



PARTITION PLAT NO. 2019-27

OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO MILTON CITY, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TWP. 5 N., RGE. 35 E., W.M., UMATILLA COUNTY, OREGON

NEW PARCEL LEGAL DESCRIPTIONS

PARCEL 1

A PORTION OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 5 AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 127.84 FEET; THENCE N57°58'43"E A DISTANCE OF 147.13 FEET; THENCE N36°24'45"W, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 102.79 FEET, MORE OR LESS, TO SAID NORTH LINE OF BLOCK 5; THENCE S68°20'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 138.77 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 15,475 SQUARE FEET, 0.36 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, BEING A 20.00-FOOT WIDE STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, OREGON, AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET; THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 127.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RETURNING ALONG SAID PARALLEL LINE, N36°24'45"W A DISTANCE OF 20.00 FEET; THENCE N57°20'45"E A DISTANCE OF 134.59 FEET; THENCE S36°24'45"E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 20.00 FEET; THENCE S57°58'43"W A DISTANCE OF 147.13 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE; THENCE N36°24'45"W ALONG SAID PARALLEL LINE A DISTANCE OF 20.06 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 2,692 SQUARE FEET, 0.06 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 5 AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET; THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 127.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE, S36°24'45"E A DISTANCE OF 65.00 FEET; THENCE N57°58'43"E A DISTANCE OF 147.13 FEET; THENCE N36°24'45"W, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 65.00 FEET; THENCE S57°58'43"W A DISTANCE OF 147.13 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 8,723 SQUARE FEET, 0.20 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR USE, ACCESS, REPAIR, AND MAINTENANCE OF AND ENCOMPASSING AN EXISTING SEPTIC DRAINFIELD, APPROXIMATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, OREGON, AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET; THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 192.84 FEET; THENCE N57°58'43"E A DISTANCE OF 147.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE N36°24'45"W A DISTANCE OF 28.15 FEET; THENCE N53°35'15"E A DISTANCE OF 70.18 FEET; THENCE S36°24'45"E A DISTANCE OF 45.00 FEET; THENCE S53°35'15"W A DISTANCE OF 95.00 FEET; THENCE N36°24'45"W A DISTANCE OF 18.75 FEET; THENCE N57°58'43"E A DISTANCE OF 24.90 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 3,600 SQUARE FEET, 0.20 ACRES, MORE OR LESS.

PARCEL 3

BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE WESTERLY 12.50 FEET THEREFROM; ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 5 OF NICHOLS' 2ND ADDITION, AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET AND THE TRUE POINT OF BEGINNING;

THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 192.84 FEET; THENCE N57°58'43"E A DISTANCE OF 147.13 FEET; THENCE N36°24'45"W, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 167.79 FEET, MORE OR LESS, TO SAID NORTH LINE OF BLOCK 5; THENCE S68°20'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 138.77 FEET TO THE TRUE POINT OF BEGINNING;

THE REMAINING TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 13 IN TOWNSHIP 5 NORTH OF RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND RUNNING THENCE S00°55'54"E ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 443.79 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, OREGON; THENCE S68°20'45"W ALONG THE SOUTH LINE OF SAID BLOCK 5 A DISTANCE OF 304.36 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET; THENCE N36°24'45"W ALONG SAID PARALLEL LINE A DISTANCE OF 289.22 FEET; THENCE N57°58'43"E A DISTANCE OF 134.59 FEET; THENCE N36°24'45"W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 167.79 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 5; THENCE N68°20'45"E ALONG SAID NORTH LINE A DISTANCE OF 465.28 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 5, WHICH IS ALSO A POINT IN THE EAST LINE OF SECTION 13 OF SAID TOWNSHIP AND RANGE; THENCE S00°24'47"E ALONG THE EAST LINE OF SAID SECTION 13 AND ALSO THE EAST LINE OF SAID BLOCK 5 A DISTANCE OF 54.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

HAVING AN AREA OF 187,423 SQUARE FEET, 4.30 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR USE, ACCESS, REPAIR, AND MAINTENANCE OF AND ENCOMPASSING AN EXISTING SEPTIC DRAINFIELD, APPROXIMATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 5 OF NICHOLS' 2ND ADDITION TO THE TOWN OF MILTON, NOW CITY OF MILTON-FREEWATER, OREGON, AND RUNNING THENCE S68°20'45"W ALONG THE NORTH LINE OF SAID BLOCK 5 A DISTANCE OF 604.05 FEET TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE MONUMENTED CENTERLINE OF WALNUT STREET; THENCE S36°24'45"E ALONG SAID PARALLEL LINE A DISTANCE OF 192.84 FEET; THENCE N57°58'43"E A DISTANCE OF 147.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE N36°24'45"W A DISTANCE OF 28.15 FEET; THENCE N53°35'15"E A DISTANCE OF 70.18 FEET; THENCE S36°24'45"E A DISTANCE OF 45.00 FEET; THENCE S53°35'15"W A DISTANCE OF 95.00 FEET; THENCE N36°24'45"W A DISTANCE OF 18.75 FEET; THENCE N57°58'43"E A DISTANCE OF 24.90 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 3,600 SQUARE FEET, 0.20 ACRES, MORE OR LESS.

OWNER'S DEDICATION & DECLARATION

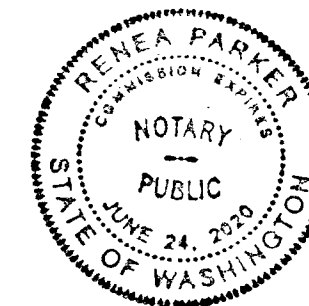
I, KATHERINE ANN MOON, OWNER OF THE LANDS DEPICTED HEREIN, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND EASEMENTS NOT SHOWN AS PRIVATE, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Katherine Ann Moon 9/23/19
KATHERINE ANN MOON DATE

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 23rd DAY OF September, 2019, APPEARED KATHERINE ANN MOON, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF September 2019
Notary Public for the State of Washington
Residing in Walla Walla
My Commission Expires June 24, 2020
My Commission Number 100858



APPROVALS

TAX COLLECTOR
TAXES ARE PAID IN FULL THIS 4 DAY OF November 2019.

Patricia Singler
UMATILLA COUNTY TAX COLLECTOR

MILTON-FREEWATER CITY PLANNER
EXAMINED AND APPROVED THIS 23 DAY OF September 2019.

Jim Sweeney
CITY OF MILTON-FREEWATER PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR
EXAMINED AND APPROVED THIS 14 DAY OF OCTOBER 2019.

Matt Kenna, DEPUTY
UMATILLA COUNTY SURVEYOR

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 11-04-2019

at 11:54 o'clock a. m., in the record of PLATS of said County.

YEAR 2019 NUMBER 27

OFFICE OF COUNTY RECORDS

By: Jim Chamberlaine Records Officer

Fee \$ 120.00 No. 2019-6930060

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
GREG E. FLOWERS, PLS NO. 02820

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/19
9/20/2019

RECEIVED BY
Umatilla County Surveyor
Date: 11/6/19
Rec'd By: CT
No.: 19-102-8



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

Table with client, surveyor, section, township, range, city, county, sheet information.