

UMATILLA COUNTY PARTITION PLAT 2005-04 APPLICATION No. 05-6A-329-04

N.W. CORNER SECTION 30  
D.D.O.T. BRASS CAP, SEE  
SHEET 2 FOR SECTION  
SUBDIVISION.

RINGER ROAD (No. 521)  
S 01°07'33" E 659.09'

SOUTH LINE N.W. 1/4, N.W. 1/4, N.W. 1/4 N 89°45'58" E 396.00'  
376.00'

- LEGEND**
- DEED LINE
  - - - SECTION OR SECTION SUBDIVISION LINE
  - - - ROADWAY CENTERLINE
  - - - RIGHT OF WAY LINE
  - - - EASEMENT LINE
  - - - FENCELINE
  - ⊙ FOUND SURVEY MONUMENT AS DESCRIBED
  - SET 5/8" X 30" REBAR WITH BRASS WASHER STAMPED OR 2820" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
  - x CALCULATED POINT, NOT FOUND OR SET
  - [ ] RECORD DEED DIMENSION
  - ⊖ POWER POLE

**REFERENCE**

PRELIMINARY REPORT FOR TITLE INSURANCE FROM PIONEER TITLE CO, 126 S.E. COURT, PENDELTON, OR., 97862. ORDER NO. 73672.

**NARRATIVE**

THIS PARTITION HAS BEEN PERFORMED AT THE REQUEST OF RICK MCEVOY OF HOME SWEET HOME SALES, INC., TO SUBDIVIDE LAND OWNED BY RAYMOND AND MARY HOSKINS AT 51085 PHILLIPS ROAD.

THE 4 SECTION CORNERS WERE FOUND AND USED TO SUBDIVIDE THE SECTION, AS SHOWN ON SURVEY 97-220-C.

THE LEGAL DESCRIPTION OF THIS PARCEL AND THE ADJONERS REFER TO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THIS BEING SECTION 30, THIS ALIQUOT PART IS A GOVERNMENT LOT, AND WE HAVE USED THE G.L.O. RECORD TO COMPUTE THE SUBDIVISIONAL LINES.

THE LOCATION OF PHILLIPS ROAD IS BASED UPON EXISTING IMPROVEMENTS, AS SHOWN.

THIS SURVEY WAS PERFORMED USING TOPCON JAVAD G.P.S. RECEIVERS IN R.T.K. MODE. THE UNITS WERE CALIBRATED USING RECORD RELATIONSHIPS SHOWN ON SURVEY 97-220-C. THE STANDARD ERROR FOR THESE UNITS IS 1 CM + 2PPM TIMES BASELINE LENGTH MEASURED. A SOKKIA AUTOMATIC TOTAL STATION WAS ALSO EMPLOYED, TO GATHER TOPOGRAPHIC DATA AND VERIFY G.P.S. CONTROL. THE STANDARD ERROR FOR THIS EQUIPMENT IS 0'00'02" AND 2MM ± 2PPM.

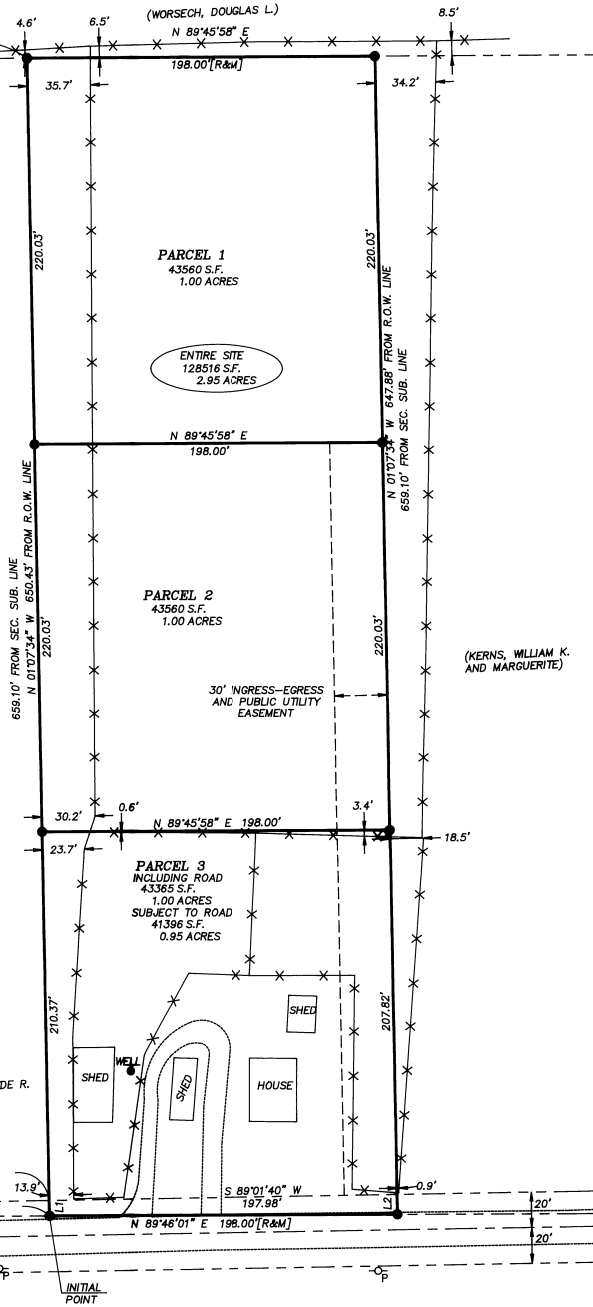
GOVERNMENT LOT CORNER  
(S.W. CORNER OF THE N.W.  
1/4 OF THE N.W. 1/4 OF  
SECTION 30).

S 89°01'40" W 375.95'  
PHILLIPS ROAD (BARRETT RD.) (No. 352)  
N 89°46'01" E 396.00'[R&M]

N 89°01'40" E EXISTING ROAD CENTERLINE

EDGES OF IMPROVED ROADWAY

THE 1874 ESTABLISHMENT FOR THIS ROAD IS NONSPECIFIC IN LOCATION. PER AGREEMENT WITH THE COUNTY ROAD DEPARTMENT WE HAVE HELD THE RECORD RIGHT OF WAY WIDTH, CENTERED UPON THE IMPROVED AND TRAVELED WAY.



**BASIS OF BEARINGS**

N 89°45'54" E ALONG THE NORTH LINE OF SECTION 30, TWP 6 NORTH, RNG 35 EAST, AS SHOWN ON SURVEY 97-220-C, FILED AT THE UMATILLA COUNTY SURVEYORS OFFICE.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 01°07'34" W	8.67'
L2	N 01°07'34" W	11.22'

STATE OF OREGON, )  
COUNTY OF UMATILLA )  
I certify that this instrument was received and recorded  
ON March 8, 2005  
at 11:45 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER  
2005 04

**OFFICE OF COUNTY RECORDS**

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2005-4780238

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/05  
8-5-04

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Greg E. Flowers*

GREG E. FLOWERS

A PARTITION LOCATED IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 30, T. 6 N., R. 35 E., W.M., UMATILLA COUNTY, OREGON

FOR: HOME SWEET HOME INC., C/O RICK MCEVOY  
84827 HWY 11 MILTON-FREEWATER, OR. 97838

TOMKINS LAND SURVEYING, INC.

5 NORTH COLVILLE  
WALLA WALLA, WA. 99362  
(509) 522-4843

115 WEST HERMISTON AV. SUITE 140  
HERMISTON, OR. 97838  
(541) 564-4448

DATE  
DEC. 2003

SCALE  
1" = 50'

UMATILLA COUNTY PARTITION PLAT 2005-04 APPLICATION No. LD-6N-329-04

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF THE MINOR PARTITION, AS SHOWN ON THE ANNEXED MAP, HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE ENTIRE PARCEL BEING PARTITIONED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON: THENCE N 89°46'01" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 396.00 FEET TO THE INITIAL POINT OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION, SAID POINT BEING MARKED BY A 5/8"x30" REBAR WITH A BRASS WASHER ATTACHED STAMPED "OR 28020" AND CAPPED WITH A YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE N 01°07'34" W, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 659.10 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N 89°46'01" E, ALONG SAID SOUTH LINE, A DISTANCE OF 198.00 FEET; THENCE S 01°07'34" E, PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 659.10 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°46'01" W ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD 352.

Greg E. Flowers, OREGON P.L.S. 02820LS

OWNERS' DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE RAYMOND E. HOSKINS AND MARY LOU HOSKINS, OWNER(S), AND BAKER BOYER BANK, BENEFICIARY OF A DEED OF TRUST UPON THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Raymond E. Hoskins 8-5-04 DATE
Mary Lou Hoskins 8-5-04 DATE
Judy A. Hicks 8-5-04 DATE
DULY AUTHORIZED REPRESENTATIVE FOR BAKER BOYER BANK

ACKNOWLEDGMENT

STATE OF Washington, ss
COUNTY OF Walla Walla
BEFORE ME THIS 5th DAY OF August, 2004, APPEARED RAYMOND E. HOSKINS AND MARY LOU HOSKINS, 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 5th DAY OF August, 2004. MY COMMISSION EXPIRES June 4, 2008

Anna M. Parker-Moroni, NOTARY PUBLIC FOR THE STATE OF Washington, RESIDING IN Walla Walla



ACKNOWLEDGMENT

STATE OF Washington, ss
COUNTY OF Walla Walla
BEFORE ME THIS 5th DAY OF August, 2004, APPEARED JUDY A. HICKS, A DULY AUTHORIZED REPRESENTATIVE FOR BAKER BOYER BANK, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

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TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2004 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID IN FULL.

Shonda Schull, UMATILLA COUNTY TAX COLLECTOR, Date

APPROVALS

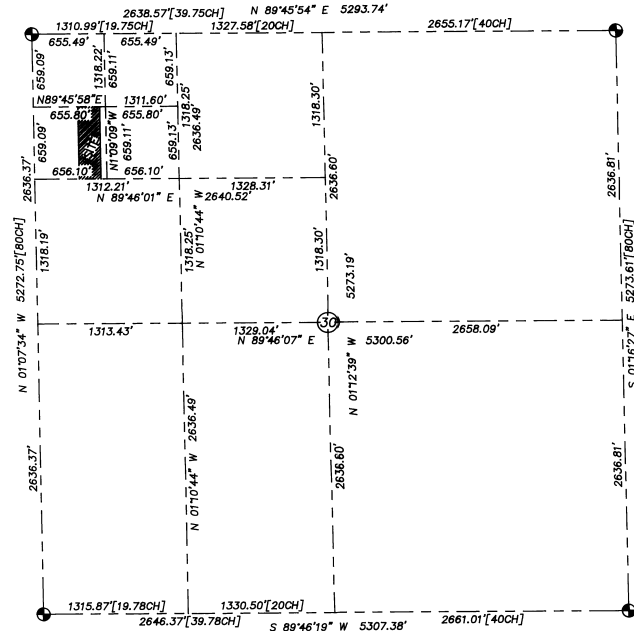
APPROVED THIS 8th DAY OF March, 2005, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF UMATILLA COUNTY. Susan J. Mallott, UMATILLA COUNTY PLANNING DIRECTOR

APPROVED THIS 6 DAY OF August, 2004, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF UMATILLA COUNTY. David Hicks, UMATILLA COUNTY SURVEYOR

FD. OREGON D.O.T. BRASS CAP IN MON. CASE, PER SURVEY 03-023-C AND ACCOMPANYING LCR'S.



FD. OREGON D.O.T. BRASS CAP IN MON. CASE, PER SURVEY 03-023-C AND ACCOMPANYING LCR'S.



FD. BRASS CAP MONUMENT, PER SURVEY 03-023-C AND ACCOMPANYING LCR'S.

FD. BRASS CAP MONUMENT, PER SURVEY 03-023-C AND ACCOMPANYING LCR'S.



REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers, OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

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DATE DEC. 2003 SCALE 1" = 50'

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

ON March 8, 2005 at 11:45 o'clock Am., in the record of PLATS of said County. YEAR NUMBER 2005 04

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