

2000-44

PARTITION PLAT 2000-44
UMATILLA CO. LAND PARTITION #LD 5N 035E

EASEMENT SUMMARY AND DESCRIPTION

- ① 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ② 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ③ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ④ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ⑤ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ⑥ 45' X 118' EASEMENT FOR INGRESS AND EGRESS
- ⑦ 24' X 180' EASEMENT FOR INGRESS AND EGRESS

NOTE 1) AS SHOWN ON WARRANTY DEED REEL 306, PAGES 313, 314, AND 315, BLAIR WOODFIELD, MEMBER OF AND AUTHORIZED SIGNATORY FOR EASTERN OREGON PROPERTY DEVELOPMENT, IS THE BENEFICIARY OF EASEMENTS NOS. 3, 4, 5, AND 6 AS NOTED ABOVE.

NOTE 2) AS SHOWN ON A LETTER OF AGREEMENT FILED IN REEL 306, PAGES 316, 317, AND 318, THE BANK OF AMERICA IS BENEFICIARY OF EASEMENTS 1 THROUGH 7, AS NOTED ABOVE.

LEGAL DESCRIPTION OF LAND TO BE DIVIDED

(PARCEL "1" OF THOSE LANDS DESCRIBED AT REEL 375 PAGE 0391)
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION ONE, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., IN THE CITY OF MILTON FREEWATER, COUNTY OF UMATILLA AND STATE OF OREGON, BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE RELOCATED OREGON-WASHINGTON HIGHWAY, SAID POINT BEING 812.2 FEET DISTANT SOUTHERLY FROM THE INTERSECTION OF THE SAID WEST RIGHT OF WAY LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LEIGH W. PRICE ET UX BY DEED RECORDED IN BOOK 240 PAGE 21, UMATILLA COUNTY DEED RECORDS; THENCE NORTH 0°27' EAST ALONG THE SAID RIGHT OF WAY LINE 50 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 0°27' EAST ALONG THE SAID WEST RIGHT OF WAY LINE 220 FEET; THENCE SOUTH 89°47' WEST 320 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO J.F.&M. DEVELOPMENT CO., BY DEED RECORDED IN BOOK 256, PAGE 440, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 0°58' EAST 220 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO L.W. HARDER ET AL BY DEED RECORDED IN BOOK 250, PAGE 244, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 89°35' EAST ALONG THE NORTH LINE OF THE SAID HARDER TRACT TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

REFERENCE SURVEYS

- 88-25-B 96-003-C
- 82-56-B 96-004-C

NARRATIVE

THIS SURVEY WAS PERFORMED TO PARTITION PROPERTY PREVIOUSLY OWNED AND PARTITIONED BY BOB PRICE. THIS SURVEY WAS PERFORMED AS A TRADITIONAL FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MM ± 2 PPM AND 0°00'02".

SURVEYOR'S CERTIFICATE OF EXACT COPY

I HEREBY CERTIFY THAT THIS IS AN EXACT AND TRUE COPY OF THE ORIGINAL PLAT.

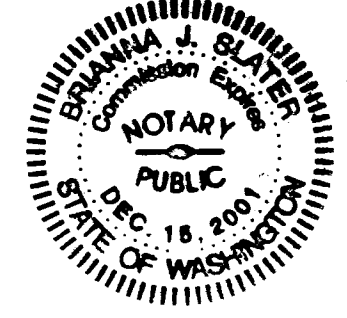
Paul W.P. Tomkins
PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR NO. 2360

ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF UMATILLA
Walla Walla
BEFORE ME THIS 25th DAY OF Sept 2000, APPEARED BLAIR B. WOODFIELD, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF Sept., 2000.
MY COMMISSION EXPIRES Dec. 15, 2001
Burama Jelder
NOTARY PUBLIC FOR THE STATE OF OREGON, RESIDING IN COLLEGE PLACE, WA

SURVEYOR'S CERTIFICATE

I, PAUL W.P. TOMKINS, BEING A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND MONUMENTED THE PARCELS SHOWN HEREUPON, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.
Paul W.P. Tomkins
PAUL W.P. TOMKINS, P.L.S. NO. 2360



BASIS OF BEARINGS

N 00°46'53" E BETWEEN THE RAILROAD SPIKE AT THE INTERSECTION OF THE NORTH LINE OF THE S.W. 1/4, N.W. 1/4 OF SEC. 1, TWP. 5 NORTH, RGE. 36 EAST, W.M., AND THE CENTERLINE OF ELIZABETH ST. AND THE BRASS CAP AT N.E. 5TH. AND ELIZABETH, AS SHOWN ON UMATILLA COUNTY SURVEY 82-56-B.

LEGEND

- SECTIONAL SUBDIVISION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT BOUNDARY
- SUBJECT PARCEL BOUNDARY
- OTHER PARCEL LINE
- ACCESS EASEMENT LOCATION
- FOUND SURVEY MONUMENT
- CALCULATED POINT, NOT FOUND OR SET
- 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA25893 OR2360", ATTACHED, SET PER PARTITION PLAT 1997-11.
- RECORD DIMENSION
- EASEMENT NUMBER
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING".

APPROVALS

CITY OF MILTON FREEWATER:
APPROVED THIS 25th DAY OF September 2000, IN ACCORDANCE WITH TITLE 11 OF THE CITY OF MILTON FREEWATER MUNICIPAL CODE.
Gina Hawthorn
DIRECTOR OF ENGINEERING AND PLANNING.

UMATILLA COUNTY SURVEYOR:
THIS PARTITION PLAT IS APPROVED THIS 25 DAY OF Sept 1997:2000
David H. Kraus
UMATILLA COUNTY SURVEYOR

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2000-01 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Theresa Schultz
UMATILLA CO. TAX COLLECTOR
9/26/00
DATE

DECLARATION

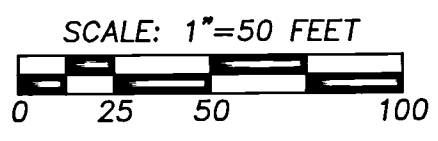
KNOW ALL MEN BY THESE PRESENTS THAT I, BLAIR B. WOODFIELD, MEMBER OF EASTERN OREGON PROPERTY DEVELOPMENT, OWNERS OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN.
I HEREBY WAIVE FOR MYSELF AND FOR MY SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC PROPERTY OR PUBLIC FACILITIES WITHIN THIS MINOR PARTITION.

Blair B. Woodfield
BLAIR B. WOODFIELD
9-25-00
DATE

A PARTITION PLAT LOCATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 1, TWP. 5 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON
FOR: EASTERN OREGON PROPERTY DEVELOPMENT
210 N. 2ND. AVENUE WALLA WALLA, WA. 99362

TOMKINS LAND SURVEYING, INC.
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843
MFBURGER.DWG

DATE
APRIL, 2000
SCALE
1" = 50'



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
RENEWS 6/30/2002
9/22/00

RECEIVED 3:
9-00
00-203-B

