

**PARTITION PLAT NO. 1997-**  
 A PARTITION OF PARCEL 1 OF PARTITION PLAT 1992-23  
 LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 12,  
 TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN,  
 UMATILLA COUNTY, OREGON.  
 SHEET 1 OF 2

**BASIS OF BEARINGS**

N04°41'52"E ALONG THE EASTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 11 BETWEEN ENGINEERS STATIONS 16+44.46 AND 23+98.43, AS SHOWN ON PARTITION PLAT NO. 1992-23 AND 1993-06.

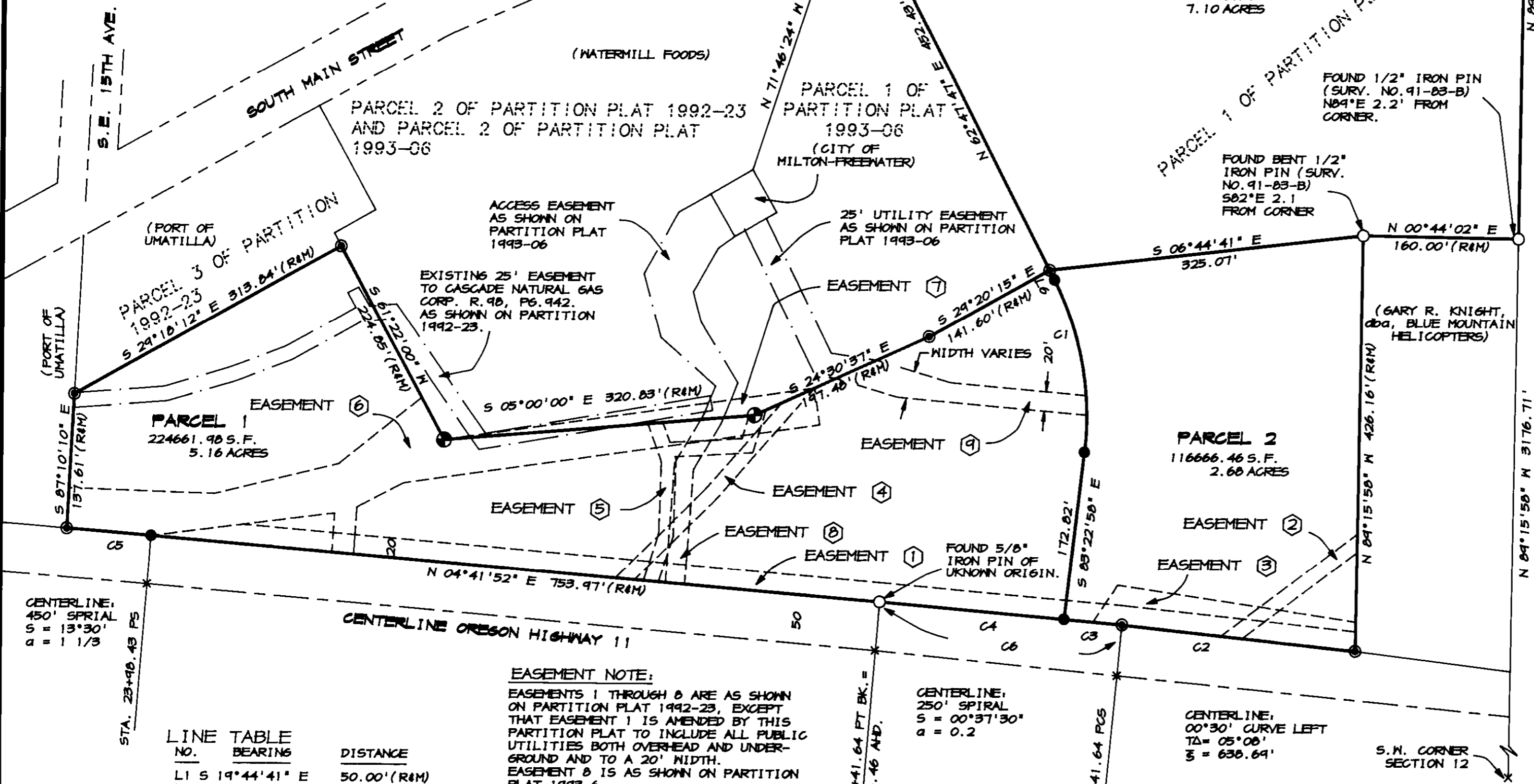
**LEGEND**

- PARCEL BOUNDARY LINE
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- - - EASEMENT
- - - EASEMENT AS NOTED
- FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "1106" AS SHOWN ON PARTITION PLAT 1992-23, PER SURVEY NO. 92-105-G
- ⊕ FOUND RAILROAD SPIKE STAMPED "1106", AS SHOWN ON PARTITION PLAT 1992-23, PER SURVEY NO. 92-105-G.
- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "NA 19619 OR 02820LS" ATTACHED.
- x POSITION CALCULATED AS SHOWN ON PARTITION PLAT 1992-23, NOT VISITED AS A PART OF THIS SURVEY.
- (XXX) RECORD DIMENSION AS SHOWN ON PARTITION PLAT 1992-23.

**STATEMENT OF WATER RIGHTS**

THE FOLLOWING WATER RIGHTS EXIST ON THIS PARTITION PLAT.

- MUNICIPAL PERMIT FROM A WELL. PERMIT NO. 6-4424 AND 6-2312.
- MUNICIPAL SURFACE WATER PERMIT. PERMIT NO. 7030.
- MUNICIPAL PERMIT FROM A WELL. PERMIT NO. 6-12528. (PREVIOUSLY A MANUFACTURING WATER RIGHT, PERMIT NO. U-373).



**SURVEYORS CERTIFICATE**

I GREG E. FLOWERS, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THIS MINOR PARTITION PLAT IN ACCORDANCE OF WITH ORS CHAPTER 92, AS REVISED.

THE PARTITIONED PARCEL BEING PARCEL 1 OF PARTITION PLAT NO. 1992-23. THE PERIMETER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

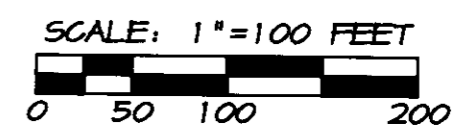
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTH 04°15'50" WEST ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 1428.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY-LINE OF SOUTH MAIN STREET IN THE CITY OF MILTON-FREEWATER, SAID POINT BEING THE INITIAL POINT FOR THIS DESCRIPTION, BEING MARKED WITH A 5/8" X 30" IRON PIN WITH A 1 1/2" PLASTIC CAP MARKED "N.R. WELLS, PLS 1106"; THENCE NORTH 04°15'50" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 616.60 FEET TO THE SOUTH EAST CORNER OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, DESCRIBED IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 00°44'02" EAST ALONG THE EAST LINE OF SAID KNIGHT TRACT A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 04°15'50" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 426.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 11 AND THE NORTHEAST CORNER OF SAID KNIGHT TRACT; THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY OF SAID OREGON HIGHWAY NO. 11, ALONG THE ARC OF A 11504.19 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 241.68 FEET, (LONG CHORD BEARS NORTH 05°55'28" EAST A DISTANCE OF 241.68 FEET), TO THE P.C.S. OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT; THENCE ALONG SAID EAST RIGHT-OF-WAY ALONG THE ARC OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 250.55 FEET, (LONG CHORD BEARS NORTH 04°54'23" EAST A DISTANCE OF 250.55 FEET, CENTERLINE DATA: 250.00 FOOT SPIRAL, S=00°37'30", a=0.2), TO THE POINT OF TANGENCY OF SAID 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 04°41'52" EAST A DISTANCE OF 754.10 FEET TO THE POINT OF SPIRAL OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT; THENCE ALONG SAID EAST RIGHT-OF-WAY ALONG THE ARC OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE A DISTANCE OF 87.17 FEET, (LONG CHORD BEARS NORTH 04°31'48" EAST A DISTANCE OF 87.12 FEET, CENTERLINE DATA: 450 FOOT SPIRAL, S=13°30', a=1 1/3), TO THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1992-23; THENCE SOUTH 07°10'10" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 137.61 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 24°18'12" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 1 A DISTANCE 313.84 FEET TO AN ANGLE POINT; THENCE SOUTH 61°22'00" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 224.85 FEET TO AN ANGLE POINT; THENCE SOUTH 05°00'00" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 320.83 FEET TO AN ANGLE POINT; THENCE SOUTH 24°30'37" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 197.48 FEET TO AN ANGLE POINT; THENCE SOUTH 24°20'15" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 141.60 FEET TO THE SOUTH EAST CORNER OF SAID PARTITION PLAT NO. 1992-23; THENCE NORTH 62°47'47" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2 AND THE EASTERLY LINE OF SAID PARCEL 1 A DISTANCE 452.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH MAIN STREET IN THE CITY OF MILTON-FREEWATER; THENCE SOUTH 19°44'41" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 500.77 FEET; THENCE SOUTH 66°10'00" WEST A DISTANCE OF 50.13 FEET; THENCE SOUTH 19°44'41" EAST A DISTANCE 46.48 FEET; THENCE NORTH 70°15'19" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID SOUTH MAIN STREET; THENCE SOUTH 19°44'41" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 110.32 FEET TO THE INITIAL POINT.

ALL BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

*Greg E. Flowers*  
 GREG E. FLOWERS, P.L.S.  
 OREGON LICENSE NO. 02820LS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/97  
 8/19/97



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 19°44'41" E	50.00' (R&M)
L2	S 19°44'41" E	110.32' (R&M)
L3	S 66°10'00" N	50.13' (R&M)
L4	N 70°15'19" E	50.00' (R&M)
L5	S 19°44'41" E	46.48'
L6	S 62°47'47" N	11.19'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	LONG CHORD
C1	33°44'15"	307.63'	181.54'	93.53'	N79°42'24"E 178.96'
C2	01°12'11"	11504.16'	241.68'	120.83'	N05°55'28"E 241.68' (R&M)
C3	50'	OUTSIDE OFFSET SPIRAL CURVE; LONG CHORD	N05°03'55"E	60.02'	
C4	50'	OUTSIDE OFFSET SPIRAL CURVE; LONG CHORD	N04°51'23"E	190.53'	
C5	50'	OUTSIDE OFFSET SPIRAL CURVE; LONG CHORD	N04°31'48"E	87.12' (R&M)	
C6	50'	OUTSIDE OFFSET SPIRAL CURVE; LONG CHORD	N04°54'23"E	250.55' (R&M)	

**EASEMENT NOTE:**  
 EASEMENTS 1 THROUGH 8 ARE AS SHOWN ON PARTITION PLAT 1992-23, EXCEPT THAT EASEMENT 1 IS AMENDED BY THIS PARTITION PLAT TO INCLUDE ALL PUBLIC UTILITIES BOTH OVERHEAD AND UNDERGROUND AND TO A 20' WIDTH. EASEMENT 8 IS AS SHOWN ON PARTITION PLAT 1993-06. EASEMENT 9 IS A NEW WATER LINE AND PUBLIC UTILITY EASEMENT. DESCRIPTIONS FOR ALL EASEMENTS ARE SHOWN ON SHEET 2 OF 2 OF THIS PARTITION PLAT.

**SURVEY REFERENCES**  
 PARTITION PLAT NO. 1992-23  
 PARTITION PLAT NO. 1993-06

**SURVEYOR'S EXACT COPY STATEMENT**  
 I CERTIFY THAT THIS AN EXACT COPY OF PARTITION PLAT NO. 1997-35 RECEIVED BY  
*Greg E. Flowers* 8/19/97  
 GREG E. FLOWERS, OREGON P.L.S. 02820LS  
 Umatilla County Surveyor  
 10-97  
 97-196-3

A PARTITION PLAT LOCATED IN THE S.E. 1/4 OF SECTION 12, TWP. 5 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON. BEING A PARTITION OF PARCEL 1 OF PARTITION PLAT 1992-23.

FOR: THE PORT OF UMATILLA, 505 WILLAMETTE AVENUE, UMATILLA, OREGON 97882

**TOMKINS LAND SURVEYING INC.**  
 20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 MFRVSP.DWG

DATE  
 JULY, 1997

SCALE  
 1"=100'

EASEMENT NO. 1

AN EASEMENT FOR PUBLIC UTILITIES, 20.00 FEET IN WIDTH, IN FAVOR OF THE CITY OF MILTON-FREEMATER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, DESCRIBED IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 00° 44' 02" EAST ALONG THE EAST LINE OF SAID KNIGHT TRACT A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 84° 15' 58" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 426.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 11509.16 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 241.68 FEET (LONG CHORD BEARS NORTH 05° 55' 28" EAST A DISTANCE OF 241.68 FEET) TO THE P.C.S. OF AN OFFSET SPIRAL CURVE; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 250.55 FEET (LONG CHORD BEARS NORTH 04° 54' 23" EAST A DISTANCE OF 250.55 FEET, CENTERLINE DATA, 250.00 FOOT SPIRAL, S=00° 37' 30", a = 0.2) TO THE POINT OF TANGENCY; THENCE NORTH 04° 41' 52" EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY A DISTANCE OF 753.97 FEET; THENCE SOUTH 07° 27' 55" EAST A DISTANCE OF 94.42 FEET; THENCE SOUTH 04° 41' 52" WEST A DISTANCE OF 661.20 FEET TO THE POINT OF SPIRAL OF AN OFFSET SPIRAL CURVE; THENCE ALONG THE ARC OF A 70.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE RIGHT A DISTANCE OF 250.76 FEET (LONG CHORD BEARS SOUTH 04° 54' 23" WEST A DISTANCE OF 250.76 FEET, CENTERLINE DATA, 250.00 FOOT SPIRAL, S = 00° 37' 30", a = 0.2) TO THE P.S.C.; THENCE ALONG THE ARC OF A 11529.16 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 240.07 FEET (LONG CHORD BEARS SOUTH 05° 55' 14" WEST A DISTANCE OF 240.07 FEET) TO A POINT ON THE NORTH LINE OF SAID KNIGHT TRACT; THENCE NORTH 84° 15' 58" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 20.10 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 2

AN EASEMENT FOR OVERHEAD ELECTRIC POWER SERVICE LINES, 15.00 FEET IN WIDTH, IN FAVOR OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, DESCRIBED IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 00° 44' 02" EAST ALONG THE EAST LINE OF SAID KNIGHT TRACT A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 84° 15' 58" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 426.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, THE ARC OF A 11509.16 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 116.70 FEET (LONG CHORD BEARS NORTH 06° 14' 08" EAST A DISTANCE OF 116.70 FEET) TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 37° 06' 50" EAST A DISTANCE OF 147.10 FEET TO A POINT ON THE NORTH LINE OF SAID KNIGHT TRACT; THENCE SOUTH 84° 15' 58" EAST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 14.00 FEET; THENCE NORTH 37° 06' 50" WEST A DISTANCE OF 174.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 11509.16 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.99 FEET (LONG CHORD BEARS SOUTH 05° 53' 25" WEST A DISTANCE OF 21.99 FEET) TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 3

AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO R. GARY KNIGHT, DBA BLUE MOUNTAIN HELICOPTERS, DESCRIBED IN REEL 210, PAGE 010, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 00° 44' 02" EAST ALONG THE EAST LINE OF SAID KNIGHT TRACT A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 84° 15' 58" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT A DISTANCE OF 426.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 11509.16 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 241.68 FEET (LONG CHORD BEARS NORTH 05° 55' 28" EAST A DISTANCE OF 241.68 FEET) TO THE P.C.S. OF AN OFFSET SPIRAL CURVE; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 30.13 FEET (LONG CHORD BEARS NORTH 05° 15' 14" EAST A DISTANCE OF 30.13 FEET, CENTERLINE DATA, 250 FOOT SPIRAL, S = 00° 37' 30", a = 0.2); THENCE SOUTH 56° 26' 21" EAST A DISTANCE OF 45.95 FEET; THENCE SOUTH 08° 20' 43" WEST A DISTANCE OF 248.00 FEET TO A POINT ON THE NORTH LINE OF SAID KNIGHT TRACT; THENCE NORTH 84° 15' 58" WEST ALONG THE NORTH LINE OF SAID KNIGHT TRACT, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 7

AN EASEMENT FOR INGRESS-EGRESS AND UTILITY SERVICES LINES, IN FAVOR OF PARCEL 1 OF PARTITION PLAT NO. 1992-23, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1992-23; THENCE SOUTH 05° 00' 00" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 320.83 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 24° 30' 37" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 67.99 FEET; THENCE NORTH 08° 22' 34" WEST A DISTANCE OF 385.59 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S EXACT COPY STATEMENT

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1997-35. GREG E. FLOWERS, OREGON P.L.S. 02820LS 8/10/97

PARTITION PLAT NO. 1997-35

A PARTITION OF PARCEL 1 OF PARTITION PLAT 1992-23 LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SHEET 2 OF 2

EASEMENT NO. 4

AN EASEMENT FOR POWER SERVICE LINES, 15.00 FEET IN WIDTH, IN FAVOR OF PARCEL 2 OF PARTITION PLAT NO. 1992-23, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1992-23; THENCE NORTH 29° 20' 15" WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 141.60 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 24° 30' 37" WEST, CONTINUING ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 129.48 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 48° 35' 21" WEST A DISTANCE OF 154.50 FEET; THENCE NORTH 44° 42' 09" WEST A DISTANCE OF 116.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY; THENCE NORTH 04° 41' 52" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY A DISTANCE OF 19.76 FEET; THENCE SOUTH 44° 42' 09" EAST A DISTANCE OF 128.62 FEET; THENCE SOUTH 48° 35' 21" EAST A DISTANCE OF 120.43 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 24° 30' 37" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 36.77 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 5

AN EASEMENT FOR TELEPHONE SERVICE LINES, 15.00 FEET IN WIDTH, IN FAVOR OF PARCEL 2 OF PARTITION PLAT NO. 1992-23, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1992-23; THENCE NORTH 29° 20' 15" WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 141.60 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE NORTH 24° 30' 37" WEST, CONTINUING ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 184.57 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 73° 04' 42" WEST A DISTANCE OF 45.66 FEET; THENCE NORTH 03° 34' 10" WEST A DISTANCE OF 80.26 FEET; THENCE SOUTH 64° 32' 26" WEST A DISTANCE OF 2.74 FEET; THENCE NORTH 88° 19' 08" WEST A DISTANCE OF 78.78 FEET; THENCE NORTH 71° 51' 43" WEST A DISTANCE OF 49.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY; THENCE NORTH 04° 41' 52" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY A DISTANCE OF 15.42 FEET; THENCE SOUTH 71° 51' 43" EAST A DISTANCE OF 50.69 FEET; THENCE SOUTH 88° 19' 08" EAST A DISTANCE OF 79.68 FEET; THENCE NORTH 64° 32' 26" EAST A DISTANCE OF 41.38 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 05° 00' 00" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 15.56 FEET; THENCE SOUTH 64° 32' 26" WEST A DISTANCE OF 21.75 FEET; THENCE SOUTH 03° 34' 10" EAST A DISTANCE OF 74.39 FEET; THENCE SOUTH 73° 04' 42" EAST A DISTANCE OF 24.58 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 05° 00' 00" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 5.78 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 24° 30' 37" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 12.90 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 6

AN EASEMENT FOR INGRESS-EGRESS AND UTILITY SERVICES LINES FOR PARCEL 2 OF PARTITION PLAT NO. 1992-23 AND FOR INGRESS-EGRESS, MAINTENANCE AND OPERATION OF UTILITY LINES FOR THE CITY OF MILTON-FREEMATER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1992-23; THENCE SOUTH 87° 10' 10" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 41.30 FEET; THENCE SOUTH 01° 45' 18" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 13° 50' 15" EAST A DISTANCE OF 131.32 FEET; THENCE SOUTH 38° 44' 52" EAST A DISTANCE OF 109.46 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF PARTITION PLAT NO. 1992-23; THENCE SOUTH 61° 22' 00" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 49.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 05° 00' 00" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 320.83 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 24° 30' 37" EAST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 67.99 FEET; THENCE SOUTH 81° 37' 26" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 08° 22' 34" WEST A DISTANCE OF 433.55 FEET; THENCE NORTH 27° 39' 14" WEST A DISTANCE OF 53.86 FEET; THENCE NORTH 86° 09' 18" WEST A DISTANCE OF 48.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY; THENCE NORTH 04° 41' 52" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY A DISTANCE OF 22.50 FEET; THENCE SOUTH 86° 09' 18" EAST A DISTANCE OF 40.12 FEET; THENCE NORTH 07° 27' 55" WEST A DISTANCE OF 190.40 TO THE POINT OF SPIRAL FOR AN OFFSET SPIRAL CURVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON HIGHWAY, ON THE ARC OF A 50.00 FOOT OUTSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 87.12 FEET (LONG CHORD BEARS NORTH 04° 31' 48" EAST A DISTANCE OF 87.12 FEET, CENTERLINE DATA, 450 SPIRAL S = 13° 30' 00" S = 1 + 1/3) TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION.

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PORT OF UMATILLA IN ORDER TO PARTITION PARCEL 1 OF PARTITION PLAT NO. 1992-23 INTO 3 PARCELS. THE MONUMENTS SHOWN MARKING THE CORNERS AND ANGLE POINTS OF THE PERIMETER OF PARCEL 1 WERE ALL FOUND AND HELD AS SHOWN. THE S.E. AND S.W. CORNERS OF SECTION 12 WERE NOT VISITED DURING THE SURVEY OF THIS PARTITION, THE POSITIONS OF THESE CORNERS WERE CALCULATED FROM INFORMATION SHOWN ON PARTITION PLAT NO. 1992-23.

THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00° 00' 03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE.

EASEMENT NO. 8

AN EASEMENT FOR INGRESS AND EGRESS 20.00 FEET IN WIDTH, IN FAVOR OF PARCEL 2 OF PARTITION PLAT NO. 1993-06, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1; THENCE NORTH 24° 20' 15" WEST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 141.59 FEET TO AN ANGLE POINT IN THE EAST LINE OF PARCEL 1; THENCE NORTH 24° 30' 37" WEST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 197.48 FEET TO AN ANGLE POINT IN THE EAST LINE OF PARCEL 1; THENCE NORTH 05° 00' 00" WEST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 32.12 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 60° 13' 46" WEST A DISTANCE OF 61.42 FEET; THENCE NORTH 85° 53' 22" WEST A DISTANCE OF 117.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 11; THENCE NORTH 04° 41' 52" EAST ALONG THE EAST RIGHT OF WAY OF OREGON STATE HIGHWAY NO. 11 A DISTANCE OF 20.00 FEET; THENCE SOUTH 85° 53' 22" EAST A DISTANCE OF 122.39 FEET; THENCE SOUTH 59° 25' 57" EAST A DISTANCE OF 52.43 FEET TO A POINT ON THE EAST LINE OF PARCEL 1; THENCE SOUTH 05° 00' 00" EAST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 23.53 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NO. 9

AN EASEMENT FOR WATER AND UTILITY SERVICE LINES IN FAVOR OF PARCEL 1 OF PARTITION PLAT NO. 1993-6, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1; THENCE NORTH 29° 20' 15" WEST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 141.59 FEET TO AN ANGLE POINT IN PARCEL 1; THENCE NORTH 24° 30' 37" WEST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 59.17 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 16° 19' 26" WEST A DISTANCE OF 79.46 FEET; THENCE SOUTH 04° 51' 39" WEST A DISTANCE OF 139.83 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1; THENCE ALONG THE SOUTH LINE OF PARCEL 1 ALONG THE ARC OF A 307.63 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.16 FEET (LONG CHORD BEARS SOUTH 87° 41' 18" WEST A DISTANCE OF 20.16 FEET); THENCE NORTH 04° 51' 39" EAST A DISTANCE OF 195.52 FEET; THENCE NORTH 16° 19' 26" EAST A DISTANCE OF 66.22 FEET TO A POINT ON THE EAST LINE OF PARCEL 1; THENCE SOUTH 24° 30' 37" EAST ALONG THE EAST LINE OF PARCEL 1 A DISTANCE OF 46.13 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE PORT OF UMATILLA, A PUBLIC MUNICIPALITY, DO HEREBY STATE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. WE DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHTS OF WAY AND UTILITY EASEMENTS AS SHOWN HEREON.

PORT OF UMATILLA

A PUBLIC MUNICIPALITY  
Forrest K. Starrett, President  
8-19-97 DATE

ACKNOWLEDGEMENT

BEFORE ME THIS 19 DAY OF August, 1997, APPEARED FORREST K. STARRETT, PRESIDENT OF THE PORT OF UMATILLA, A PUBLIC MUNICIPALITY OWNER OF THE LANDS SHOWN HEREIN, 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 August, 1997.

Leslie A. Weimer, Notary Public, State of Oregon, Commission No. 057183, My Commission Expires Nov. 16, 2000

MY COMMISSION EXPIRES November 16, 2000

APPROVALS

CITY OF MILTON-FREEMATER  
APPROVED THIS 3rd DAY OF October 1997, IN ACCORDANCE WITH TITLE 11 OF THE MILTON-FREEMATER CITY CODE.  
Gina Eggers, Acting City Planner

BEFORE ME THIS 3 DAY OF August 1997, APPEARED MARJORIE ROFF, SECRETARY OF THE PORT OF UMATILLA, A PUBLIC MUNICIPALITY OWNER OF THE LANDS SHOWN HEREIN, 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 3 DAY OF August 1997.

Leslie A. Weimer, Notary Public, State of Oregon, Commission No. 057183, My Commission Expires Nov. 16, 2000

MY COMMISSION EXPIRES November 16, 2000

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION IS HEREBY APPROVED THIS 11 DAY OF AUG., 1997.

David H. Krumbin, County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

RECEIVED BY

Umatilla County Surveyor

Date 10-97 Rec'd By KK No. 97-196-B

OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

RENEWS 12/31/97 8/10/97

STATE OF OREGON COUNTY OF UMATILLA } 55

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED ON THE \_\_\_ DAY OF \_\_\_, 1997 AT \_\_\_ O'CLOCK M., AND WAS RECORDED AS PARTITION PLAT NO. \_\_\_, UMATILLA COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA } "

I certify that this partition was prepared and recorded

ON October 10, 1997 at 10:15 o'clock Am., in the record of PLATS of said County.

YEAR NUMBER Slide 1997 35

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT Records Officer

Fees \$ 25.00 No. 1997-3170681 TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 97 AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID.

Umatilla County Tax Collector Date

A PARTITION PLAT LOCATED IN THE S.E. 1/4 OF SECTION 12, TWP. 5 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON. BEING A PARTITION OF PARCEL 1 OF PARTITION PLAT 1992-23.

FOR: THE PORT OF UMATILLA, 505 WILLAMETTE AVENUE, UMATILLA, OREGON 97882

TOMKINS LAND SURVEYING INC. DATE JULY, 1997 SCALE 1" = 100'

20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843 MFRVSP2.DWG