

BLOCK 3
RIVERSIDE
ADDITION

Partition Plat 2019 - 01
Located in NE1/4 Section 12, T5N, R35E, W.M.,
Umatilla County, Oregon.

Chain Link Fence
around School
yard.

Plat Initial Point
Bears S75°11'08"E
148.80 feet from the
found 3/4" iron pipe
at the SE corner of
Miller Addition.

SE 11th STREET (Third)

N89°03'37"E 361.04' (N89°03'41"E 361.07') R10

N88°41'48"E 202.97'
N88°41'48"E 123.88'

NE Corner of Toner Tract
Book 172, Page 604.

S00°45'52"W
6.00'

(S89°14'14"E)
(110.00') Deed

NW corner
of Block 4
Riverside
Addition

LEGEND

- SET A 5/8" x 24" IRON REBAR
W/ A 1 1/8" ORANGE PLASTIC
CAP STAMPED WTS AND
56295LS
- ⊙ FOUND 5/8" IRON REBAR. SEE
SURVEY 12-129-B.
- FOUND MONUMENT AS NOTED
- COMPUTED POINT

SCALE: 1" = 20'

Freemyer - Book 207
Page 326, Not A Part

Found Reference
pin 2.4' N.
on line.

NE Corner
Finkel Book
166, Page 609

APPROVALS

I hereby certify that I have examined
and approved this Partition Plat in
accordance with ORS Chapter 92 and the
CITY OF MILTON-FREEWATER Ordinances on
this

6 Day of December 2019.
David Haddock
UMATILLA COUNTY SURVEYOR

This Partition Plat has been examined
and is hereby approved on this

16 Day of December 2019.
Ann Sweaney
PLANNING DIRECTOR, CITY OF MILTON-FREEWATER

This Partition Plat has been examined
and is hereby approved on this

8th Day of January 2020.
Bethia Knight by Kristin Chanard,
UMATILLA COUNTY TAX COLLECTOR Deputy

RECEIVED BY
Umatilla County Surveyor
Date: 1/9/20
Rec'd By: LT
No.: 20-005-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-21

Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 1/8/2020

at 11:50 o'clock a m., in the record of
PLATS of said County.

YEAR 2020 NUMBER 01

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-6950603

Partition Plat For
Mr. Wayne Dramer
54638 Highway 332
Milton-Freewater, OR 97862

LOCATION: NE1/4, S12, T5N, R35E, W.M.,
Umatilla County, Oregon

PROJECT DATE: October 28, 2019

Project No. 19-09 SCALE: 1" = 20'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the
State of Oregon, do hereby certify that I have correctly surveyed
and marked with legal monuments the lands described hereon in
accordance with ORS Chapter 92 as revised and that the Initial Point
is the Northwest of Parcel 1 as shown and is marked with a 5/8" iron rebar
set by me under Umatilla County Survey 12-129-B. Said initial point
lies S75°11'08"E 148.80 feet from the 3/4" iron pipe marking the
SE corner of Miller' Addition to Milton. The lands partitioned hereby
are described as follows:

LEGAL DESCRIPTION

A tract of land located in the NE1/4 of Section 12, Township 5 North,
Range 35 East, W.M., Umatilla County, Oregon, more particularly described
as: Beginning at a point on the South line of SE 11th Avenue (formerly
known as William Street and 3rd Street) in the City of Milton, now City of
Milton-Freewater, Umatilla County, Oregon, said point being located 327.15
feet Easterly from the intersection of Mill Street and said SE 11th Avenue;
thence deflect to the right 25°48' and continuing Easterly along the South
line of said SE 11th Avenue, a distance of 37.80 feet to the True Point of
Beginning for this description; thence continuing Easterly along the South
line of said SE 11th Avenue, a distance of 165 feet to the NE corner of that
tract of land conveyed to Maxine Toner by Deed recorded in Book 172, Page
604 deed Records; thence Southeasterly along the east line of said Toner
Tract, a distance of 120 feet, more or less, to the Northeast corner of that
tract of land conveyed to Earl Finkel, et ux, by Deed recorded in Book 166,
Page 609, Deed Records; thence Westerly along the North line of said Finkel
Tract and parallel with SE 12th Avenue (formerly known as 2nd Street), a
distance of 92 feet; thence Northerly, a distance of 174 feet, more or less,
to the point of beginning.

DESCRIPTION CONTINUED

Also including that tract of land being described as beginning
at the Northeast corner of Block 4, Riverside Addition to the
City of Milton, now said City of Milton-Freewater; thence South
09°06' East along the East line of said Block 4 a distance of 70
feet; thence South 74°36' West, a distance of 134.23 feet to the
West line of said Block 4; thence North 01°50' East along the
West line of said Block 4, a distance of 104.45 feet to the Northwest
corner of said Block 4; thence North 89°49' East along the North
line of said Block 4, a distance of 110 feet to the point of
Beginning.
Excepting therefrom that tract of land conveyed to C.W. Freemyer,
et ux, by Deed recorded in Book 207, Page 326, Deed Records;
Also excepting therefrom that tract of land conveyed to Harry D.
and Violet H. Jaycox by Deed recorded in Book 302, Page 551, Deed
Records;
Also excepting therefrom any portion lying within the Avenue and
Street rights of ways.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr.
Wayne Dramer. The purpose of the survey was to
partition the lands described in Umatilla County
deed 2018-6730583. This property was surveyed by
myself in Umatilla County Survey 12-129-B. The
monuments from that survey were found in good
condition and have been held by this survey. For
a discussion on how the boundary lines were
established, see survey 12-129-B.

OWNER'S DECLARATION

Norman Family Cookies, LLC, a Washington limited
liability company, and ONH, LLC, a Washington
limited liability company, owners of the lands
partitioned hereby do hereby, declare that they
caused this plat to be prepared and this land to
be partitioned in accordance with ORS Chapter
92 as revised and with the subdivision ordinances
of the City of Milton-Freewater, Oregon,
accordance with ORS Chapter 92 as revised and
the subdivision ordinances of the City of Milton-
Freewater, Oregon.

Norman Family Cookies, LLC, a Washington limited
liability company.

Blake Kilburn POA For Samsung Jarmon
Samsung Jarmon, Managing Member/President
Blake Kilburn POA For Daniel Schapiro
Daniel Schapiro, Managing Member/Secretary

ONH, LLC, a Washington limited liability company.
By: KRAMER COMPANY a Washington Corporation,
its Member.

Wayne C. Dramer, President

State of: Oregon
County of: Umatilla

On this 8th Day of JANUARY 2020
the above named individuals appeared personally
before me and are known to me to be the identical
individuals who executed the Owner's declaration
and acknowledged that they did so freely and
voluntarily.

Before me: *Robert O. Stoltz*

Printed name: ROBERT O. STOLTZ
Notary Public for Oregon

Commission number: #960932

My commission expires: 4.9.2021

To intersection of
the E. line of Mill
Street with the S.
line of 11th
S63°18'00"W 327.15'

The deed Point of
Beginning is not
coincident with the
plat Initial Point
due to the exception
in deed Book 302,
Page 551.

Jaycox - Book 302,
Page 551 Not A Part
N2B°50'34"W 97.18'
N2B°50'34"W 169.90'
(Northerly 174' +/-) Deed

Smith 299
Book 447
Page 447
Not A Part

PARCEL 1
9,213 sq. ft.

Deed
2018-6730583

PARCEL 2
6,641 sq. ft.

N68°16'03"E
10.08'

N2B°50'34"W 67.76'
N2B°50'34"W 57.76'

68.08'
563°18'00"W 92.00'

23.92'

West Line
of Block 4
Riverside
Addition

574°38'52"W
28.73'

52B°51'24"E 116.55'

30.00'

61.17'

62.71'

49.09'

37.80'

10'

Street
width 40'

Street
width 46'

(N10°31'11"W 70.00') Deed

WALNUT STREET