



**PARTITION PLAT 2007-09**  
BEING A REPLAT OF A PORTION OF BLOCK 12 OF NICHOLS ADDITION, WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TWP. 5 NORTH, RNG. 35 EAST, W.M., CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT I, GEORGE KAUP, OWNER, AND Constance Robinson DULY AUTHORIZED REPRESENTATIVE FOR BAKER BOYER BANK, BENEFICIARY OF A DEED OF TRUST UPON THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND PARTITIONED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN.

GEORGE KAUP George Kaup DATE 3-21-07  
Constance Robinson DATE 3-19-07  
 REPRESENTATIVE FOR BAKER BOYER BANK

**ACKNOWLEDGMENT**  
STATE OF OREGON  
COUNTY OF UMATILLA

BEFORE ME THIS 21st DAY OF March, 2007 APPEARED GEORGE KAUP, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF March, 2007.  
 MY COMMISSION EXPIRES June 20, 2008  
 NOTARY NUMBER 102943  
Lisa Baxter  
 NOTARY PUBLIC FOR THE STATE OF Washington  
 RESIDING IN Walla Walla  
 PRINTED NAME Lisa Baxter

**ACKNOWLEDGMENT**  
STATE OF OREGON  
COUNTY OF UMATILLA

BEFORE ME THIS 19 DAY OF March, 2007 APPEARED Constance Robinson A DULY AUTHORIZED REPRESENTATIVE FOR BAKER BOYER BANK, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF March, 2007.  
 MY COMMISSION EXPIRES June 4, 2008  
 NOTARY NUMBER 102853  
Renea M. Parker-Magnani  
 NOTARY PUBLIC FOR THE STATE OF Oregon  
 RESIDING IN Walla Walla  
 PRINTED NAME Renea M. Parker-Magnani

**APPROVALS**

APPROVED THIS 22nd DAY OF March, 2007 IN ACCORDANCE WITH TITLE II OF THE CITY OF MILTON FREEWATER MUNICIPAL CODE.

Hina Garbheim  
 CITY OF MILTON-FREEWATER CITY PLANNER  
 EXAMINED AND APPROVED THIS 27 DAY OF March, 2007  
David H. Klein  
 UMATILLA COUNTY SURVEYOR

I HEREBY CERTIFY THAT all TAXES FOR THE YEAR 06-07 AGAINST THE PROPERTY SHOWN HAVE BEEN PAID IN FULL.

Bettina Emigley by Dawn McCable  
 COUNTY OF UMATILLA TAX COLLECTOR deputy

**SURVEYOR'S CERTIFICATE**

I, GREG E. FLOWERS, REGISTERED IN THE STATE OF OREGON AS A PROFESSIONAL LAND SURVEYOR UNDER LICENSE NO. 02820, HAVE CORRECTLY SURVEYED THESE LANDS, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF BLOCK 12 OF NICHOLS ADDITION TO MILTON, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON; THENCE S 00°37'02" W ALONG THE WEST LINE OF BLOCK 12 A DISTANCE OF 129.40 FEET TO THE INITIAL POINT, WHICH IS MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH INC 02820LS"; THENCE S 88°54'33" E ALONG THE SOUTH LINE OF THE NORTH 129.4 FEET OF SAID BLOCK 12 A DISTANCE OF 217.02 FEET TO A POINT IN A LINE 20 FEET WEST OF THE EAST LINE OF SAID BLOCK 12; THENCE S 00°40'46" W PARALLEL WITH AND 20 FEET DISTANT FROM THE EAST LINE OF SAID BLOCK 12 A DISTANCE OF 204.75 FEET TO THE SOUTH LINE OF SAID BLOCK 12; THENCE N 88°54'33" W ALONG THE SOUTH LINE OF SAID BLOCK 12 A DISTANCE OF 216.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12; THENCE N 00°37'02" E ALONG THE WEST LINE OF SAID BLOCK 12 A DISTANCE OF 204.75 FEET TO THE INITIAL POINT. I HAVE MARKED WITH PROPER MONUMENTS, THE CORNERS OF THE PARCELS OF THIS MINOR PARTITION, IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AS REVISED.

Greg E. Flowers DATE 3/19/07  
 GREG E. FLOWERS, P.L.S. 02820LS

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2007-09  
Greg E. Flowers  
 GREG E. FLOWERS, 02820LS

**NARRATIVE**

1. THIS PARTITION WAS PERFORMED AT THE REQUEST OF GEORGE KAUP.
2. THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A TRIMBLE ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 1" ANGULAR AND 3MM ± 2PPM FOR DISTANCE. THE MONUMENTS SHOWN WERE VISITED IN FEBRUARY 2007.
3. THE NORTH LINE OF THESE LANDS WAS ESTABLISHED AS SHOWN ON SURVEY M-112-A. THE EAST LINE HAS BEEN ESTABLISHED HOLDING THE MONUMENTS FROM SURVEY M-112-A AND PARALLELISM WITH WILKINSON STREET AS SHOWN ON THE PLAT. THE SOUTH LINE HAS BEEN RETRACED HOLDING RECORD MEASURE NORTH FROM THE IRON PIPE AT THE S.E. CORNER OF THE "CITY PARK BLOCK" AS SHOWN ON SURVEY Q-966-A, WHICH AGREES WITH THE EXISTING FENCE LINE. THERE APPEARS TO BE SIGNIFICANT DISCREPANCY IN THE AREA AROUND THE N.E. RIGHT OF WAY INTERSECTION OF WALNUT AND 17TH BETWEEN RECORD AND MEASURED LOCATIONS. THIS IS NOT INTENDED TO BE DEFINITIVE OF THE RIGHT OF WAY INTERSECTION, AS IT HAS NO IMPACT ON THIS SURVEY FURTHER INVESTIGATION HAS NOT BEEN MADE, HOWEVER FURTHER WORK SHOULD BE DONE PRIOR TO ADOPTION OF THE POSITION SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR  
Greg E. Flowers  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/07

Date Stamped: 3/19/07



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 Planning • Materials Testing

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Project:  
**A PARTITION IN BLOCK 12 OF NICHOLS ADDITION, BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TWP. 5 NORTH, RNG. 35 EAST, W.M., CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.**

Client:  
**GEORGE KAUP**  
**218 WEST MAIN ST.**  
**WALLA WALLA, WA, 99362**

**SECTION INDEX**

				X

SEC. 12, T5N, R35E, W4

Project Mgr.	PWPT
Drawn	TSB
Checked	GEF
Date	FEB. 2007
Scale	1" = 40'
CAD File:	9832_PARTPLAT.DWG
Sheet Contents:	RECEIVED BY Umatilla County Surveyor
Sheet No.:	1 OF 1
U.S.K.H. W.O.	983200

STATE OF OREGON,  
 COUNTY OF UMATILLA } ss  
 I certify that this instrument was received and recorded  
 ON March 27, 2007  
 at 9:00 o'clock Am., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2007 09  
**OFFICE OF COUNTY RECORDS**  
 By: JEAN HEMPHILL Records Officer  
 Fees \$ 50.00 No. 2007-5170057