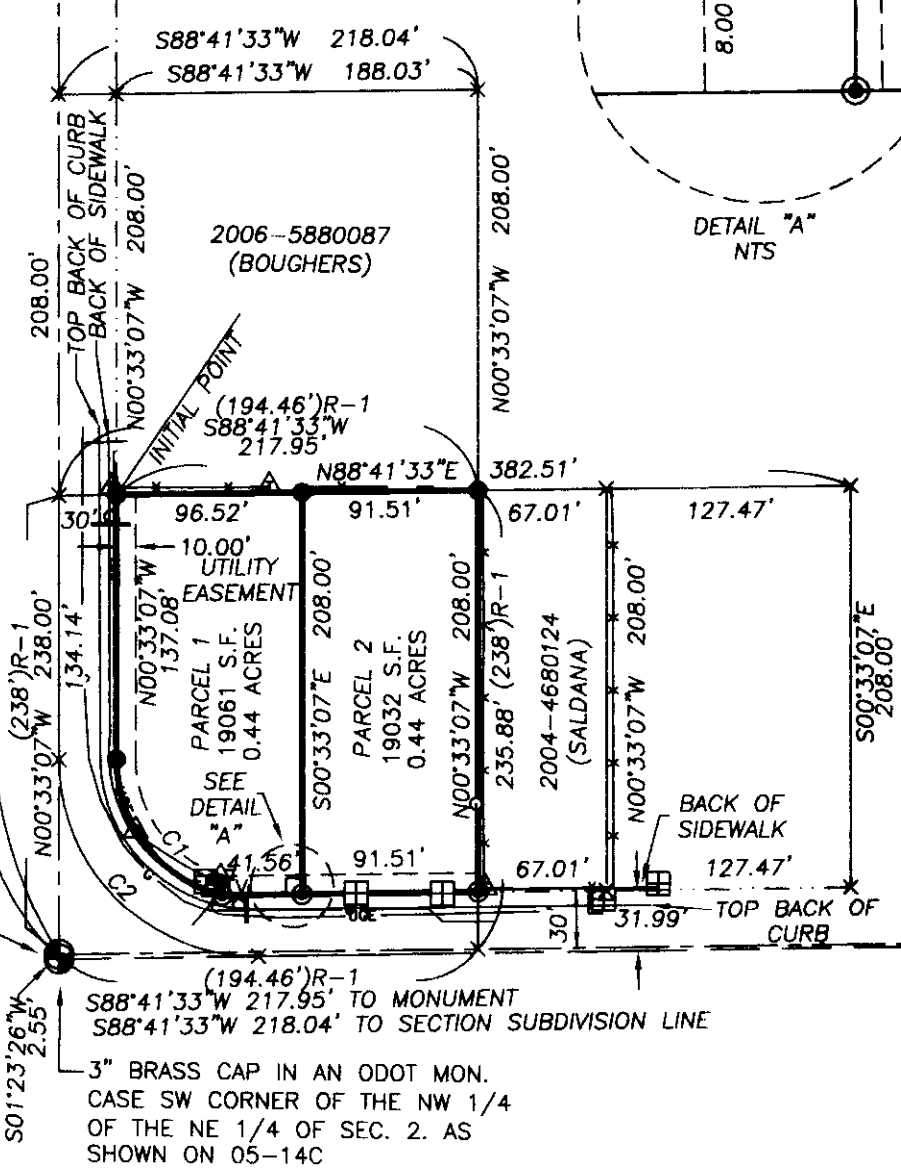
NW 8TH AVE. CENTER LINE OF 8TH AVE. SECTION LINE

UTILITY EASEMENT PER AUDITOR'S FILE No. 183521. REEL 237, PG 785



DRAWING NAME: I:\1107800\Survey\Drawings\1107800-villagomez.dwg PLOTTED: Oct 31, 2008 - 11:07am

3" BRASS CAP IN A MON. CASE AT THE CORNER OF LAMB & 8TH, IT APPEARS THAT THIS POSITION HAS BEEN USED AS THE 1/16TH CORNER FOR ROWLEY'S ADDITION AND CARY AND MILLS ADDITION. HELD AS DEFINITION FOR CENTER LINE OF 8TH AVE. SAID MON. BEARS N01°23'26"E A DISTANCE OF 2.55 FEET FROM THE ODOT BRASS CAP. SAID ODOT BRASS CAP MARKS THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2



APPROVALS
EXAMINED AND APPROVED THIS 7th DAY OF April 2009
David H. K...
UMATILLA COUNTY SURVEYOR
TAXES ARE CURRENT, THIS 7th DAY OF April 2009
Bertina Knight by Krista Brand
UMATILLA COUNTY TAX COLLECTOR
APPROVED THIS 31st DAY OF March 2009
IN ACCORDANCE WITH TITLE 11 OF THE MILTON-FREEWATER CITY CODE.
Gina Hartzheim
GINA HARTZHEIM, CITY PLANNER

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF COUNTY RECORDS
STATE OF OREGON, COUNTY OF UMATILLA
I certify that this instrument was received and recorded ON April 7, 2009 at 1:00 o'clock Pm., in the record of PLATS of said County.
YEAR 2009 NUMBER 10 Slide
OFFICE OF COUNTY RECORDS
By: Jean Humphries, Records Officer
Fees \$ 50.00 No. 2009-5490569
RECEIVED BY
Umatilla County Surveyor
Date 5-01
Drawn by kb
No. 09-55-B

Project Mgr. GREG FLOWERS
Drawn DWW
Checked GEF
Date SEPTEMBER 30, 2008
Scale 1" = 100'
CAD File: I:\DWG\1107800_VILLAGOMEZ.DWG
Sheet Contents: PARTITION PLAT SURVEY
Sheet No.: 1 OF 1
U.S.K.H. W.O. 11078000