

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, WM, 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" IRON 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" IRON REBAR WITH BRASS WASHER STAMPED "WA 25893, OR 2360" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- CALCULATED POINT, NOT FOUND OR SET
- RECORDED DIMENSION

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 CHAMBERLIN DATED AUGUST 1994 UMATILLA COUNTY SURVEY NO. 94-123-B.

REFERENCE MATERIAL

PLAT OF RAILROAD ADDITION TO FREEWATER, OREGON RAILROAD 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. SURVEY NO. 04-215-B

APPROVED THIS 24th DAY OF January 2005
MILTON-FREEWATER CITY CODE.

Gina Hartzheim
GINA HARTZHEIM, CITY PLANNER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWES 12/31/06
1-20-2005



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

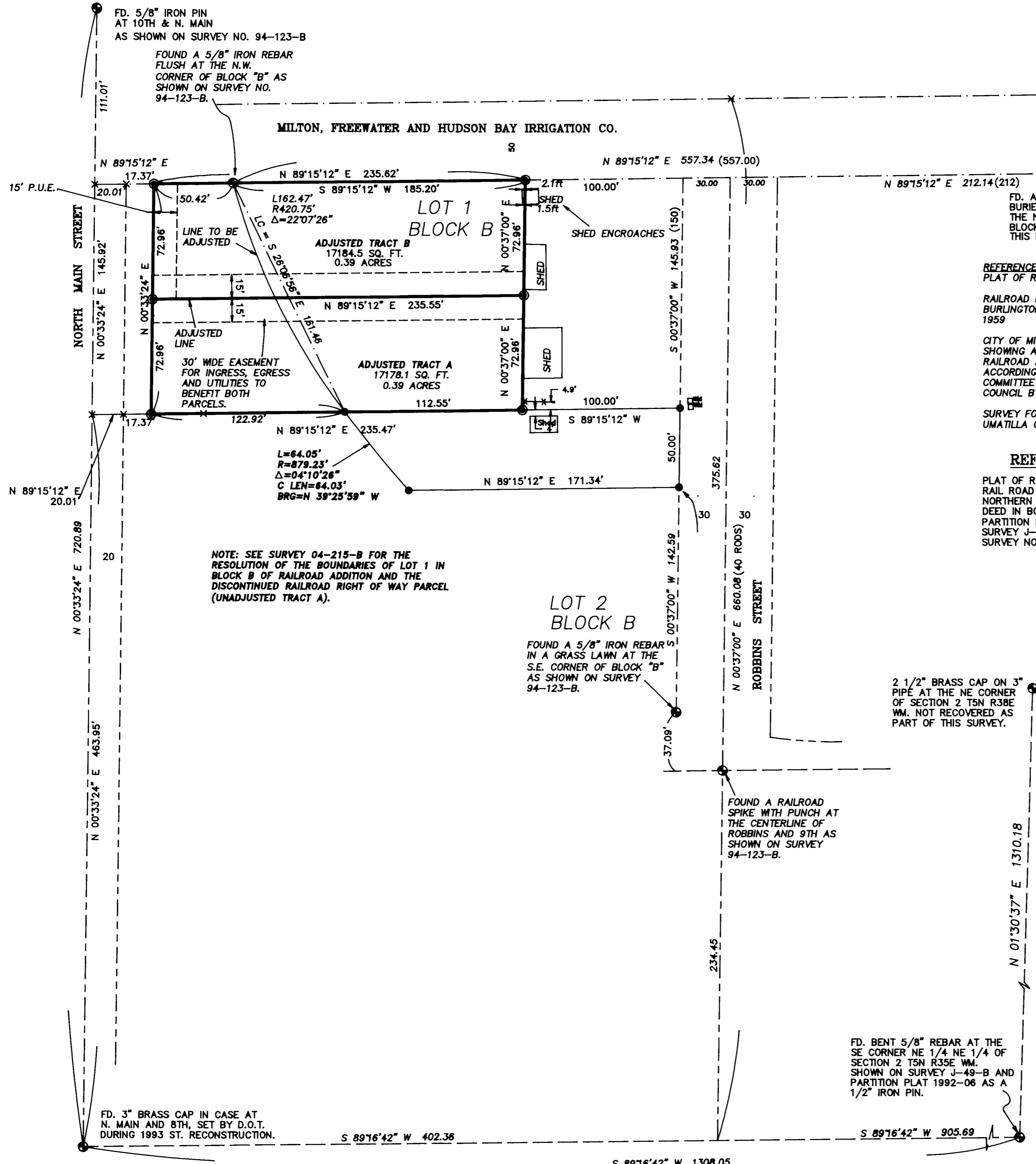
FOR: ED JONES, 422 WILLOW ST., MILTON-FREEWATER, OR 97862

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

RECEIVED BY

Umatilla County Surveyor
Date 2-05
Rec'd by KR

05-018-B



NOTE: SEE SURVEY 04-215-B FOR THE RESOLUTION OF THE BOUNDARIES OF LOT 1 IN BLOCK B OF RAILROAD ADDITION AND THE DISCONTINUED RAILROAD RIGHT OF WAY PARCEL (UNADJUSTED TRACT A).

LOT 2
BLOCK B

FOUND A 5/8" IRON REBAR IN A GRASS LAWN AT THE S.E. CORNER OF BLOCK "B" AS SHOWN ON SURVEY 94-123-B.

2 1/2" BRASS CAP ON 3" PIPE AT THE NE CORNER OF SECTION 2 T5N R38E WM. NOT RECOVERED AS PART OF THIS SURVEY.

FOUND A RAILROAD SPIKE WITH PUNCH AT THE CENTERLINE OF ROBBINS AND 9TH AS SHOWN ON SURVEY 94-123-B.

FD. BENT 5/8" REBAR AT THE SE CORNER NE 1/4 NE 1/4 OF SECTION 2 T5N R35E WM. SHOWN ON SURVEY J-49-B AND PARTITION PLAT 1992-06 AS A 1/2" IRON PIN.

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 EASTERLY LINE OF THE DISCONTINUED RAILROAD PROPERTY AS ADJUSTED AND SHOWN ON UMATILLA COUNTY SURVEY NO. 04-215-B SO THAT THE PORTION OF LOT 1 BLOCK 1 LOCATED ADJACENT TO THE EASTERLY LINE OF SAID ADJUSTED PARCEL WOULD HAVE EQUAL ACCESS TO NORTH MAIN STREET. ALL MONUMENTS SHOWN WERE VISITED IN MARCH 2004 AS SHOWN ON SURVEY 04-215-B.

LEGAL DESCRIPTIONS

UNADJUSTED TRACT A

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.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: 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°49'54"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.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: 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.

UNADJUSTED TRACT B

COMMENCING AT A POINT ON THE EAST LINE OF LOT 1, BLOCK "B", RAILROAD ADDITION TO FREEWATER NOW CITY OF MILTON-FREEWATER, SAID POINT BEING 150 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE WEST TO THE WEST LINE OF SAID LOT 1; THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO MARGARET ADAMS, AND FLOYD ADAMS, RECORDED IN MICROFILM R-70, PAGE 802, DEED RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK "B", RAILROAD ADDITION; THENCE SOUTH ALONG THE WEST LINE OF ROBBINS STREET A DISTANCE OF 50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK "B", A DISTANCE OF 100 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF ROBBINS STREET A DISTANCE OF 50 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK "B", TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY;

ALL BEING IN THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.

ADJUSTED TRACT A

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF NORTH MAIN AND EIGHTH STREETS IN THE CITY OF MILTON-FREEWATER, OREGON AND RUNNING THENCE N 00°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 N 00°32'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET; THENCE N 89°15'12" E, PARALLEL WITH THE NORTH LINE OF LOT 1 OF SAID BLOCK "B", A DISTANCE OF 235.55 FEET, TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100 FEET WEST OF THE WEST LINE OF ROBBINS STREET; THENCE S 00°37'00" W, PARALLEL WITH THE WEST LINE OF ROBBINS STREET, A DISTANCE OF 72.96 FEET TO A POINT ON A LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE S 89°15'12" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 235.45 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 17178.1 SQUARE FEET, 0.39 ACRES

SUBJECT OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 15 FEET THEREOF FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY, TO BE REFERRED TO AS ADJUSTED TRACT B: COMMENCING AT THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF NORTH MAIN AND EIGHTH STREETS IN THE CITY OF MILTON-FREEWATER, OREGON AND RUNNING THENCE N 00°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; THENCE N 00°32'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, CONTINUING N 00°33'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF SAID BLOCK B; THENCE N 89°15'12" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 235.62 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100 FEET WEST OF THE WEST LINE OF ROBBINS STREET; THENCE S 00°37'00" W, PARALLEL WITH THE WEST LINE OF ROBBINS STREET, A DISTANCE OF 72.96 FEET; THENCE S 89°15'12" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 235.55 FEET; TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THE SOUTH 15 FEET OF THE PREVIOUSLY DESCRIBED ADJUSTED TRACT B.

ADJUSTED TRACT B

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF NORTH MAIN AND EIGHTH STREETS IN THE CITY OF MILTON-FREEWATER, OREGON AND RUNNING THENCE N 00°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; THENCE N 00°32'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, CONTINUING N 00°33'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF SAID BLOCK B; THENCE N 89°15'12" E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 235.62 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100 FEET WEST OF THE WEST LINE OF ROBBINS STREET; THENCE S 00°37'00" W, PARALLEL WITH THE WEST LINE OF ROBBINS STREET, A DISTANCE OF 72.96 FEET; THENCE S 89°15'12" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 235.55 FEET; TO THE POINT OF BEGINNING, HAVING AN AREA OF 17184.5 SQUARE FEET, 0.39 ACRES

SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES OVER ACROSS AND UNDER THE WESTERLY 15.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO, SUBJECT OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 15 FEET THEREOF FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY TO BE REFERRED TO AS ADJUSTED TRACT A: COMMENCING AT THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF NORTH MAIN AND EIGHTH STREETS IN THE CITY OF MILTON-FREEWATER, OREGON AND RUNNING THENCE N 00°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 N 00°32'24" E, PARALLEL WITH THE CENTERLINE OF NORTH MAIN STREET, A DISTANCE OF 72.96 FEET; THENCE N 89°15'12" E, PARALLEL WITH THE NORTH LINE OF LOT 1 OF SAID BLOCK "B", A DISTANCE OF 235.55 FEET, TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100 FEET WEST OF THE WEST LINE OF ROBBINS STREET; THENCE S 00°37'00" W, PARALLEL WITH THE WEST LINE OF ROBBINS STREET, A DISTANCE OF 72.96 FEET TO A POINT ON LINE PARALLEL WITH AND 50 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE S 89°15'12" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 235.45 FEET; TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER UNDER AND ACROSS THE SOUTH 15 FEET OF THE PREVIOUSLY DESCRIBED ADJUSTED TRACT A.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/08

1-20-2005

RECEIVED BY

Umatilla County Surveyor

Date 2-05

Rec'd by KE

No. 05-18-B

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.

5 NORTH COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843

115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448

EDJONES3.DWG

DATE

DECEMBER 2004

SCALE

1"= 50'

05-018-B