

PARTITION PLAT 1997 - 11
UMATILLA CO. LAND PARTITION #LD 5N 035E

EASEMENT SUMMARY AND DESCRIPTION

- ① 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ② 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ③ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ④ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ⑤ 20 FT. WIDE EASEMENT FOR INGRESS AND EGRESS
- ⑥ 45' X 118' EASEMENT FOR INGRESS AND EGRESS
- ⑦ 24' X 180' EASEMENT FOR INGRESS AND EGRESS

BASIS OF BEARINGS

N 00°46'53" E BETWEEN THE RAILROAD SPIKE AT THE INTERSECTION OF THE NORTH LINE OF THE S.W. 1/4, N.W. 1/4 OF SEC. 1, TWP. 5 NORTH, RGE. 36 EAST, W.M., AND THE CENTERLINE OF ELIZABETH ST. AND THE BRASS CAP AT N.E. 5TH. AND ELIZABETH, AS SHOWN ON UMATILLA COUNTY SURVEY 82-56-B.

LEGEND

- PROPOSED PARCEL BOUNDARY
- SECTIONAL SUBDIVISION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- OTHER PARCEL LINE
- ACCESS EASEMENT LOCATION
- FOUND SURVEY MONUMENT AS DESCRIBED
- × CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WAZ5893 OR2360", ATTACHED.
- () RECORD DIMENSION
- ⑥ NEW EASEMENT NUMBER

LEGAL DESCRIPTION OF LAND TO BE DIVIDED

BEGINNING AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 1, TWP. 5 NORTH, RGE. 35 EAST; THENCE NORTH 89°34'17" WEST ALONG NORTH LINE OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 70 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF OREGON-WASHINGTON HIGHWAY NO. 11; THENCE SOUTH 0°26'59" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 141.74 FEET TO NORTHEAST CORNER OF THAT TRACT CONVEYED TO U.S. BANCORP, BY DEED RECORDED IN REEL 92, PAGE 588, DEED RECORDS; THENCE CONTINUING SOUTH 0°26'59" WEST ALONG WEST RIGHT OF WAY LINE OF SAID HIGHWAY AND ALONG EAST LINE OF BANCORP TRACT A DISTANCE OF 180 FEET TO SOUTHEAST CORNER OF SAID BANCORP TRACT AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST, PARALLEL TO NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 180 FEET TO THE SOUTHWEST CORNER OF SAID BANCORP TRACT; THENCE NORTH, PARALLEL TO EAST LINE OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 1 AND ALONG WEST LINE OF SAID BANCORP TRACT A DISTANCE OF 180 FEET TO SOUTH LINE OF THAT TRACT CONVEYED TO G.B. SNOW ET UX. BY DEED RECORDED IN BOOK 351, PAGE 422, DEED RECORDS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID BANCORP TRACT; THENCE NORTH 89°34'17" WEST A DISTANCE OF 140.89 FEET, MORE OR LESS, TO EAST RIGHT OF WAY LINE OF ELIZABETH STREET; THENCE SOUTH 0°10'24" EAST ALONG EAST RIGHT OF WAY LINE OF SAID ELIZABETH STREET A DISTANCE OF 380.48 FEET TO SOUTHWEST CORNER OF THAT TRACT CONVEYED TO ROBERT E. PRICE BY DEED RECORDED IN REEL 92, PAGE 1441, DEED RECORDS; THENCE SOUTH 89°34'17" EAST ALONG SOUTH LINE OF SAID PRICE TRACT A DISTANCE OF 176.75 FEET, MORE OR LESS, TO A POINT WHICH IS 140 FEET WEST OF WEST RIGHT OF WAY LINE OF OREGON-WASHINGTON HIGHWAY NO. 11; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OREGON BANK TRACT; THENCE NORTH 0°26'59" EAST A DISTANCE OF 160 FEET; THENCE SOUTH 89°34'17" EAST A DISTANCE OF 140 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF HIGHWAY NO. 11; THENCE NORTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 40 FEET, MORE OR LESS TO POINT OF BEGINNING.

NOTES

1. EASEMENTS RECORDED AT R-96, P. 2152, R-92, P. 592, R-95, P. 893, AND R-40, P. 487, ARE IN THE PROCESS OF BEING ABANDONED AND REPLACED BY THE VARIOUS ACCESS EASEMENTS NOTED HEREIN.
2. THIS PARTITION PLAT WAS REQUESTED BY ROBERT PRICE OF PRICE AND ASSOCIATES IN ORDER TO FURTHER DEVELOP PRICE PLAZA.
3. THIS SURVEY WAS PERFORMED AS AN OPEN FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION.

SURVEYOR'S CERTIFICATE OF EXACT COPY

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

Paul W.P. Tomkins
PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR NO. 2360

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UMATILLA

BEFORE ME THIS 28th DAY OF March, 1997, APPEARED ROBERT E. PRICE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March, 1997

MY COMMISSION EXPIRES 10/10/2000

Paul W.P. Tomkins
NOTARY PUBLIC FOR THE STATE OF OREGON, RESIDING IN Milton-Freewater

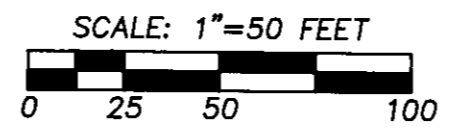
SURVEYOR'S CERTIFICATE

I, PAUL W.P. TOMKINS, BEING A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND MONUMENTED THE PARCELS SHOWN HEREUPON, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

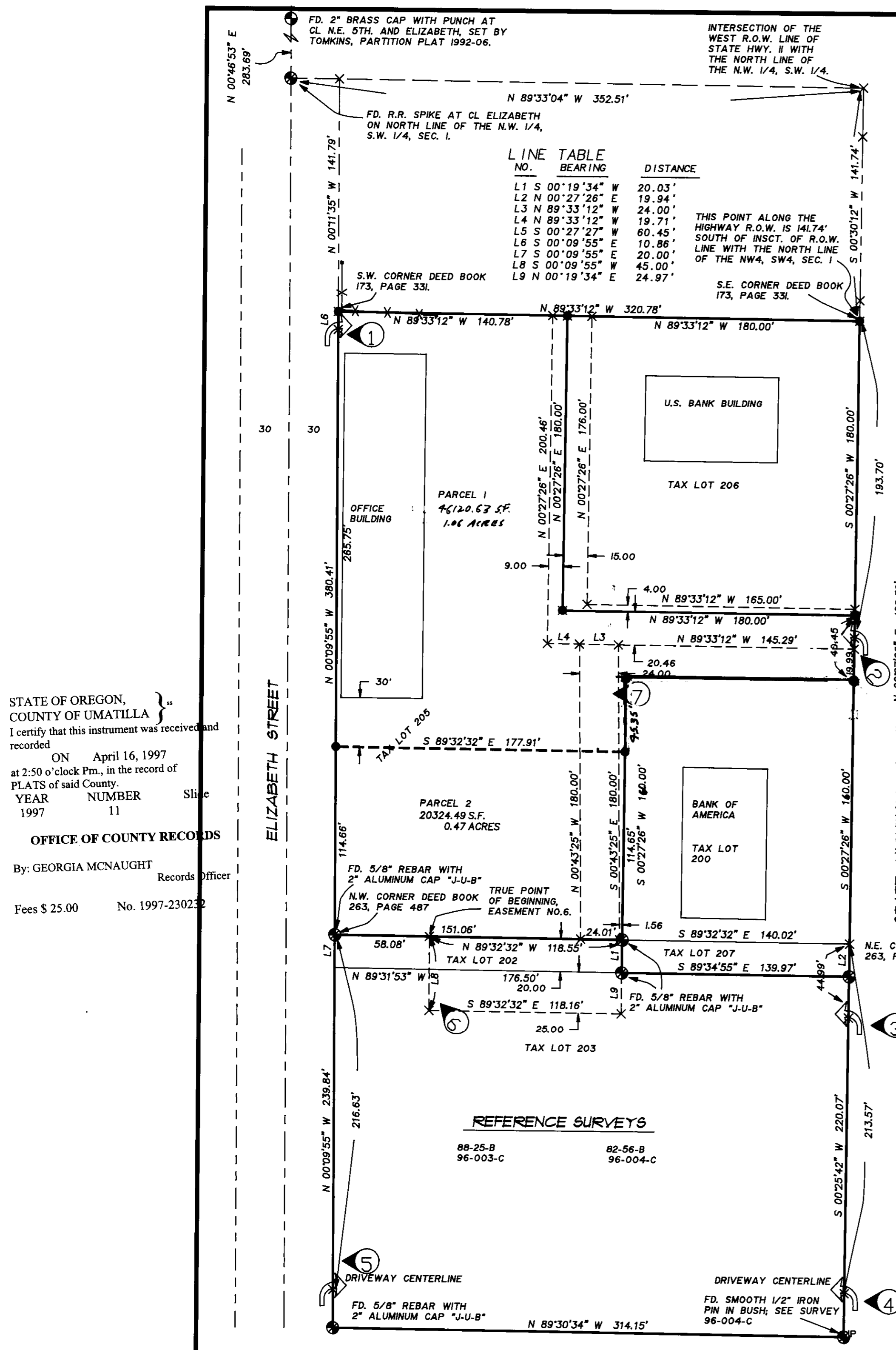
Paul W.P. Tomkins
PAUL W.P. TOMKINS, P.L.S. NO. 2360

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360



RECEIVED BY
Umatilla County Surveyor
Date: 4-9-97
Book: KK
No. 97-11-3



STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON April 16, 1997
at 2:50 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slice
1997 11

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT
Records Officer
Fees \$ 25.00 No. 1997-230232

APPROVALS

CITY OF MILTON FREEWATER:
APPROVED THIS 28th DAY OF MARCH, 1997, IN ACCORDANCE WITH TITLE 11 OF THE CITY OF MILTON FREEWATER MUNICIPAL CODE.
Mike Charlo
DIRECTOR OF ENGINEERING AND PLANNING.

UMATILLA COUNTY SURVEYOR:
THIS PARTITION PLAT IS APPROVED THIS 31 DAY OF March, 1997.
David H. K. H.
UMATILLA COUNTY SURVEYOR

TAX COLLECTOR'S AND ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT All TAXES FOR THE YEAR 96-97 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.
Phonda J. Schults
UMATILLA CO. TAX COLLECTOR
DATE 4-16-97

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ROBERT E. PRICE, OWNER OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. I HEREBY WAIVE FOR MYSELF AND FOR MY SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC PROPERTY OR PUBLIC FACILITIES WITHIN THIS MINOR PARTITION.

Robert E. Price
ROBERT E. PRICE
DATE 3-28-97

A PARTITION PLAT LOCATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 1, TWP. 5 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON

FOR: ROBERT E. PRICE 281 N. COLUMBIA MILTON FREEWATER, OR

PAUL W.P. TOMKINS, L.S. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843 PRICEMF.DWG	DATE JAN, 1997
	SCALE 1" = 50'