

# PARTITION PLAT 1997 - 15

## UMATILLA CO. PARTITION NO. LD

### APPROVALS

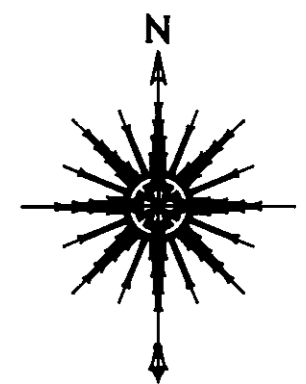
CITY OF MILTON FREEWATER:  
 APPROVED THIS 3rd DAY OF April, 1997, IN ACCORDANCE WITH TITLE II OF THE CITY OF MILTON FREEWATER MUNICIPAL CODE.  
Mike Charles 4/3/97  
 DIRECTOR OF ENGINEERING AND PLANNING  
 UMATILLA COUNTY SURVEYOR:  
 THIS PARTITION PLAT IS APPROVED THIS 29 DAY OF April, 1997.  
David H. Klein  
 UMATILLA COUNTY SURVEYOR

### TAX COLLECTOR'S AND ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT All TAXES FOR THE YEAR 96-97 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.  
Chonda Schubert By Blanche James Deputy May 2, 1997  
 UMATILLA CO. TAX COLLECTOR DATE

### BASIS OF BEARINGS

BEARINGS ARE BASED ON A SOLAR OBSERVATION PERFORMED AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 12 ON AUGUST 14, 1991, AND UTILIZED ON A BOUNDARY ADJUSTMENT FOR AL PARKS IN 1991.



### NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARGE ROFF TO DETERMINE THE PROPERTY BOUNDARIES OF HER OFFICE BUILDING, AND TO SUBDIVIDE A PARCEL PREVIOUSLY OWNED BY HORIZON PROJECT, INC. INTO TWO SEPARATE PARCELS.  
 IN SO DOING, IT WAS NECESSARY TO RECONSTRUCT MONUMENT POSITIONS THAT HAVE BEEN DESTROYED DURING STREET CONSTRUCTION. INFORMATION USED TO ACCOMPLISH THIS IS CONTAINED IN A BOOK ENTITLED "TIE INS", FILED IN THE OFFICE OF THE CITY OF MILTON FREEWATER PUBLIC WORKS DIRECTOR. IN ALL CASES I HAVE USED THE RECORD MEASUREMENTS CONTAINED THEREIN. THE CHECK TO THE NAIL IN A POWER POLE AT THE NORTHWEST CORNER OF MAIN AND 8TH. MISSED THE RECORD BY 0.08 FT., CERTAINLY WITHIN ACCEPTABLE TOLERANCES.  
 IT WOULD APPEAR THAT IN BLOCK 6, THE SIDEWALK HAS BEEN USED AS A BASIS FOR THE LOCATION OF THE FENCES WITHIN THE BLOCK. UNFORTUNATELY, AS THE NINTH ST. SIDEWALK IS 3 FT. INSIDE THE RIGHT OF WAY, THE DISCREPANCY IS REFLECTED IN THE POSITIONS OF THE FENCES.  
 AS SHOWN HEREIN, I HAVE HELD RECORD DISTANCES IN THE EAST-WEST DIRECTIONS AND HAVE HELD THE DISTANCES BETWEEN THE RESET MONUMENTS ALONG MAIN AS A BASIS FOR NORTH-SOUTH DIMENSIONING.  
 THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± AND 0°00'02". MONUMENTS SHOWN HEREIN WERE ALL VISITED IN JANUARY, 1997.

### REFERENCE MATERIAL

CITY OF MILTON FREEWATER BOOK OF "TIE-INS".  
 SURVEY H-135  
 SURVEY S-109-B  
 SURVEY 91-74-B  
 PARTITION PLAT 95-109-B  
 PLAT OF MCCOY'S ADDITION  
 PLAT OF COLUMBIA HEIGHTS ADDITION  
 DEED REEL 147, PAGE 1649  
 DEED REEL 304, PAGE 16

### LEGEND

- NEW PARCEL BOUNDARY
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- FENCE LINE
- CALCULATED POINT, NOT FOUND OR SET
- CITY OF MILTON FREEWATER MAIN STREET MONUMENT REFERENCE NAIL
- SET RAILROAD SPIKE STAMPED "LS 2360", FROM MAIN STREET REFERENCE NAILS
- FOUND SURVEY MONUMENT AS DESCRIBED
- RECORD DIMENSION
- POWER POLE
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA25893 OR2360."
- CALCULATED POINT, NOT SET

### LEGAL DESCRIPTION OF PARCEL TO BE DIVIDED

LOTS 3 AND 4, BLOCK 6, MCCOY'S ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON FREEWATER, COUNTY OF UMATILLA, STATE OF OREGON. EXCEPTING THEREFROM THE EAST 7 FEET LYING WITHIN A PUBLIC ALLEY. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY.

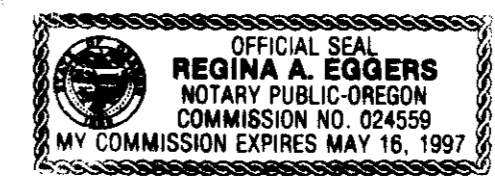
### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARJORIE L. ROFF, OWNER OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED THESE 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 PARTITION PLAT.

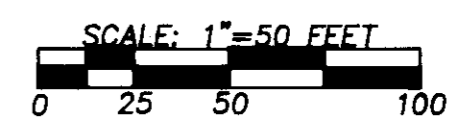
Marjorie L. Roff 4-10-97  
 MARJORIE L. ROFF DATE

### ACKNOWLEDGEMENT

STATE OF OREGON  
 UMATILLA COUNTY } s.s.  
 BEFORE ME THIS 10th DAY OF April, 1997, APPEARED MARJORIE L. ROFF, 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 10th DAY OF April, 1997.  
 MY COMMISSION EXPIRES 5/16/97  
Regina A. Eggers  
 NOTARY PUBLIC FOR THE STATE OF OREGON RESIDING IN Walla Walla WA



RECEIVED BY  
 Umatilla County Surveyor  
 Date 5-97  
 Rec'd by AK  
 No. 97-28-B



NO.	BEARING	DISTANCE
L1	S 25°16'40" E	40.00'
L2	N 25°16'40" W	43.00'
L3	N 64°41'09" E	52.50'
L4	N 25°16'40" W	16.97'
L5	N 64°41'09" E	60.50'

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON May 2, 1997  
 at 11:30 o'clock Am., in the record of PLATS of said County.  
 YEAR NUMBER Slide  
 1997 15

OFFICE OF COUNTY RECORDS  
 By: GEORGIA MCNAUGHT  
 Records Officer  
 Fees \$ 25.00 No. 1997-230914

### SURVEYOR'S CERTIFICATE

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

### SURVEYOR'S CERTIFICATION 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, P.L.S. 2360

REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins  
 OREGON  
 JULY 26, 1988  
 PAUL W.P. TOMKINS  
 2360  
 1/11/97

A PARTITION PLAT LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 12, TWP. 5 N., RGE. 35 E., W.M., BEING A PORTION OF MCCOY'S ADDN. TO MILTON FREEWATER, OR.

FOR: MARGE ROFF 810 S. MAIN MILTON FREEWATER, OR 97882

PAUL W.P. TOMKINS, LAND SURVEYOR  
 20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 ROSSMCCY.DWG

DATE: JAN., 1997  
 SCALE: 1" = 50'