

EXCALIBUR ADDITION
TO MILTON-FREEWATER

A REPLAT OF LOTS 9 AND 10 AND THE NORTH 29.2 FEET OF LOT 8 IN BLOCK 71 OF THE MAP OF FREEWATER ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 2 OF TOWN PLATS AT PAGE 11, RECORDS OF UMATILLA COUNTY OREGON, LOCATED IN THE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, MILTON FREEWATER, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE KUMAR TO SURVEY AND SUBDIVIDE THE PROPERTY DESCRIBED IN THE SPECIAL STATUTORY WARRANTY RECORDED UNDER THE AUDITOR'S FILE NUMBER 2002-7100158, RECORDS OF UMATILLA COUNTY, OREGON AS SHOWN HEREON.

THE MAP OF FREEWATER WAS RECORDED IN BOOK 2 OF TOWN PLATS AT PAGE 11 AUGUST 16, 1890 BASED ON OBSERVATIONS AND OTHER COUNTY RECORDS IT APPEARS THAT THE INTENT WAS TO CREATE 50' X 100' FOOT LOTS WITHIN THE BLOCKS WITH ANY EXCESS OR DEFICIENCY BEING ADDED TO OR TAKEN AWAY FROM THE NORTHERLY LOTS THAT ABUT THE TOWNSHIP LINE. NORTH MAIN WAS ESTABLISHED AS COUNTY ROAD NUMBER 475 BY FINAL ORDER DATED NOVEMBER 5, 1896 AS BEING 40 FEET WIDE, 20 FEET ON EACH SIDE OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND TRANSFERRED TO THE CITY OF MILTON-FREEWATER ON MAY 11, 2006.

SURVEYS PERTINENT TO THE RESOLUTION OF THE BOUNDARIES OF BLOCK 71 ARE THE MAP OF FREEWATER RECORDED IN BOOK 2, PAGE 11, A SURVEY DONALD DAVIS DATED APRIL 1960 RECORDED AS COUNTY SURVEY Q-1014-A, A SURVEY BY PAT STREAMER DATED APRIL 1972 RECORDED AS COUNTY SURVEY NUMBER H-125-B, A SURVEY BY PHILIP LARSON RECORDED APRIL 1996 AS COUNTY SURVEY NUMBER 96-97-B, A SURVEY BY GREG FLOWERS RECORDED JANUARY 2005 AS COUNTY SURVEY NUMBER 05-014-G AND THE CASTILLO REPLAT BY JASON WELL RECORDED FEBRUARY 2013 IN BOOK 15 OF TOWN PLATS AT PAGE 77 AS COUNTY SURVEY NO. 13-121-B.

THE FOUND MONUMENTS THAT WERE USED TO RESOLVE THE BOUNDARIES OF BLOCK 71 ARE THE MONUMENTS MARKING THE NE & NW CORNERS OF THE NW 1/4 OF THE NE 1/4 AND THE MONUMENTS MARKING THE CENTERLINE OF EVANS STREET AT 10TH AND 11TH STREET AS SHOWN AND NOTED HEREON. THE SURVEYS BY DAVIS, STREAMER AND LARSON HAVE HELD THE LOTS AND BLOCKS AS 50 FOOT X 100 FOOT AS SHOWN ON THE MAP OF FREEWATER, PARALLEL WITH EVANS STREET. STREAMER APPEARS TO HAVE HELD THE NORTHERLY EXTENSION OF EVANS STREET AS ESTABLISHED BY THE MONUMENTS AT EVANS AND 10TH AND EVANS AND 11TH. I HAVE ALSO USED THIS METHOD TO ESTABLISH THE ALIGNMENT OF EVANS NORTH OF 11TH. DAVIS, STREAMER AND LARSON ALL SHOW FOUND MONUMENTS ALONG 11TH STREET EAST OF EVANS, HOWEVER, THIS PORTION OF 11TH STREET APPEARS TO HAVE BEEN RECENTLY RESURFACED AND I FOUND NO EVIDENCE OF ANY OF THESE MONUMENTS EAST OF THE FOUND MONUMENT AT EVANS AND 11TH. TO ESTABLISH THE ALIGNMENT OF 11TH I HAVE HELD THE ANGULAR RELATIONSHIPS TO THE MONUMENTS AT 10 & EVANS AND 11TH & EVANS TO THE CENTERLINE OF 11TH AS SHOWN ON THE LARSON SURVEY. I ESTABLISHED THE CENTERLINE OF PERKINS PARALLEL WITH THE EXTENDED CENTERLINE OF EVANS 274.00 FEET EAST WHEN MEASURED PERPENDICULAR FROM THE EXTENDED CENTERLINE OF EVANS. THE WEST LINE OF BLOCK 71 WAS ESTABLISHED 30 FEET EAST OF THE COMPUTED CENTERLINE OF PERKINS AND THE SOUTH LINE OF BLOCK 71 30 FEET NORTH OF THE COMPUTED CENTERLINE OF 11TH. THE EAST LINE OF THE PROPERTY WAS ESTABLISHED 20 FEET WESTERLY OF THE MONUMENTED EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2.

LOTS 6, 7, 8 AND 9 WERE ESTABLISHED AS BEING 50 FEET WIDE WHEN MEASURED PERPENDICULAR AND PARALLEL WITH THE SOUTH LINE OF THE BLOCK. LOT 10 WAS GIVEN THE EXCESS HOLDING THE NORTH LINE OF THE SECTION AS THE NORTH LINE OF LOT 10. THIS AGREES VERY WELL WITH THE OCCUPATIONAL EVIDENCE.

THE MONUMENTS SHOWN HEREIN WERE VISITED IN NOVEMBER OF 2020.

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, Joe Kumar AN AUTHORIZED REPRESENTATIVE OF NEW DREAM LLC., DECLARE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

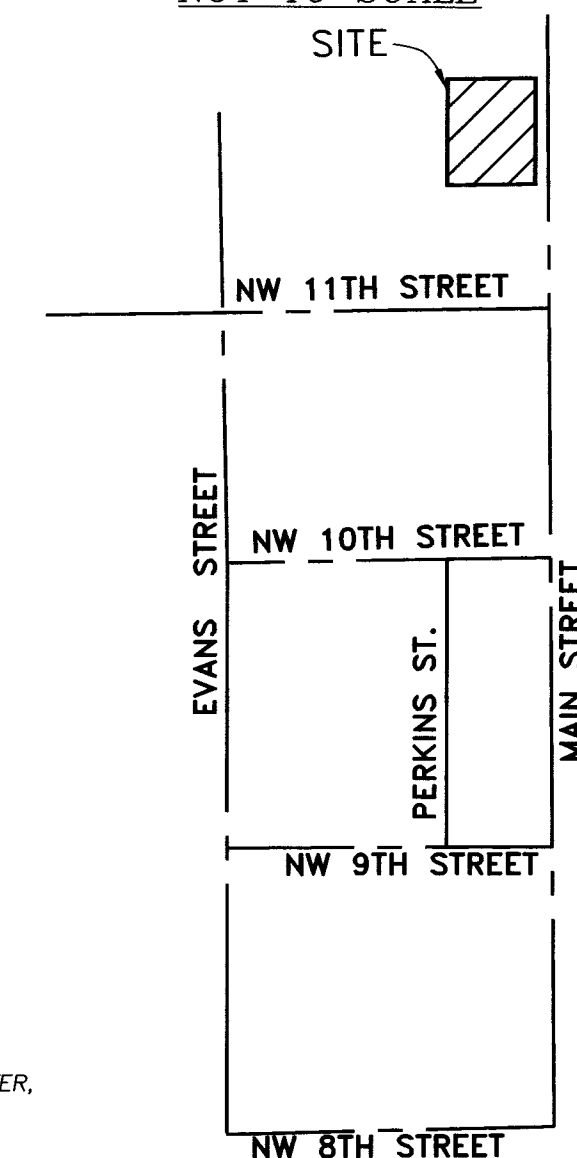
[Signature] 1/12/2021
REPRESENTATIVE OF NEW DREAM LLC DATE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 12 DAY OF January, 2021 APPEARED [Signature] REPRESENTATIVE OF NEW DREAM LLC, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF January, 2021
MY COMMISSION EXPIRES June 24, 2024
[Signature]
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



VICINITY MAP
NOT TO SCALE



APPROVALS

CITY OF MILTON-FREEWATER PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED PER SECTION 11-13-2 OF THE CITY OF MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF MILTON-FREEWATER, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 13th DAY OF January, 2021 [Signature]
LAUREL SWEENEY, PLANNING DEPARTMENT DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "EXCALIBUR ADDITION" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 15 DAY OF Jan, 2021 [Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "EXCALIBUR ADDITION" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 21 DAY OF Jan, 2021

[Signature]
CHAIRMAN

[Signature]
COMMISSIONER

[Signature]
COMMISSIONER

SURVEYOR'S CERTIFICATE

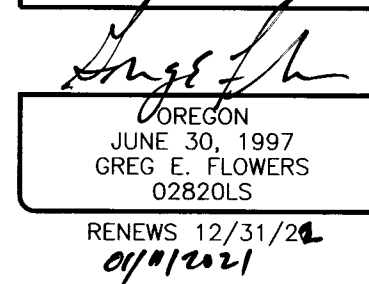
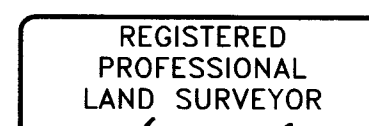
I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THE SPECIAL STATUTORY WARRANTY RECORDED UNDER THE AUDITOR'S FILE NUMBER 2002-7100158 RECORDS OF UMATILLA COUNTY, MORE PARTICULARLY DESCRIBED AS THE NORTH 29.20 FEET OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 71, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON; ALSO INCLUDING THE EAST HALF OF VACATED PERKINS STREET (VACATED BY THE CITY OF FREEWATER ORDINANCE NO. 204, RECORDED IN BOOK 137, PAGE 304, DEED RECORDS) WHICH LIES WESTERLY OF AND ADJACENT TO THE WEST LINES OF LOTS 8, 9 AND 10; EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT OF WAY, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE LOT BOUNDARIES WERE SURVEYED AND MONUMENTS RECOVERED AS SHOWN AND IMPLEMENTED INTO THE CALCULATIONS FOR THIS PARTITION PLAT. SAID LANDS ARE LOCATED IN SECTION 2, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON BEING DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF JOE'S NORTH MAIN REPLAT
[Signature] 1/11/2021
GREG E. FLOWERS, PLS 02820 LS DATE

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "EXCALIBUR ADDITION" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 14 DAY OF January, 2021 BY: [Signature] [Signature]
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
[Signature]
GREG E. FLOWERS, PLS 02820 LS

RECEIVED BY
Umatilla County Surveyor
Date: JAN 25 2021
Filed By: TMA
No: 21-010-B

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 01-25-2021

at 8:27 o'clock a. m., in the record of PLATS of said County.

BOOK 17 PAGE 14

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7140601



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: JOE KUMAR	PROJECT NO.: 67734	
SURVEYOR: GREG E. FLOWERS	DATE: 1/11/2021	
CALC BY: RMR	DRAWN BY: RMR	SCALE: 1"=30'
SECTION: 2	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: MILTON FREEWATER	COUNTY: UMATILLA	SHEET 2 OF 2

STATE OF OREGON,
COUNTY OF UMATILLA

I certify that this instrument was received
and recorded on 01-25-2021

at 8:27 o'clock a. m., in the record of
PLATS of said County.
BOOK 17 PAGE 14

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

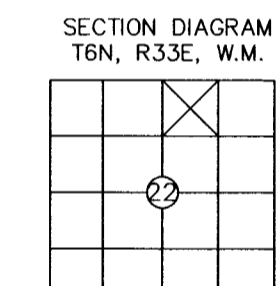
Fee \$ 120.00 No. 2021-7140601

EXCALIBUR ADDITION
TO MILTON-FREEWATER

A REPLAT OF LOTS 9 AND 10 AND THE NORTH 29.2 FEET OF
LOT 8 IN BLOCK 71 OF THE MAP OF FREEWATER ACCORDING TO
THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 2 OF TOWN
PLATS AT PAGE 11, RECORDS OF UMATILLA COUNTY OREGON,
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 35 EAST OF
THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, MILTON FREEWATER,
OREGON

LEGEND

- PARCEL LINE
- - - SECTION SUBDIVISION LINE
- - - TOP OF CREEK
- - - RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT
- - - EXISTING LOT
- OHP OHP OHP ○ EXISTING OVERHEAD POWER
- x - x - x - EXISTING FENCE LINE
- - - EDGE OF ROAD
- - - APPARENT CENTERLINE OF ROAD
- - - EDGE OF GRAVEL
- ◆ SURVEY MONUMENT AS NOTED
- ⊙ TELEPHONE RISER
- ⊙ SEWER MANHOLE
- ← GUY ANCHOR
- (XXXX) RECORD DIMENSION AS NOTED
- SET 5/8"X30" IRON REBAR WITH A YELLOW PLASTIC CAP ATTACHED MARKED "WA19619 OR 02820"
- ⊕ CALCULATED POSITION, NOTING SET, NOTHING FOUND
- EX. R/W EXISTING RIGHT OF WAY



REFERENCES

- (R1) RECORD OF SURVEY FOR NITA STOCKE BY LARSON AUDITOR'S FILE NUMBER 96-97-B
- (R2) PROPERTY SURVEY FOR PAUL GOOD BY DAVIS Q-1014-A (1960)
- (R3) SURVEY FOR JOHN LEFORE BY TOMKINS AUDITOR'S FILE NUMBER 04-47-C
- (R4) CASTILLO REPLAT BY WELLS BY WELLS AUDITOR'S FILE NUMBER 13-121-B
- (R5) TOWN PLAT OF FREEWATER, BK. 2, PG. 11 (1890)
- (R6) COUNTY ROAD NO. 475 ESTABLISHMENT FINAL ORDER (1896)
- (R7) TRANSFER ORDER UMATILLA COUNTY TO THE CITY OF MILTON-FREEWATER (2006)

RECEIVED BY
Umatilla County Surveyor
Date: JAN 25 2021
Rec'd By: TMA
No.: 21-010-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/22
1/11/2021

I HEREBY CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL.

Greg E. Flowers
GREG E. FLOWERS, PLS 02820 LS

FOUND 2.5 INCH BRASS CAP AT THE
NORTH QUARTER CORNER OF THE
OF SECTION 2, IN THE CENTERLINE
OF LAMB STREET, (OLD MILTON
HWY.) PER SURVEY 05-014-G

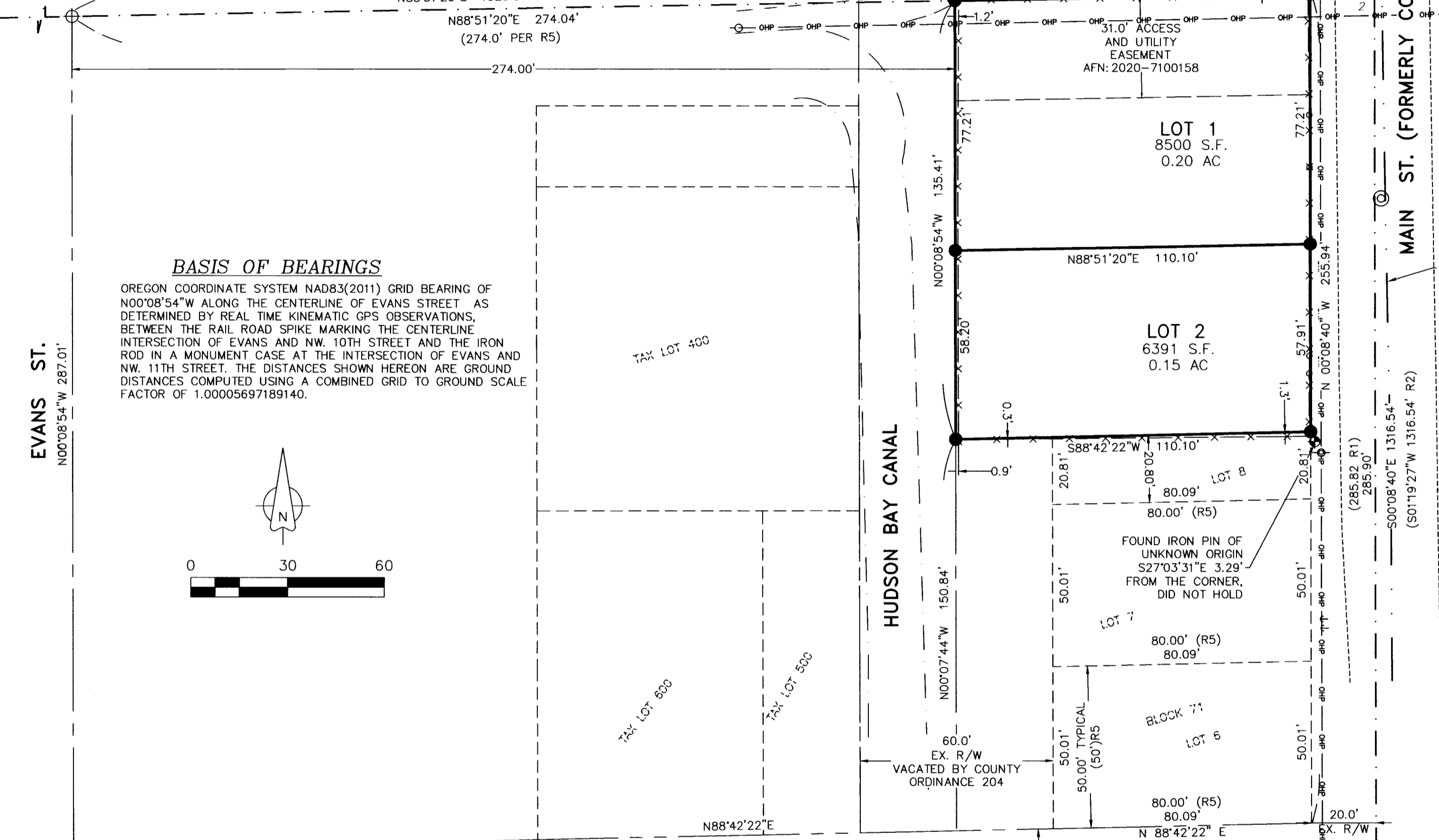
(N88°59'43"E 1320.31' R1)
(N89°40'44"E 1320.26' R3)
N88°51'20"E 1320.31'

FOUND IRON PIN OF UNKNOWN ORIGIN
N49°17'W 1.14' FROM THE CORNER,
DID NOT HOLD

FOUND 5/8" REBAR WITH A YELLOW
PLASTIC CAP, NOT LEGIBLE, MARKING
THE EAST 1/16 CORNER OF SECTIONS
35 AND 2, PER SURVEY 05-014-G

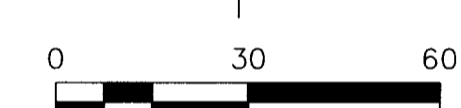
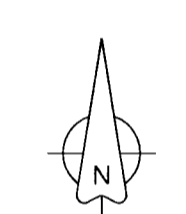
FOUND IRON PIN OF UNKNOWN ORIGIN
N27°25'E 3.51' FROM THE CORNER,
DID NOT HOLD

31.0' ACCESS
AND UTILITY
EASEMENT
AFN: 2020-7100158



BASIS OF BEARINGS

OREGON COORDINATE SYSTEM NAD83(2011) GRID BEARING OF
N00°08'54"W ALONG THE CENTERLINE OF EVANS STREET AS
DETERMINED BY REAL TIME KINEMATIC GPS OBSERVATIONS,
BETWEEN THE RAIL ROAD SPIKE MARKING THE CENTERLINE
INTERSECTION OF EVANS AND NW 10TH STREET AND THE IRON
ROD IN A MONUMENT CASE AT THE INTERSECTION OF EVANS AND
NW 11TH STREET. THE DISTANCES SHOWN HEREON ARE GROUND
DISTANCES COMPUTED USING A COMBINED GRID TO GROUND SCALE
FACTOR OF 1.00005697189140.



EVANS ST.
N00°08'54"W 287.01'

HUDSON BAY CANAL

MAIN ST. (FORMERLY COUNTY ROAD 541)

NW 11TH STREET

ALLEY

VACATED PORTION
OF PERKINS ST.
COUNTY ORDINANCE
204



PBS Engineering and
Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
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