

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

BASIS OF BEARINGS

N 01°30'37" E ALONG THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T5N, R35E, W4M, AS SHOWN ON THE PARTITION PLAT FILED AT NO. 1992-06.

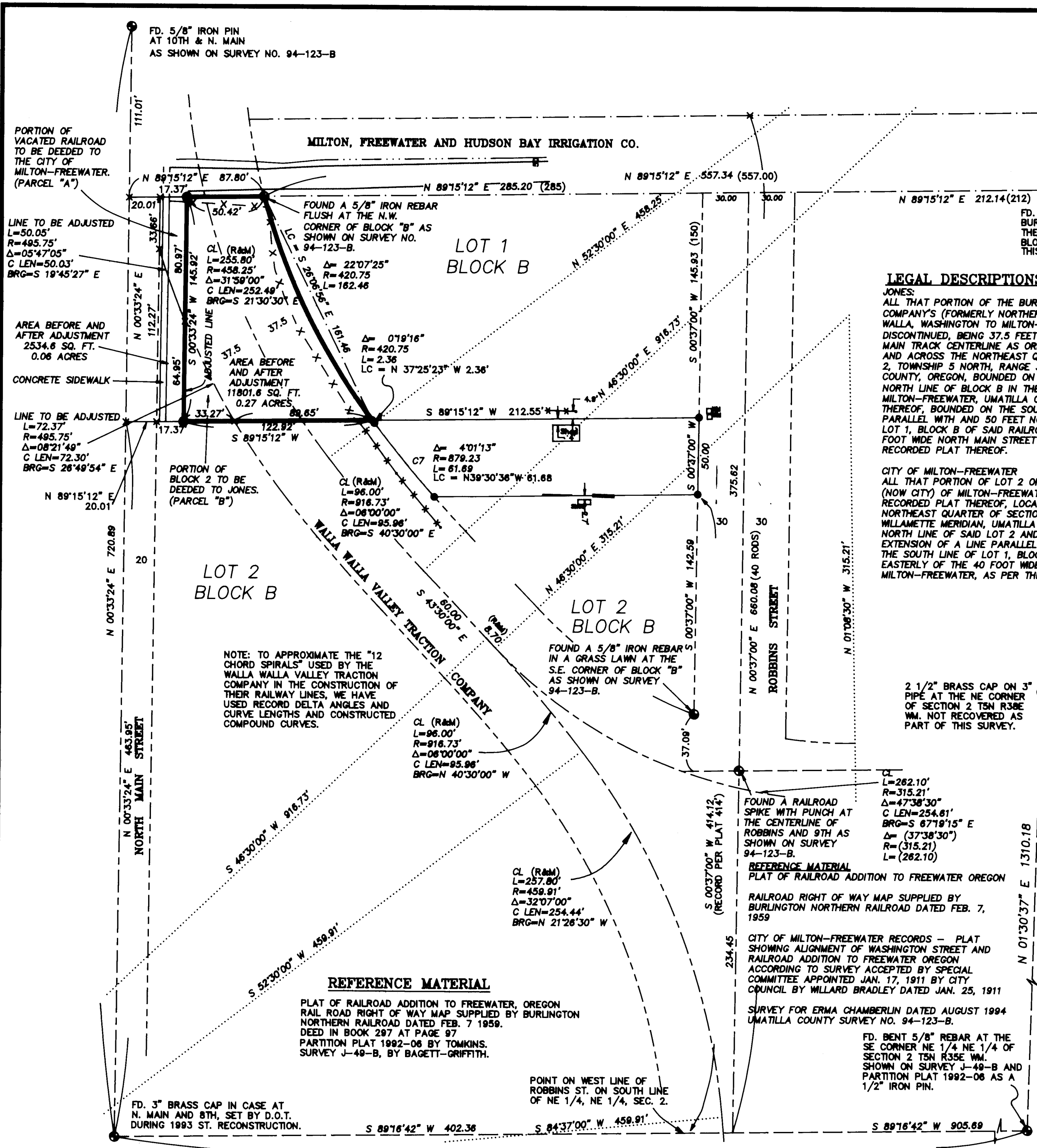
LEGEND

- PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - ROADWAY CENTERLINE
- - - RIGHT OF WAY LINE
- RADIAL LINE
- ***** FENCE LINE
- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 5/8" X 30" REBAR WITH BRASS WASHER STAMPED "WA 25893, OR 2360" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" PER SURVEY 94-123-B.
- SET 5/8" X 30" REBAR WITH BRASS WASHER STAMPED "WA 25893, OR 2360" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- x CALCULATED POINT, NOT FOUND OR SET
- () RECORDED DIMENSION

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/05
 11/5/04



LEGAL DESCRIPTIONS

JONES:
 ALL THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 75 FOOT WIDE WALLA WALLA, WASHINGTON TO MILTON-FREEWATER, OREGON BRANCH LINE PROPERTY, NOW DISCONTINUED, BEING 37.5 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE AS ORIGINALLY LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK B IN THE RAILROAD ADDITION TO THE TOWN (NOW CITY) OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON AS PER THE RECORDED PLAT THEREOF, BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF A LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF LOT 1, BLOCK B OF SAID RAILROAD ADDITION AND LYING EASTERLY OF THE 40 FOOT WIDE NORTH MAIN STREET IN SAID CITY OF MILTON-FREEWATER, AS PER THE RECORDED PLAT THEREOF.

CITY OF MILTON-FREEWATER
 ALL THAT PORTION OF LOT 2 OF BLOCK B IN THE RAILROAD ADDITION TO THE TOWN (NOW CITY) OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON AS PER THE RECORDED PLAT THEREOF, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 2 AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF A LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF LOT 1, BLOCK B OF SAID RAILROAD ADDITION AND LYING EASTERLY OF THE 40 FOOT WIDE NORTH MAIN STREET IN SAID CITY OF MILTON-FREEWATER, AS PER THE RECORDED PLAT THEREOF.

PARCEL TO BE DEEDED FROM THE CITY OF MILTON-FREEWATER TO JONES (PARCEL "B")
 BEGINNING AT THE BRASS CAP MONUMENT AT THE INTERSECTION OF NORTH MAIN AND 8TH STREET AND RUNNING THENCE N00°33'24"E ALONG THE CENTERLINE OF NORTH MAIN STREET A DISTANCE OF 463.95 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF A LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF LOT 1, BLOCK B OF RAILROAD ADDITION TO THE TOWN (NOW CITY) OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON AS PER THE RECORDED PLAT THEREOF; THENCE N89°15'12"E ALONG THE WESTERLY EXTENSION OF SAID PARALLEL LINE A DISTANCE OF 37.38 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING N89°15'12"E, ALONG THE WESTERLY EXTENSION OF SAID PARALLEL LINE, A DISTANCE OF 33.27 FEET TO A POINT ON THE WESTERLY LINE OF THE DISCONTINUED BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 75 FOOT WIDE WALLA WALLA, WASHINGTON TO MILTON-FREEWATER, OREGON BRANCH LINE PROPERTY; THENCE, ALONG SAID WESTERLY RAILROAD RIGHT OF WAY, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 72.37 FEET, WITH A RADIUS OF 495.75 FEET, WITH A CHORD BEARING OF N26°48'54"W, WITH A CHORD LENGTH OF 72.30 FEET, THENCE S00°33'24"W A DISTANCE OF 64.95 FEET TO THE POINT OF BEGINNING.

PARCEL TO BE DEEDED FROM JONES TO THE CITY OF MILTON-FREEWATER (PARCEL "A")
 BEGINNING AT THE BRASS CAP MONUMENT AT THE INTERSECTION OF NORTH MAIN AND 8TH STREET AND RUNNING THENCE N00°33'24"E ALONG THE CENTERLINE OF NORTH MAIN STREET A DISTANCE OF 463.95 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF A LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF LOT 1, BLOCK B OF RAILROAD ADDITION TO THE TOWN (NOW CITY) OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON AS PER THE RECORDED PLAT THEREOF; THENCE N89°15'12"E ALONG THE WESTERLY EXTENSION OF SAID PARALLEL LINE A DISTANCE OF 20.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF 40 FOOT WIDE NORTH MAIN STREET; THENCE N00°33'24"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 112.27 TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE DISCONTINUED BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 75 FOOT WIDE WALLA WALLA, WASHINGTON TO MILTON-FREEWATER, OREGON BRANCH LINE PROPERTY AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°33'24"E, ALONG THE EASTERLY RIGHT OF WAY OF SAID NORTH MAIN STREET, A DISTANCE OF 33.66 FEET; THENCE N89°15'12"E A DISTANCE OF 17.37 FEET; THENCE S00°33'24"W A DISTANCE OF 80.97 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 50.05 FEET, WITH A RADIUS OF 495.75 FEET, WITH A CHORD BEARING OF N19°45'27"W, WITH A CHORD LENGTH OF 50.03 FEET TO THE POINT OF BEGINNING.



A SURVEY IN BLOCK B OF THE RAILROAD ADDITION TO FREEWATER, OREGON; BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 2, TWP. 5 N., RNG. 35 E., W.M., MILTON-FREEWATER, UMATILLA COUNTY, OREGON

FOR: ED JONES, 422 WILLOW ST., MILTON-FREEWATER, OR 97862

TOMKINS LAND SURVEYING, INC.		DATE
5 NORTH COLVILLE WALLA WALLA, WA. 99362 (509) 522-4843		NOVEMBER 2004
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448		SCALE
		1" = 50'

RECEIVED BY
 Umatilla County Surveyor

Date 11-04

Rec'd By KR

04-215-B

NOTE:
 THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 2 PPM TIMES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED IN AUGUST OF 1994 AND APRIL 2004.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. ED JONES TO ADJUST THE WESTERLY LINE OF THE DISCONTINUED RAILROAD PROPERTY WITH THE CITY OF MILTON-FREEWATER TO ALLOW THE CITY TO HAVE MORE RIGHT OF WAY FOR NORTH MAIN AND ENABLE THE EXISTING SIDE WALK TO FALL WITHIN CITY PROPERTY AND TO PROVIDE MORE STREET ACCESS TO THE JONES PROPERTY. THE BOUNDS OF BLOCK B IN RAILROAD ADDITION AND THE ADJACENT RAILROAD LOCATION WAS DETERMINED ON A SURVEY FOR ERMA CHAMBERLAIN AS SHOWN ON UMATILLA COUNTY SURVEY NO. 94-123-B. SUBSEQUENT TO THE CHAMBERLAIN SURVEY A SURVEY RECORDED IN THE RECORDS OF THE CITY OF MILTON-FREEWATER BY WILLARD BRADLEY DATED JAN. 25, 1911 TITLED "PLAT SHOWING ALIGNMENT OF WASHINGTON STREET AND RAILROAD ADDITION TO FREEWATER OREGON. ACCORDING TO SURVEY ACCEPTED BY SPECIAL COMMITTEE APPOINTED JAN. 17, 1911 BY CITY COUNCIL" WAS DISCOVERED WHICH FURTHER SUPPORTS THE SOLUTION SHOWN ON THE CHAMBERLAIN SURVEY.

NOTE: TO APPROXIMATE THE "12 CHORD SPIRALS" USED BY THE WALLA WALLA VALLEY TRACTION COMPANY IN THE CONSTRUCTION OF THEIR RAILWAY LINES, WE HAVE USED RECORD DELTA ANGLES AND CURVE LENGTHS AND CONSTRUCTED COMPOUND CURVES.

REFERENCE MATERIAL
 PLAT OF RAILROAD ADDITION TO FREEWATER, OREGON RAIL ROAD RIGHT OF WAY MAP SUPPLIED BY BURLINGTON NORTHERN RAILROAD DATED FEB. 7 1959. DEED IN BOOK 297 AT PAGE 97 PARTITION PLAT 1992-06 BY TOMKINS. SURVEY J-49-B, BY BAGETT-GRIFFITH.

REFERENCE MATERIAL
 PLAT OF RAILROAD ADDITION TO FREEWATER OREGON RAILROAD RIGHT OF WAY MAP SUPPLIED BY BURLINGTON NORTHERN RAILROAD DATED FEB. 7, 1959
 CITY OF MILTON-FREEWATER RECORDS - PLAT SHOWING ALIGNMENT OF WASHINGTON STREET AND RAILROAD ADDITION TO FREEWATER OREGON ACCORDING TO SURVEY ACCEPTED BY SPECIAL COMMITTEE APPOINTED JAN. 17, 1911 BY CITY COUNCIL BY WILLARD BRADLEY DATED JAN. 25, 1911
 SURVEY FOR ERMA CHAMBERLAIN DATED AUGUST 1994 UMATILLA COUNTY SURVEY NO. 94-123-B.