

BK 14 Pg 12 192

McEvoy's Addition

Description

Commencing at the point of intersection of the west line of Cherry Street in Milton, with the South line of Section Twelve (12), Township Five (5) North, Range Thirty-five (35), (said South line of Section Twelve (12) being the Southerly boundary of Milton City); thence Northerly along the Westerly line of Cherry Street, 310 feet; thence in a Westerly direction parallel to the Southerly line of Nichols Street in said City, 450 feet to the Easterly side of Main Street in Milton (being the County Road leading from Milton to Basket Mountain); thence in a Southerly direction along the Easterly side of Main Street, 67 feet to the South line of said Section Twelve (12); thence East 588 feet, more or less, along the South line of Section Twelve (12) to the point of beginning. All being East of the Willamette Meridian, in the County of Umatilla and State of Oregon.

EXCEPTING right of way for an underground flume or conduit as conveyed to Milton City, a municipal corporation, in Umatilla County, State of Oregon, by William L. Nichols and Ada L. Nichols, his wife, by Warranty Deed recorded in Book 62 at Page 13 of the Deed Records of Umatilla County, Oregon.

ALSO EXCEPTING right of way and easement for a drainage ditch, as conveyed to Milton City, a municipal corporation, by H.E. Nichols, a single man, by Warranty Deed recorded in Book 160 at page 615, of the said Deed Records.

ALSO EXCEPTING and right of way for a power pipe line as described in Option to Milton City, a municipal corporation, by B.E. Nichols, a single man, by Warranty Deed and Option recorded in Book 140 at Page 603 of the said Deed Records.

ALSO EXCEPTING land in Bargain and Sale Deed from M.A. Graves and Josephine M. Graves, Husband and Wife, to John H. Kindel and Bessie E. Kindel, Husband and Wife, dated December 21, 1954, filed December 29, 1954, and recorded in Book 222 at Page 271 of the Deed Records of Umatilla County, Oregon.

ALSO EXCEPTING any and all water rights of way.

ALSO EXCEPTING therefrom a tract of land located in South Half of Southeast Quarter of SECTION 12, Township 5 North, Range 35, E.W.M., and being a portion of that tract of land described in deed from IRA FISHER and ERMA FISHER to MARLENE WRIGHT and GARY WRIGHT, recorded February 18, 1971, Book 311, Page 263, Deed Records, Umatilla County, Oregon and being described as follows to wit:

Beginning at the point of intersection of West line of Walnut Street, (formerly Cherry Street) with South line of said SECTION 12, said point also being Northeast corner of Lot 1 of BILOFF'S ADDITION: thence North 88° 25' 26" West along North line of said BILOFF'S ADDITION a distance of 45.70 feet; thence North 66° 11' 05" East a distance of 36.72 feet to a point on Westerly line of Walnut Street: thence South 36° 55' 05" East along Westerly line of Walnut Street a distance of 20.12 feet to the point of beginning. All being in the City of Milton-Freewater, Umatilla County, Oregon.

Owner's Certificate

I, Rick McEvoy, President Home Sweet Home Sales, Inc., owner of the lands described herein, do hereby acknowledge that I have caused this plat to be prepared and this land to be platted in accordance with ORS Chapter 92, and the City of Milton-Freewater Subdivision Ordinance, and do hereby dedicate the street and easements as shown hereon.

Rick McEvoy
Rick McEvoy - President
Home Sweet Home Sales, Inc.

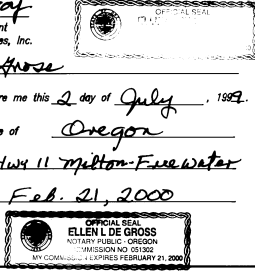
Cheryl Ann Rose
Cheryl Ann Rose
Notary
Subscribed and sworn before me this 2 day of July, 1992.

Notary Public for the State of Oregon

Residing at 84613 Hwy 11 Milton-Freewater

My Commission Expires: Feb. 21, 2000

State of Oregon
County of Umatilla



Lien Holder's Certificate

Know all men by these presents that the undersigned have in said tract of land described herein, and joins in the same as follows:

Trustee of Sherrill E. Brumbach Loving Trust
Sherrill E. Brumbach
Cherette Beth

Trustee of Sherrill E. Brumbach Loving Trust
James R. Brumbach

Notary
Subscribed and sworn before me this 7 day of July, 1992.

Notary Public for the State of OR

Residing at Mapleville Curranway

My Commission Expires: 3/31/03

State of Oregon
County of Umatilla

Narrative of Survey

A survey to plat into lots the unplatted parcel as described. Survey commenced December 15, 1998. Instrument used was a Topcon GTS2-06. Four angles were measured by repetition for the control traverse.

Monuments were found for Walnut Street, Biloff's Addition, the Southeast and Southwest corners of Section 12, and surveys by Wells and Flowers. The right of way of South Main Street was determined from monuments found per Map 92-105-C on the east right of way of Main Street between SE 16th and SE 17th Streets.

Two encroachments were found. The drainage ditch as described does not fall within its easement for most of its way. An additional easement has been shown for it. Also, the North Line of Biloff's Addition overlaps the Section Line as now monumented by 10.75 feet. Whereas Biloff's Addition was platted in 1980, and the current section corner monuments set in 1981, I am unable to determine which is correct. Lots 9 and 10 as shown on this plat have been created out of this overlap area for the purpose of quieting title, and are not suitable for building.

The Walla Walla Irrigation Company ditch is also not within its easement. An easement has been provided along the relocated ditch.

Reference Documents

- R01 Plat of Biloff's Addition, R-2004-B, Records of the Umatilla County Surveyor
- R02 Record of Survey S-157-C, Records of the Umatilla County Surveyor
- R03 Plat of Smith's Addition, Records of Umatilla County
- R03 Record of Survey 92-105-C, Records of the Umatilla County Surveyor

Surveyor's Certificate

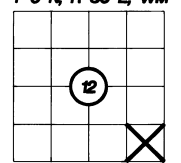
I, Dwight M. Bartleson, depose and say that I have surveyed and marked with proper monuments as indicated on the accompanying plat of McEvoy's Addition, Umatilla County, Oregon the lands indicated thereon; and that the Initial Point is a 1 1/2" I.D. x 24" Iron Pipe with cap "OR 2166LS" which bears N 77° 12' 33" W, a distance of 880.12 feet from the Southeast Corner of Section 12, Township 5 North, Range 35 East, W.M. Umatilla County, Oregon. All being in the County of Umatilla, State of Oregon.

Walla Walla Irrigation District

This subdivision plat is hereby approved this 15th day of September, 1992.

D.M.B.
Walla Walla Irrigation District

Section Diagram



I hereby certify this to be a true and exact copy. *D.M.B.*

A Plat of McEvoy's Addition for
Home Sweet Home Sales, Inc.
84325 Highway 11
Milton-Freewater, Oregon 97862
Ph: (541) 938 - 0120

Dwight M. Bartleson L.S.
79902 LaMar Gulch Road
Athena, Oregon 97813
(541) 566 - 2397

Drawn By: *DMB* Date: April 12, 1999 Sheet 1 of 2

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON September 25, 2000
at 10:00 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
14 12
OFFICE OF COUNTY RECORDS
By: GEORGIA DUNAWAY Records Officer
Fees \$ 50.00 No. 2000-3760393

Approvals

Umatilla County Tax Collector
Taxes have been paid in full.
Donna Schult 9/25/00

Umatilla County Assessor
Paul Chalness 9/25/00
Shirley Wimburn
Assessment May 9/25/00

Umatilla County Commissioners
William B. Harsel 9/25/00
Jennie D. Roberts
Emile M. Holman

City of Milton-Freewater

This subdivision plat is hereby approved this 14th day of September, 1992.

Plat Approval # _____

Stina Blomquist
City of Milton-Freewater

Umatilla County Surveyor

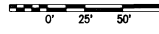
This subdivision plat is hereby approved this 29 day of June, 1992.

David H.K.B.
Umatilla County Surveyor

BK 14 P. 12 272

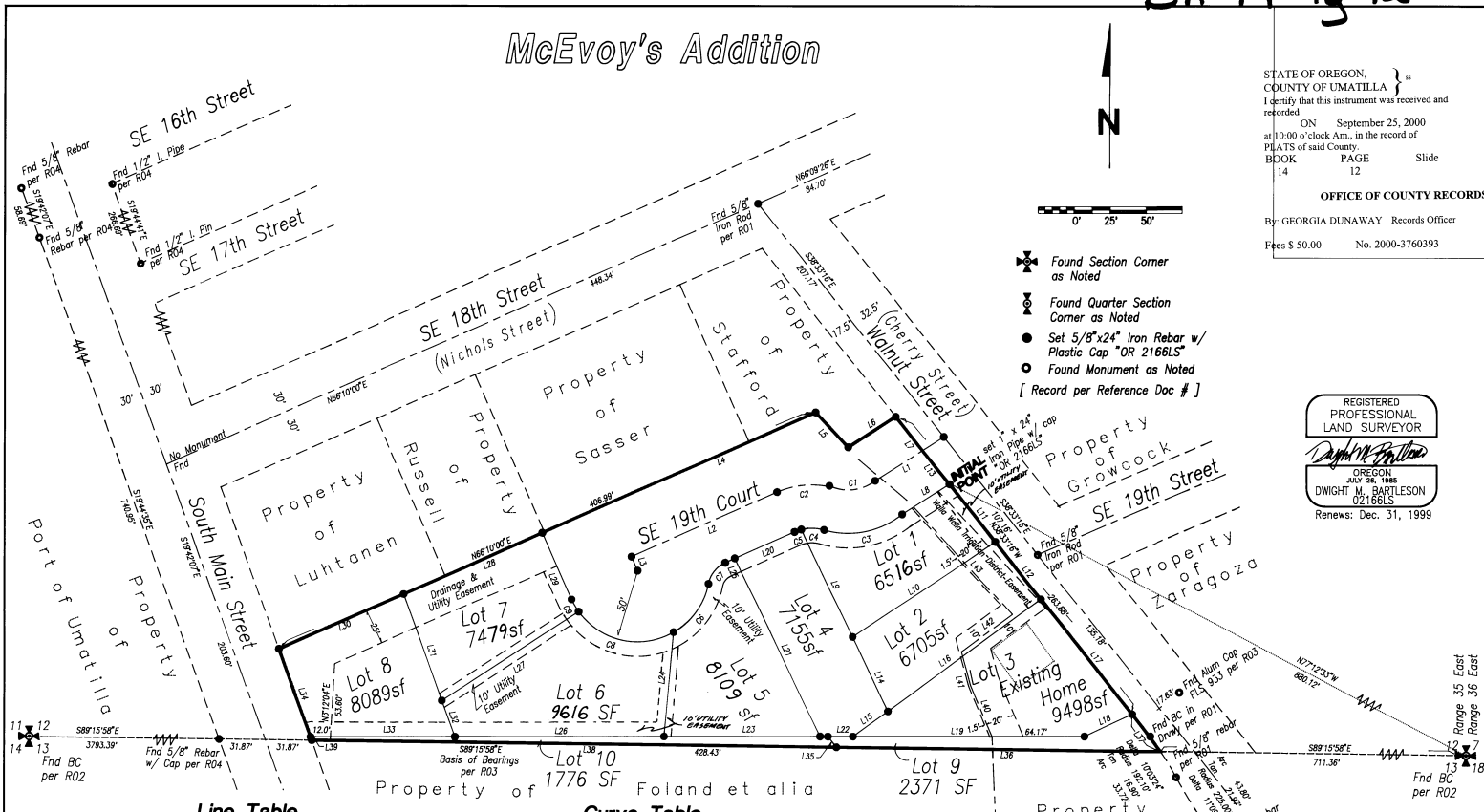
McEvoy's Addition

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 COUNTY OF UMATILLA }
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 ON September 25, 2000
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 14 12
OFFICE OF COUNTY RECORDS
 By: GEORGIA DUNAWAY Records Officer
 Fees \$ 50.00 No. 2000-3760393



- ✕ Found Section Corner as Noted
- ⊕ Found Quarter Section Corner as Noted
- Set 5/8"x24" Iron Rebar w/ Plastic Cap "OR 2166LS"
- Found Monument as Noted
- [Record per Reference Doc #]

REGISTERED PROFESSIONAL LAND SURVEYOR
Dwight M. Bartleson
 OREGON
 JULY 24, 1988
 DWIGHT M. BARTLESON
 02166LS
 Renews: Dec. 31, 1999



Line Table

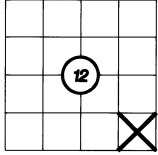
L#	Bearing	Distance	L#	Bearing	Distance
1	S57°24'00"W	59.71'	23	S89°56'23"W	108.14'
2	S68°10'00"W	110.18'	24	N03°09'16"E	72.80'
3	S23°50'00"E	10.50'	25	N68°10'00"E	7.25'
4	N66°10'00"E	206.99'	26	N89°56'23"E	145.00'
5	S43°25'12"E	33.00'	27	N57°00'01"E	113.06'
6	N57°24'00"E	39.00'	28	N68°10'00"E	105.00'
7	S38°33'16"E	30.16'	29	S23°50'00"E	50.50'
8	S57°24'00"W	45.26'	30	N66°10'00"E	95.00'
9	S25°32'01"E	82.83'	31	S19°44'41"E	78.70'
10	N56°07'13"E	119.02'	32	S19°44'41"E	27.80'
11	N38°33'16"W	50.64'	33	S89°56'23"W	100.54'
12	S38°33'16"E	50.94'	34	N19°44'41"W	65.03'
13	S38°33'16"E	30.16'	35	S38°33'16"E	9.53'
14	N25°32'01"W	57.00'	36	S89°15'58"E	225.03'
15	N53°40'11"E	30.00'	37	N37°06'60"W	32.99'
16	N53°40'11"E	131.56'	38	N89°15'58"W	364.37'
17	S38°33'16"E	102.00'	39	N19°44'41"W	2.56'
18	S64°32'53"W	36.72'	40	N22°30'48"W	38.72'
19	S89°56'23"W	160.57'	41	N15°19'07"W	24.01'
20	S66°10'00"W	45.12'	42	N53°40'11"E	43.90'
21	S25°32'01"E	137.54'	43	N42°43'28"W	101.23'
22	N89°56'23"E	22.81'			

Curve Table

C#	Delta	Radius	Tangent	Arc	Chd Bearing	Chord
1	48°46'03"	30.00'	13.61'	25.95'	N81°48'02"E	24.79'
2	40°02'28"	60.00'	21.86'	41.92'	S84°11'01"W	41.85'
3	48°46'03"	60.00'	27.22'	51.10'	N81°27'52"E	49.44'
4	30°29'05"	30.00'	8.17'	15.96'	N89°02'30"W	15.77'
5	9°32'57"	30.00'	2.51'	5.00'	S70°56'29"W	4.99'
6	48°23'54"	50.00'	23.00'	43.11'	N35°13'07"E	41.78'
7	55°38'50"	20.00'	10.58'	18.42'	S38°20'35"W	18.67'
8	84°43'17"	50.00'	45.59'	73.93'	S77°43'18"E	67.38'
9	11°31'39"	50.00'	5.05'	10.06'	S29°35'50"E	10.04'

NOTE: LOTS 9 AND 10 ARE NOT BUILDING LOTS, AND ARE CREATED ONLY TO BE TRANSFERRED TO ADJOINING LAND OWNERS.

Section Diagram
T 6 N, R 35 E, WM



I hereby certify this to be a true and exact copy. *Dwight M. Bartleson*

A Plat of McEvoy's Addition for
Home Sweet Home Sales, Inc.
 84325 Highway 11
 Milton-Freewater, Oregon 97862
 Ph: (541) 938 - 0120

Dwight M. Bartleson L.S.
 79902 LaMar Gulch Road
 Athena, Oregon 97813
 (541) 566 - 2397

Drawn By: DMB Date: April 12, 1999 Sheet 2 of 2