

EASEMENT NOTES

PRELIMINARY REPORT FOR TITLE INSURANCE
 Pioneer Title Company
 Order No. 105419
 January 20, 2023

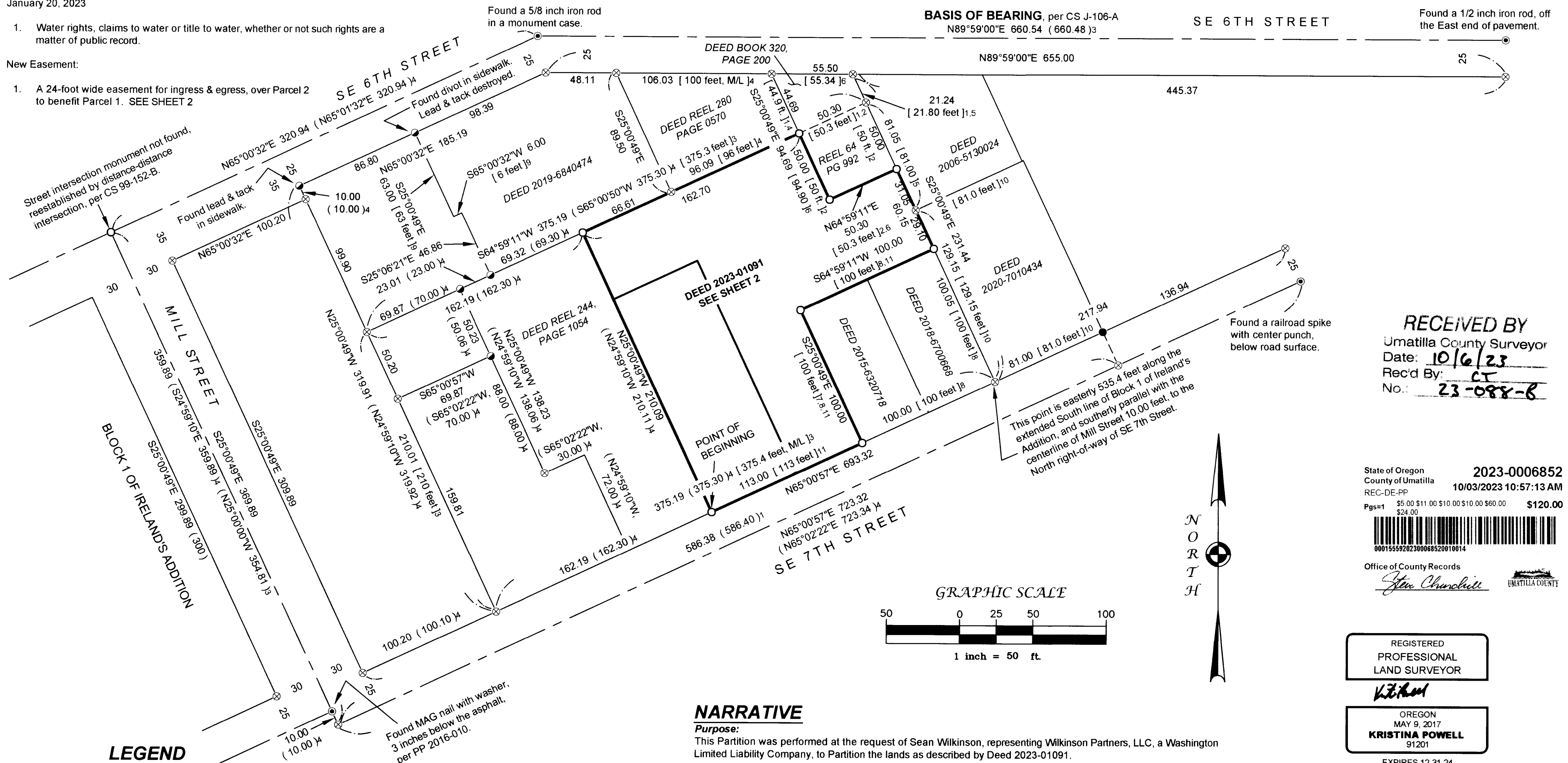
- Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

New Easement:

- A 24-foot wide easement for ingress & egress, over Parcel 2 to benefit Parcel 1. SEE SHEET 2

PARTITION PLAT 2023-14

NE1/4 & NW1/4 of Section 12, Township 5 North, Range 35 East
 of the Willamette Meridian; Umatilla County, Oregon.



LEGEND

- Found street centerline monument as noted hereon.
 - Found a 5/8 inch iron rod with yellow plastic cap, unless otherwise noted, per CS 99-152-B.
 - Found a 1/2 inch iron rod, per CS Q-963-Ax.
 - Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES.
 - ⊗ Calculated position, monument neither found nor set.
- Property Line
 - Partition Line
 - - - Street centerline
- ()1 Record dimensions, per CS Q-963-Ax
 - ()2 Record dimensions, per CS Q-978-A
 - ()3 Record dimensions, per CS J-106-A
 - ()4 Record dimensions, per CS 99-152-B
 - []1 Record dimensions, per Deed Book 320, Page 200
 - []2 Record dimensions, per Deed Reel 64, Page 992
 - []3 Record dimensions, per Deed Reel 244, Page 1054
 - []4 Record dimensions, per Deed Reel 280, Page 569
 - []5 Record dimensions, per Deed 2006-5130024
 - []6 Record dimensions, per Deed 2010-5660220
 - []7 Record dimensions, per Deed 2015-6320718
 - []8 Record dimensions, per Deed 2018-6700668
 - []9 Record dimensions, per Deed 2019-6840474
 - []10 Record dimensions, per Deed 2020-7010434
 - []11 Record dimensions, per Deed 2023-01091

NARRATIVE

Purpose:
 This Partition was performed at the request of Sean Wilkinson, representing Wilkinson Partners, LLC, a Washington Limited Liability Company, to Partition the lands as described by Deed 2023-01091.

Procedure:
 I recover and accept the street centerline monuments, as shown and described hereon. The centerline monument at the intersection of Mill Street and SE 6th Street was destroyed. I reestablish this position by distance - distance intersection, per Umatilla County Survey (CS) 99-152-B.

I recover and accept the property corners established by CS 99-152-B, as shown hereon.

The Point of Beginning for the Deeds shown hereon are either the Northeast or Southeast corners of Block 1 of Ireland's Addition. I calculate those positions holding the street centerline monuments.

All of the North-South deed lines in this area are parallel to the centerline of Mill Street. The East-West deed calls are at right angles to said centerline of Mill Street.

I establish the new partition lines per the instruction of the owner, and in compliance with the City of Milton-Freewater ordinance 10-4-3, R-2 Residential.

This survey was performed by a combination of Global Navigation Satellite System (GNSS) and conventional ground survey methods. Dual frequency carrier-phase GNSS Trimble R-8 receivers were used to establish control and monument positioning. A Nikon DTM-522 Total Station was used for ground surveys. All monumented positions are within closed GPS networks, or with benefit of redundant measurements.

Basis of Bearing:
 The Basis of Bearing is the easterly portion of the centerline of SE 6th street, per CS J-106-A.

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/6/23
 Rec'd By: CT
 No.: 23-088-B

State of Oregon 2023-0006852
 County of Umatilla 10/03/2023 10:57:13 AM
 REC-DE-PP
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00
 00015559202300068520010014

Office of County Records
Jan Churchill UMATILLA COUNTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristina Powell
 OREGON
 MAY 9, 2017
KRISTINA POWELL
 91201

EXPIRES 12-31-24

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Plat as the same is on file in the Plat Records of the Wallowa County Clerk, and said copy is submitted as per ORS 92.120.

Kristina Powell
 Kristina Powell, LS 91201

Partition Plat Wilkinson Partners, LLC		
LOCATED WITHIN NE1/4 NW1/4 of Section 12 Township 5 North, Range 35 East Willamette Meridian, Umatilla County, Oregon		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 50 FEET	SHEET No. 1 of 2	DATE OF SURVEY Beginning: 8/29/2023 Ending: 8/20/2023
DRAWN BY KP DATE 7/2023	CHECKED KLP	PROJECT No. WA F231-01 / 3335

PARTITION PLAT 2023-14

NE1/4 & NW1/4 of Section 12, Township 5 North, Range 35 East
of the Willamette Meridian; Umatilla County, Oregon.

DECLARATION

Know all people by these presents that Sean Wilkinson, representing Wilkinson Partners, LLC, a Washington Limited Liability Company, is the sole owner of the land within this Partition Plat, being more particularly described in the accompanying Surveyor's Certificate, and do hereby create a 24-foot wide easement for ingress and egress over Parcel 2 for benefit of Parcel 1, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with the provisions of O.R.S. Chapter 92.

Sean Wilkinson
Sean Wilkinson
Wilkinson Partners, LLC

ACKNOWLEDGEMENTS

State of Oregon SS
County of Umatilla

Know all people by these presents, on this 7th day of Sept, 2023, before me a Notary Public in and for said State and County, personally appeared Sean Wilkinson, who being first duly sworn did say that they are the identical person named in the foregoing declaration and they do hereby acknowledge this instrument to be of their own free will and act.

Chandler Schmitt
Notary Public for the State of Oregon Washington

Name Chandler Schmitt

My commission expires 11-01-2026

Commission Number 175067

SURVEYOR'S CERTIFICATE

This plat depicts the directions and intent of Sean Wilkinson, representing Wilkinson Partners, LLC, a Washington Limited Liability Company. I, Kristina Powell, hereby certify that I have correctly platted the land represented on this Partition Plat, in accordance with the provisions of ORS Chapters 92 and 209.

A tract of land situated in the NE1/4 NW1/4 of Section 12, Township 5 North, Range 35 East of the Willamette Meridian, Umatilla County, Oregon; the lands being more particularly described as follows:

- BEGINNING at the Southwest corner of Deed 2023-01091, said being marked by a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES;
- thence along the North right-of-way line of SE 7th Street N65°00'57"W, a distance of 113.00 feet;
- thence N25°00'49"W, a distance of 100.00 feet;
- thence N64°59'11"E, a distance of 100.00 feet;
- thence N25°00'49"W, a distance of 60.15 feet, to the Southeast corner of Deed Reel 64, Page 992;
- thence along the South line of said Deed S64°59'11"W, a distance of 50.30 feet, to the Southwest corner thereof;
- thence along the West line of said Deed N25°00'49"W, a distance of 50.00 feet, to the Northwest corner thereof;
- thence S64°59'11"W, a distance of 162.70 feet;
- thence S25°00'49"E, a distance of 210.09 feet, to the Point of Beginning.

Containing 32,243 sq. ft.

LEGEND

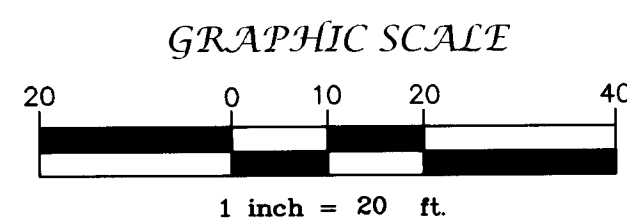
- Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES. **UNLESS OTHERWISE NOTED**
- ⊗ Calculated position, monument neither found nor set.
- Property Line
- - - Partition Line
- - - - - New Easement Line
- - - - - Street Centerline
- x - Fence line, as noted
- - - - - Edge of Gravel

RECEIVED BY
Umatilla County Surveyor
Date: 10/6/23
Rec'd By: CT
No: 23-088-6

State of Oregon 2023-0006852
County of Umatilla 10/03/2023 10:57:13 AM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
John Churchill UMATILLA COUNTY



Umatilla County Surveyor

Approved this 2 day of October, 2023.

David H. Ke
Umatilla County Surveyor

Umatilla County Tax Collector

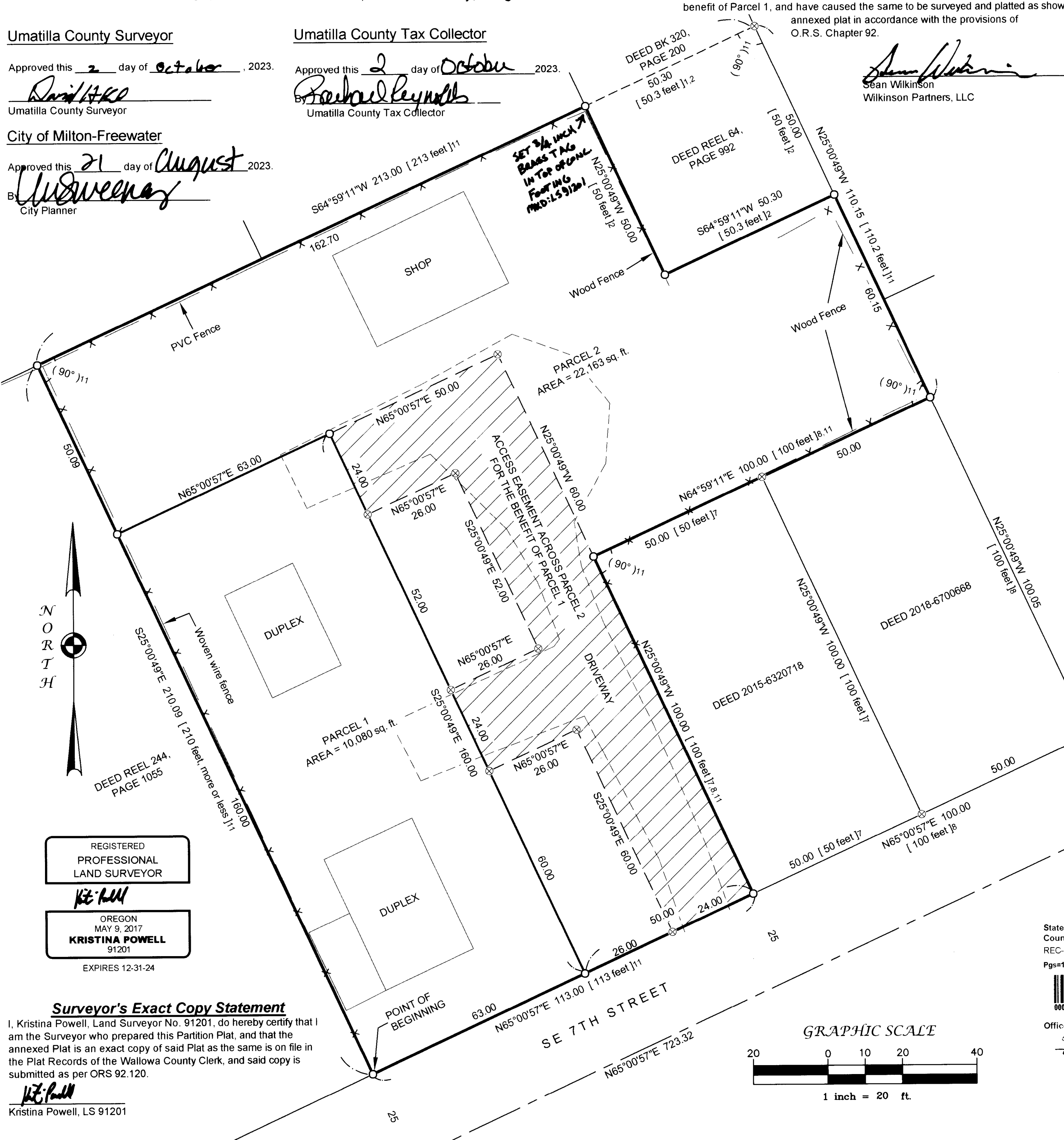
Approved this 2 day of October, 2023.

Richard Reynolds
Umatilla County Tax Collector

City of Milton-Freewater

Approved this 21 day of August, 2023.

Christine Weenay
City Planner



REGISTERED PROFESSIONAL LAND SURVEYOR
KP

OREGON MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-24

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Plat as the same is on file in the Plat Records of the Wallowa County Clerk, and said copy is submitted as per ORS 92.120.

KP
Kristina Powell, LS 91201

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