

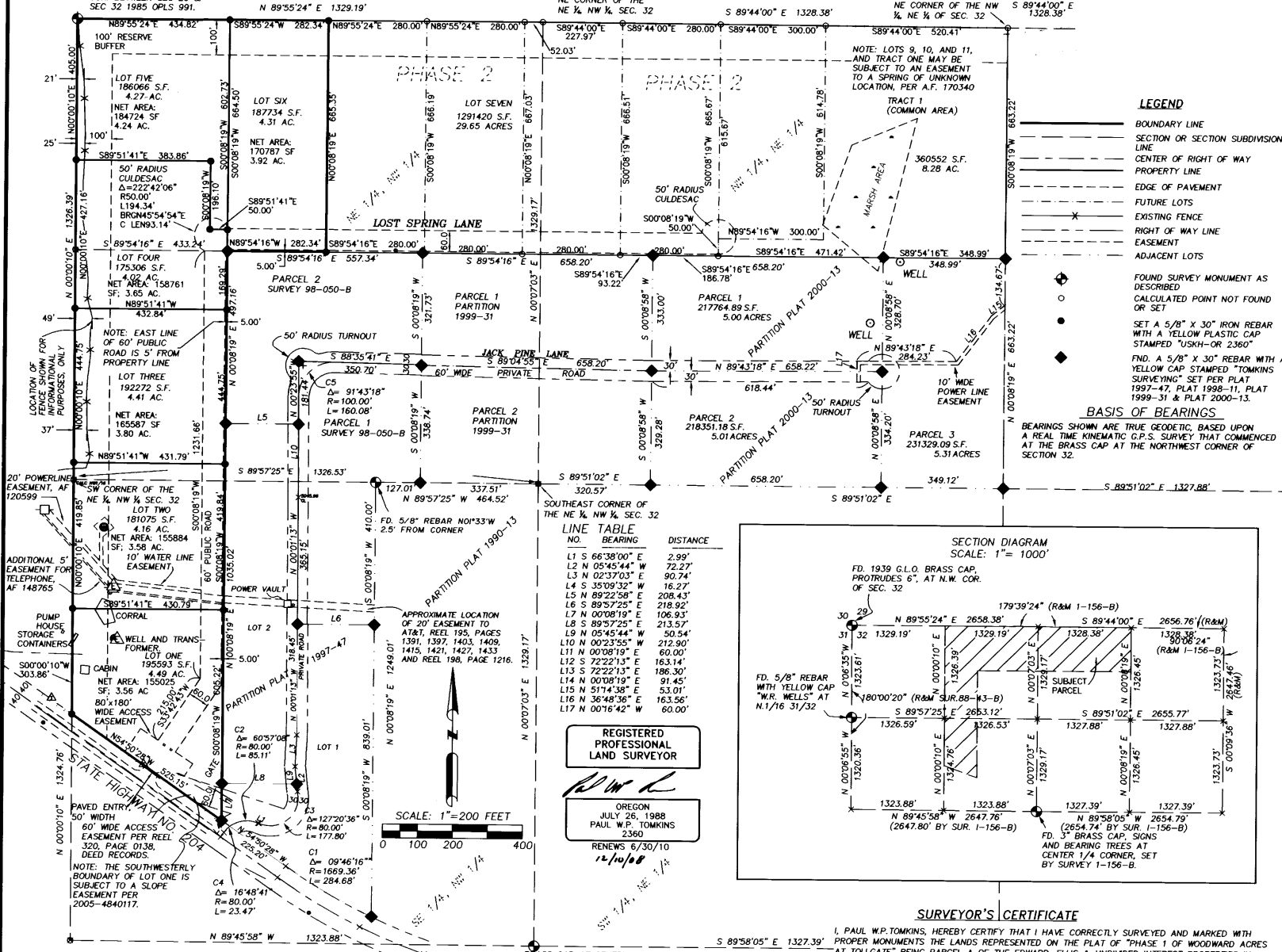
PLAT OF PHASE 1 OF WOODWARD ACRES AT TOLLGATE

A PARTITION PLAT LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TWP. 4 NORTH, RGE. 38 EAST, W.M., UMATILLA COUNTY, OREGON

NOTE: NET AREA IS DEFINED AS THE LOT AREA REDUCED BY THE AMOUNT OF THE ROAD DEDICATION FOR THE PARTICULAR LOT.

FND. 3" AL CAP ON 2" PIPE MARKED W 1/16th COR. BETWEEN SEC 29 & SEC 32 1985 OPLS 991.

2409835 S.F. 55.32 AC.



LEGEND

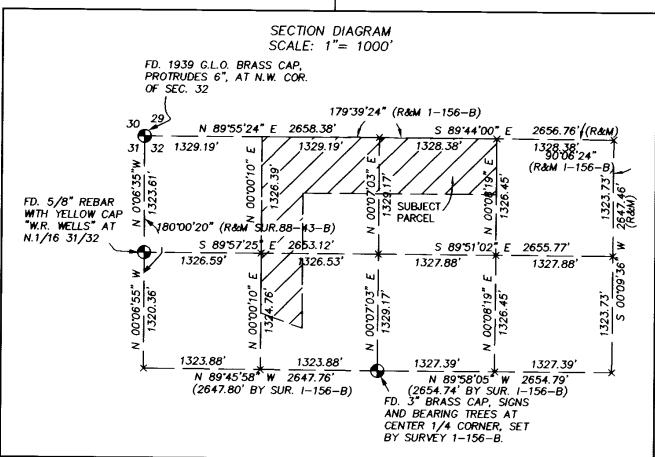
- BOUNDARY LINE
- SECTION OR SECTION SUBDIVISION LINE
- CENTER OF RIGHT OF WAY PROPERTY LINE
- EDGE OF PAVEMENT
- FUTURE LOTS
- EXISTING FENCE
- RIGHT OF WAY LINE
- EASEMENT
- ADJACENT LOTS
- FOUND SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT NOT FOUND OR SET
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH-OR 2360"
- FND. A 5/8" X 30" REBAR WITH A YELLOW CAP STAMPED "TOMKINS SURVEYING" SET PER PLAT 1997-47, PLAT 1998-11, PLAT 1999-31 & PLAT 2000-13.

BASIS OF BEARINGS

BEARINGS SHOWN ARE TRUE GEODETIC, BASED UPON A REAL TIME KINEMATIC G.P.S. SURVEY THAT COMMENCED AT THE BRASS CAP AT THE NORTHWEST CORNER OF SECTION 32.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 66°38'00" E	2.99'
L2	N 05°45'44" W	72.27'
L3	N 02°37'03" E	90.74'
L4	S 35°09'32" W	16.27'
L5	N 89°22'58" E	208.43'
L6	S 89°57'25" E	218.92'
L7	N 00°08'19" E	106.93'
L8	S 89°57'25" E	213.57'
L9	N 05°45'44" W	50.54'
L10	N 00°23'55" W	212.90'
L11	N 00°08'19" E	60.00'
L12	S 72°22'13" E	163.14'
L13	S 72°22'13" E	186.30'
L14	N 00°08'19" E	91.45'
L15	N 51°74'38" E	53.01'
L16	N 36°48'36" E	163.56'
L17	N 00°16'42" W	60.00'



STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded

ON December 23, 2008 at 10:00 o'clock Am., in the record of PLATS of said County: BOOK PAGE Slide 15 41

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2008-0450693 Date Stamped:



Engineering • Land Surveying
Planning • Materials Testing

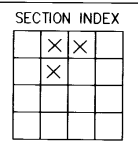
313 D St. Suite 200
Spokane, ID 83501
Phone: (208) 746-2661
Fax: (208) 746-6825

621 W. MALLON AVE. Suite. 309
Spokane, WA 99201
Phone: (509) 328-5139
Fax: (509) 328-0423

5 North Colville St.
Walla Walla, WA 99362
Phone: (509) 522-4843
Fax: (509) 522-1902

Project:
A PARTITION PLAT LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TWP. 4 NORTH, RGE. 38 EAST, W.M., UMATILLA COUNTY, OREGON

Client
TYE WATTS
826 WHEATLAND DRIVE
WALLA WALLA, WA 99362



SEC. 32, T4N, R38E, W.M.

Project Mgr.	PWPT
Drawn	
Checked	GEF
Date	OCT. 07, 2008
Scale	1" = 200'

CAD File: 1045700platphase1.DWG

Sheet Contents:
FINAL PLAT PHASE 1

Sheet No.: 1/2

Umatilla County Surveyor S.K.H. W.O. 1045700

SURVEYOR'S CERTIFICATE

I, PAUL W.P. TOMKINS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE PLAT OF "PHASE 1 OF WOODWARD ACRES AT TOLLGATE" BEING PARCEL A OF THE EDWARD, ELLIS & UNDIVIDED INTEREST PROPERTIES IN UMATILLA COUNTY OREGON. THE INITIAL POINT OF SAID "PHASE 1 OF WOODWARD ACRES AT TOLLGATE" BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "USKH 2360", BEING THE SOUTHWEST CORNER OF LOT 1 IN PARTITION PLAT 1997-47 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN UMATILLA COUNTY, OREGON.

PAUL W.P. TOMKINS, OREGON PLS NO. 2360

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT
PAUL W.P. TOMKINS, PLS 2360

DRAWING NAME: I:\1045700\Survey_Dwgs\1045700platphase1.dwg PLOTTED: Dec. 10, 2008 - 10:39am

PLAT OF PHASE 1 OF WOODWARD ACRES AT TOLLGATE

A PARTITION PLAT LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TWP. 4 NORTH, RGE. 38 EAST, W.M., UMATILLA COUNTY, OREGON

APPROVALS

UMATILLA COUNTY PLANNING

APPROVED THIS 22nd DAY OF December, 2008, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF UMATILLA COUNTY.

Ken J. Mallett
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "PHASE 1 OF WOODWARD ACRES AT TOLLGATE" 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 "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16th DAY OF December 2008 *David H. Kl*
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "PHASE 1 OF WOODWARD ACRES AT TOLLGATE" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16th DAY OF November, 2008

William S. Honnell
CHAIRMAN
W. Lawrence Givens
COMMISSIONER
Kevin D. Roberts
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "PHASE 1 OF WOODWARD ACRES AT TOLLGATE" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 11th DAY OF December 2008 BY:

Paul Chalmers Assessment Mgr. *Bethna Knight*
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TYRONE L. WATTS AND LERTIA C. WATTS, HUSBAND AND WIFE, OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "PHASE 1 OF WOODWARD ACRES AT TOLLGATE". WE HEREBY DEDICATE ALL ROADS AND EASEMENTS NOT DESIGNATED AS PRIVATE THAT ARE SHOWN HEREIN TO THE PUBLIC, AND HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

Tyrone L. Watts 12-10-2008
TYRONE L. WATTS DATE
Lertia C. Watts 12-10-2008
LERTIA C. WATTS DATE

ACKNOWLEDGMENT

STATE OF UMATILLA
COUNTY OF UMATILLA

BEFORE ME THIS 10th DAY OF December 2008 APPEARED TYRONE L. WATTS AND LERTIA C. WATTS, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December 2008.

MY COMMISSION EXPIRES June 4, 2012
Ronna M. Gordon Umatilla, OR
NOTARY PUBLIC FOR THE STATE OF OREGON RESIDING IN



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. TYE WATTS TO SURVEY AND SUBDIVIDE THE PROPERTY AS SHOWN HEREON. IT IS APPARENT THAT THERE HAS BEEN AN UNRECORDED SURVEY OF THIS LAND THAT HAS RESULTED IN THE DEVELOPMENT OF THE METES AND BOUNDS LEGAL DESCRIPTION REITERATED HEREIN.

THE RIGHT OF WAY OF HIGHWAY 204 WAS DEVELOPED FROM AN AS-BUILT SURVEY OF THE PAVEMENT ITSELF, AND THE APPLICATION OF BEST FIT SOLUTIONS OF THE CURVES THEREIN.

THIS SURVEY WAS PERFORMED IN 2008 USING THIS SURVEY WAS PERFORMED USING TRIMBLE S-6 ROBOTIC TOTAL STATION, HAVING A STANDARD ERROR OF 0.00001" ANGULAR AND 3MM ± 3PPM TIMES DISTANCE.

ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN SEPTEMBER 2008.

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING DESCRIBED AS COMMENCING AT A BRASS CAP AT THE CENTER OF SAID SECTION 32; THENCE NORTH 00°00'43" EAST ALONG THE CENTER OF SAID SECTION LINE A DISTANCE OF 660 FEET; THENCE NORTH 89°55'33" EAST, A DISTANCE OF 1327.63 FEET TO THE 1/16TH LINE; THENCE NORTH 00°02'03" EAST ALONG THE 1/16TH LINE, A DISTANCE OF 1328.64 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00°02'03" EAST, A DISTANCE OF 684.32 FEET TO A BRASS CAP AT THE EAST 1/16TH CORNER BETWEEN SECTIONS 29 AND 32, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTH 89°50'15" WEST, A DISTANCE OF 1328.38 FEET TO A BRASS CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 89°49'09" WEST, A DISTANCE OF 1329.19 FEET TO A BRASS CAP AT THE WEST 1/16TH CORNER BETWEEN SAID SECTIONS 29 AND 32; THENCE SOUTH 00°06'09" EAST ALONG THE 1/16TH LINE, A DISTANCE OF 1999.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE WESTON-ELGIN HIGHWAY; THENCE SOUTH 54°57'55" EAST ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 525 FEET; THENCE NORTH 00°02'03" EAST, A DISTANCE OF 1643.25 FEET; THENCE SOUTH 89°50'15" WEST, A DISTANCE OF 2222.74 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM ANY PORTION LYING WITHIN THE STATE HIGHWAY RIGHT-OF-WAY.

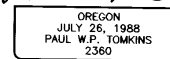
REFERENCE MATERIAL

UMATILLA COUNTY SURVEY RECORDS:

- 81-02-B
- 88-93-B
- 1-156-B
- 85-81-B
- 97-245-B
- 98-050-B
- PARTITION 1987-47
- PARTITION 1998-11
- PARTITION 1999-31
- PARTITION 2000-13



Paul W.P. Tomkins



RENEWS 6/30/08

12/10/08

RECEIVED BY

Umatilla County Surveyor

Date 12-08

Issued by KS

To 08-168-B

STATE OF OREGON,
COUNTY OF UMATILLA

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ON December 23, 2008
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BOOK PAGE Slide
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Date Stamped:



Engineering • Land Surveying

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SECTION INDEX

	X	X
	X	

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Date	OCT. 07, 2008
Scale	1" = 200'
CAD File:	1045700\platphase1.DWG
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Sheet No.:	2/2

DRAWING NAME: I:\1045700\Survey\Drawgs\1045700\platphase1.dwg PLOTTED: Dec 10, 2008 - 10:38am