

PARTITION PLAT 2016-10

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON

SURVEY NARRATIVE

THIS SURVEY RETRACES JUDI HAMMER'S PARCEL OF LAND AS DESCRIBED BY THAT WARRANTY DEED RECORDED AUGUST 22, 2014 UNDER INSTRUMENT NUMBER 2014-6200113. THE DEEDED DESCRIPTION FOR THIS PARCEL IS A METES & BOUNDS DESCRIPTION WITH THE SOUTH LINE BEING THE EAST-WEST 1/16 LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 12, T5N, R35E, W.M. THIS SURVEY RETRACED SAID NORTHWEST ONE-QUARTER AND PERFORMED A SECTION BREAKDOWN. THE 1/16 LINE AS FOUND THIS SURVEY WAS IN DISAGREEMENT WITH THE DEEDED DIMENSIONS AND CURRENT OCCUPATION. WE REVIEWED THE DEEDS AND OCCUPATION FOR THE FOUR PARCELS LYING SOUTH OF THE HAMMER PARCEL (TO 8TH AVENUE) AND ALL WERE IN AGREEMENT WITH THE FENCE LINE LOCATION AND NOT THE 1/16 LINE. THIS PARTITION PLAT HOLDS THE 1/16 LINE AND NOTES A POSSIBLE CLAIM FOR THE AREA AS SHOWN IN HATCHING BY JUDI HAMMER. ALL CORNERS WERE VISITED IN FEBRUARY 2016 WITH DESCRIPTIONS AS SHOWN HEREON.

LEGEND

- = FOUND MONUMENT AS NOTED
- = SET 5/8" X 30" REBAR W/ ALUMINUM CAP STAMPED "APA 2015 WA 43411 OR 87604", SET SEPTEMBER 2016
- (M) = MEASURED THIS SURVEY
- = BOARD FENCE
- X- = WIRE FENCE
- W- = WATER LINE

OWNER DECLARATION & DEDICATION

I, JUDITH A. HAMMER, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE UMATILLA COUNTY DEVELOPMENT ORDINANCE AND APPLICABLE MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE EXISTING EASEMENTS ON THIS PROPERTY.

Judith A. Hammer
 JUDITH A. HAMMER, Trustee of The Larry W. & Judith A. Hammer Trust

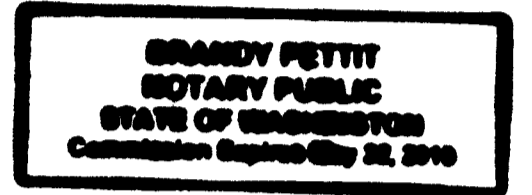
ACKNOWLEDGEMENT:

STATE OF Washington
 COUNTY OF Walla Walla

BEFORE ME THIS 9th DAY OF September 2016 APPEARED JUDITH A. HAMMER, TO ME PERSONALLY KNOWN WHO ACKNOWLEDGES HIS/HER FOREGOING SIGNATURE TO BE A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September 2016.

MY COMMISSION EXPIRES 20 19

Brandy Pettit
 SIGNATURE
 RESIDING IN Walla Walla, WA



5/8" REBAR PER 2011 MILL STREET CONSTRUCTION SURVEY BY THIS FIRM. NO LONGER EXISTS DUE TO NEW ROAD CONSTRUCTION. RE-SET MAG SPIKE W/ WASHER "APA OR 87604"

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STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON September 15, 2016
 at 1:50 o'clock Pm., in the record of
 PLATS of said County.
 YEAR 2016 NUMBER 10 Slide

OFFICE OF COUNTY RECORDS
 By: Steve Churchill, Records Officer
 Fees \$ 78 No. 2016-6480476

APPROVALS:

CITY OF MILTON-FREEWATER
 EXAMINED AND APPROVED THIS 12th DAY OF September 2016
 BY: *Lina Harkheim*
 CITY PLANNER
 EXAMINED AND APPROVED THIS 18 DAY OF Sept, 2016
David H. K...
 UMATILLA COUNTY SURVEYOR
 TAXES ARE PAID IN FULL THIS 14th DAY OF Sept., 2016
Bettina Emmert by Kristen Shamard, deputy
 UMATILLA COUNTY TAX COLLECTOR

METHOD OF SURVEY AND EQUIPMENT USED

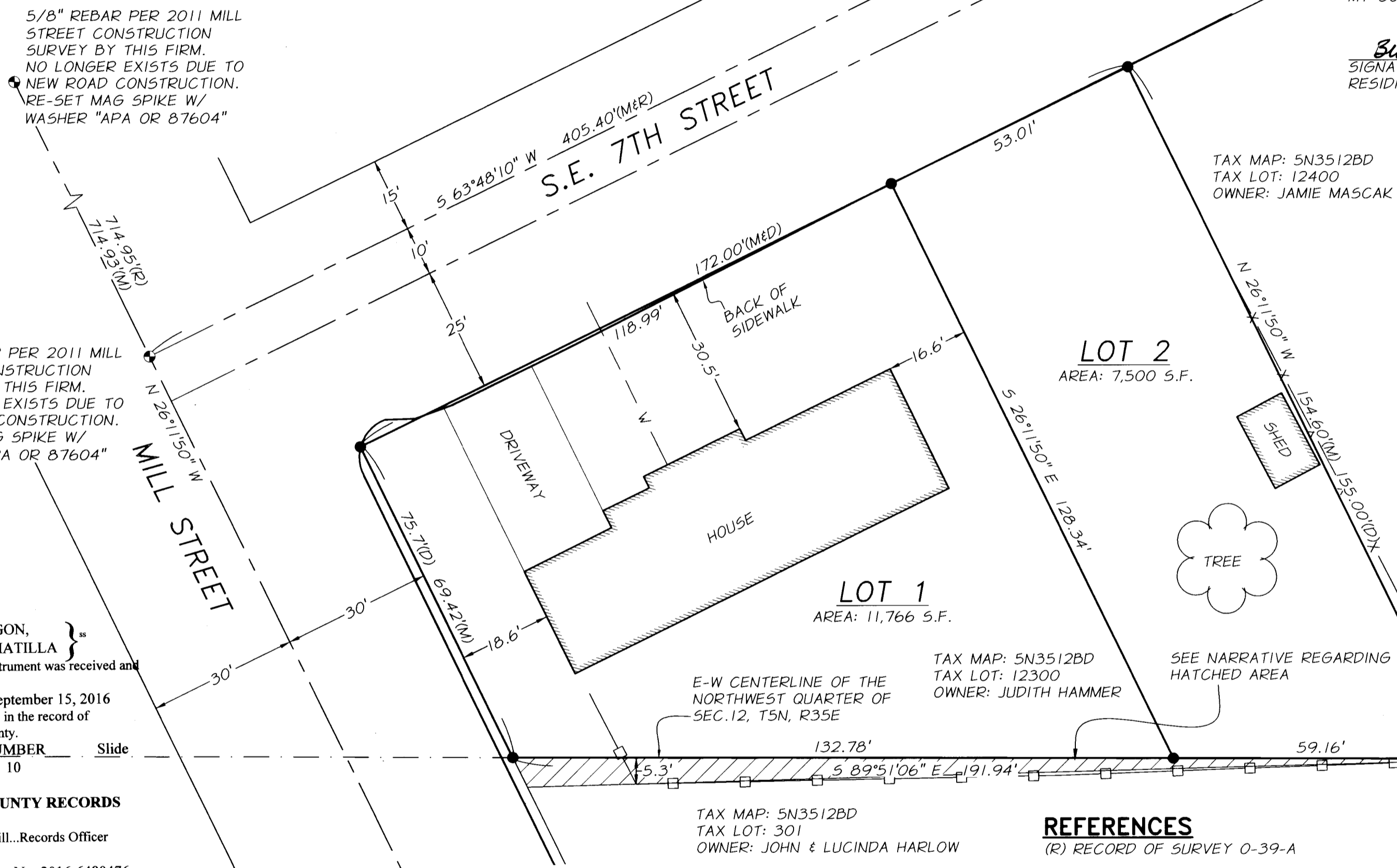
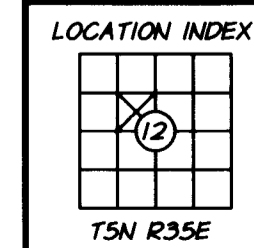
THIS SURVEY WAS PERFORMED AT THE REQUEST OF JUDY HAMMER DURING THE MONTH OF FEBRUARY AND MARCH, 2016. THIS SURVEY WAS CONDUCTED USING A TRIMBLE GPS SYSTEM CONSISTING OF R10 AND R8 RECEIVERS AND A TRIMBLE S6 TOTAL STATION. RESULTS MEET OR EXCEED THE REQUIREMENTS OF ORS CHAPTER 92, REVISED.

EXACT COPY STATEMENT

I, ERIK J. GREEN, OREGON REGISTERED LAND SURVEYOR NO. 87604, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.
Erik J. Green
 ERIK J. GREEN PLS 87604

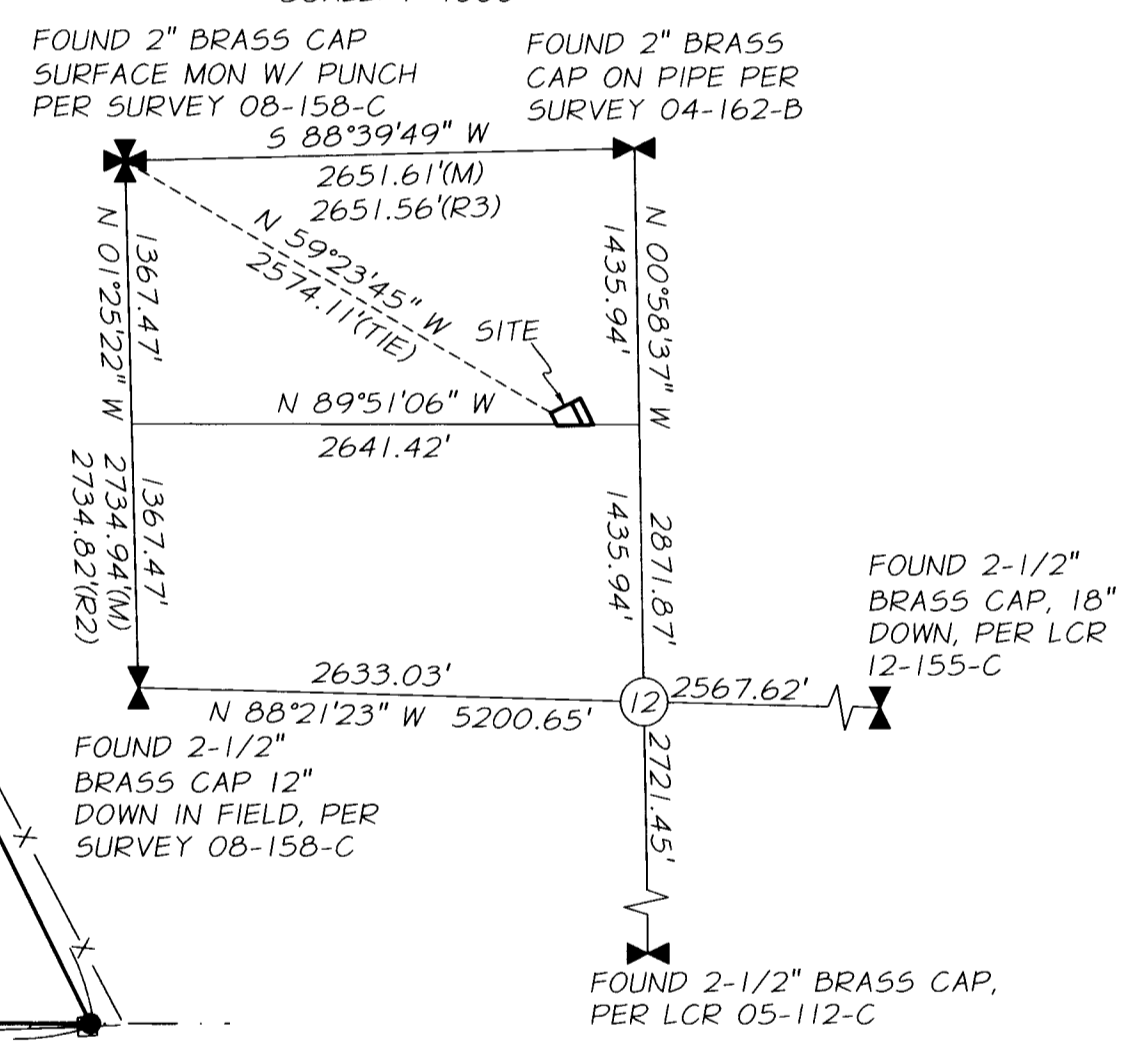
RECEIVED BY

Umatilla County Surveyor
 Date: 9/19/16
 Rec'd By: CT
 No.: 16-091-B



SECTION DETAIL

SECTION 12, T5N, R35E, W.M.
 SCALE: 1"=1000'



REFERENCES

- (R) RECORD OF SURVEY 0-39-A
- (D) OWNERSHIP & ENCUMBRANCE REPORT BY PIONEER TITLE COMPANY ORDER NO. 94900, DATED FEB. 10, 2016
- (R2) RECORD OF SURVEY 08-158-C
- (R3) RECORD OF SURVEY 04-162-B

BASIS OF BEARINGS

5.63°48'10"W. ALONG THE CENTERLINE OF SE 7TH STREET.

OWNER

JUDITH A. HAMMER, TRUSTEE OF THE LARRY W. HAMMER & JUDITH A. HAMMER TRUST
 TAX MAP: 5N3512BD
 TAX PARCEL: 12300

PARTITION PLAT FOR JUDY HAMMER

106 SE 7TH AVE. MILTON-FREEWATER

FILE:Z:\Hammer-Judi\7521-336 7th Ave M-F\DWG\7521-336-060V-BD002.dwg

SCALE: 1" = 20'	<p>Anderson Perry Associates, Inc. ENGINEERING SURVEYING NATURAL RESOURCES LA GRANDE, OR WALLA WALLA, WA</p>	SHEET 1/1
DATE: AUGUST 2016		
JOB NO. 7521-336		
214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260		