

PARTITION PLAT **2023-15**

A PORTION OF BLOCKS 10, 11 AND 12;
LOUNDAGIN TRACTS

NW 1/4, SECTION 36,
TWN. 6 N., RA. 35 E., W.M.

MILTON-FREEWATER,
UMATILLA COUNTY, OREGON

LEGEND

- FOUND, PUBLIC LAND SURVEY CORNER AS NOTED
 - FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP (Y.P.C.) PER C.S. 90-064-B
 - CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
 - GRAPHIC DEPICTION OF PARTITION BOUNDARY
 - SECTION LINE
 - SECTION SUBDIVISION LINE
 - HIGHWAY RIGHT-OF-WAY LINE
 - HIGHWAY CENTERLINE
- (XXX)1 DIMENSION PER COUNTY SURVEY (C.S.) 92-005-C
 (XXX)2 DIMENSION PER C.S. 90-064-B
 (XXX)4 DIMENSION PER C.S. 21-088-B, OREGON DEPT. OF TRANSPORTATION
 (XXX, CALC)X CALCULATED DISTANCE PER REFERENCE NOTED

INDEX OF SHEETS

1. SUBDIVISION OF NW1/4 OF SECTION 36
2. PROPERTY BOUNDARY AND PARCEL DIMENSIONS
3. OWNER'S DEDICATION AND DECLARATION, APPROVALS

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/6/23
 Rec'd By: CT
 No.: 23-089-B

State of Oregon 2023-0006937
 County of Umatilla 10/05/2023 10:26:18 AM
 REC-DE-PP \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 Pgs=1 \$24.00



Office of County Records
Jan Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
 OREGON
 JULY 14, 1998
RODNEY J. LEWIS
 2872
 EXPIRES 12-31-24

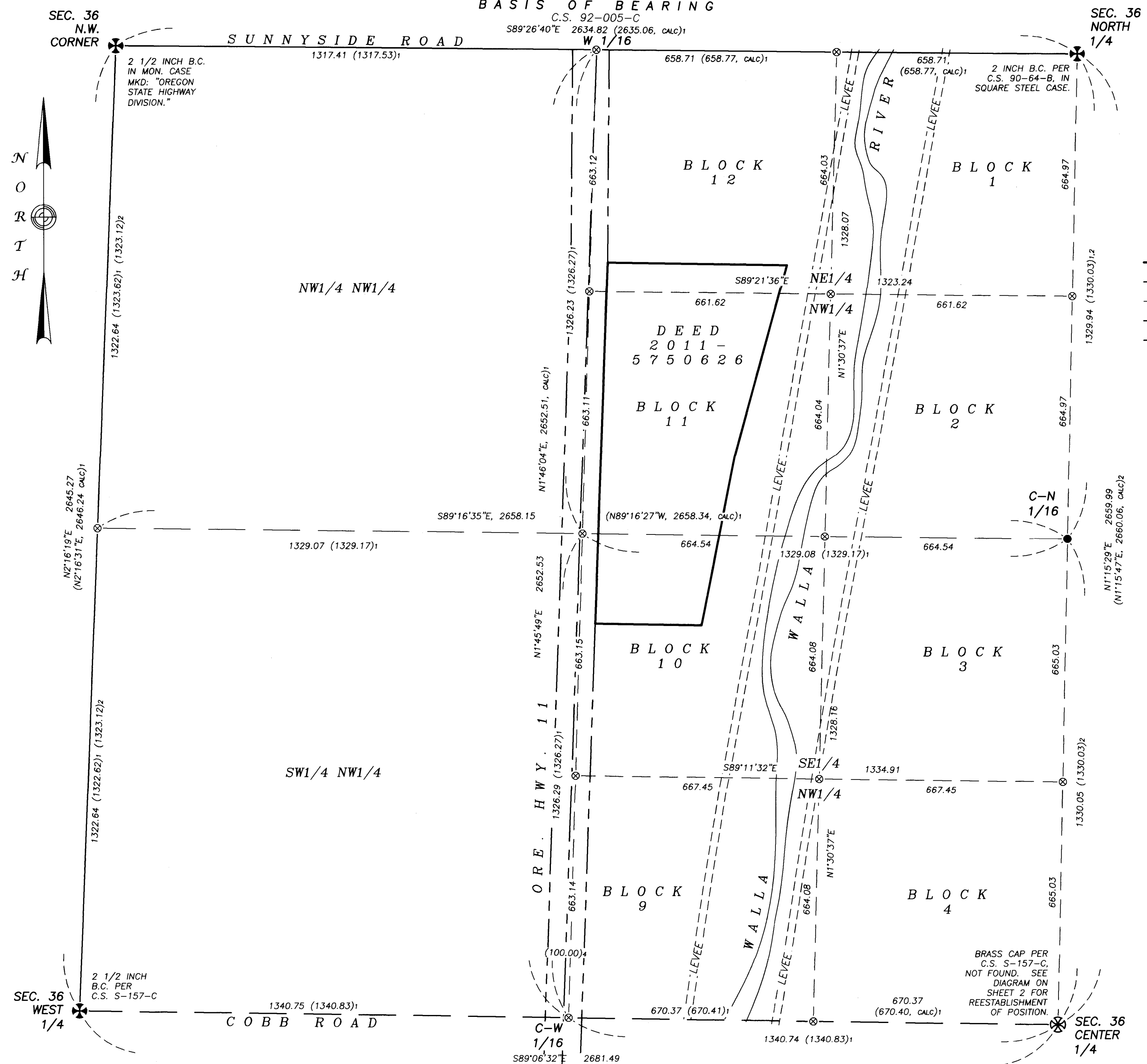
PARTITION PLAT
 FOR: KILMER FAMILY TRUST

LOCATED WITHIN
 NORTHWEST QUARTER, SECTION 36
 TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M.
 UMATILLA COUNTY, OREGON

Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

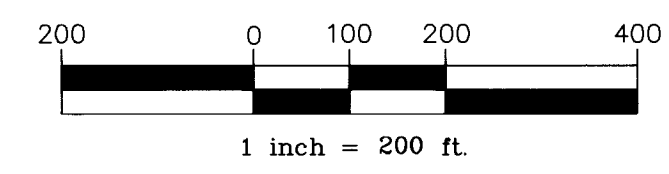
SCALE 1 IN. = 200 FT.	SHEET No. 1 OF 3	DATE OF SURVEY Beginning: 25 MAY 23 Ending: 15 JUL 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. E231-01 / 3328cm

BASIS OF BEARING
 C.S. 92-005-C
 S89°26'40"E 2634.82 (2635.06, CALC)1



I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE
 PARTITION PLAT **2023-15**

Rodney J. Lewis
 RODNEY J. LEWIS, PLS



I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PARTITION PLAT

PARTITION PLAT **2023-15**

2023-15

A PORTION OF BLOCKS 10, 11 AND 12; LOUNDAGIN TRACTS

Rodney J. Lewis

NW 1/4, SECTION 36, TWN. 6 N., RA. 35 E., W.M.

RODNEY J. LEWIS, PLS

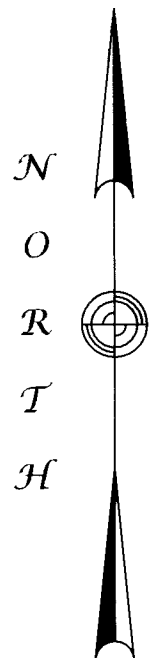
MILTON-FREEWATER,

UMATILLA COUNTY, OREGON

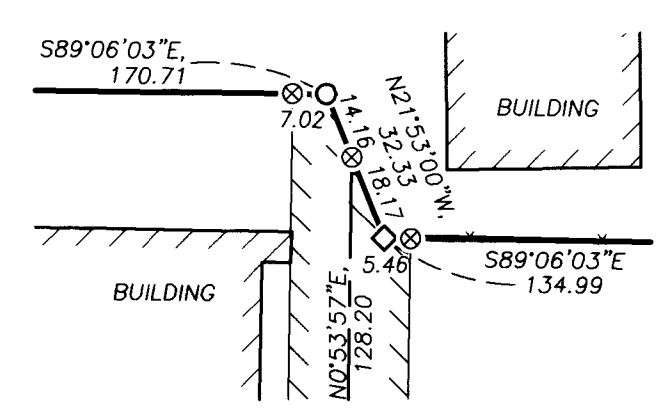
LEGEND

- ⊕ FOUND, PUBLIC LAND SURVEY CORNER AS NOTED
- FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP (Y.P.C.) PER C.S. 92-005-C, UNLESS OTHERWISE NOTED.
- ◆ FOUND, A MAG NAIL AND WASHER PER C.S. 16-002-B
- SET, A 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES"
- ◇ SET, A 1 1/2 INCH CONCRETE NAIL WITH 1 1/2 INCH STAINLESS STEEL WASHER MKD: "WA LS 2872"
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- PARTITION BOUNDARY AND PARCEL LINES
- - - SECTION SUBDIVISION LINES
- - - HIGHWAY RIGHT-OF-WAY LINE
- - - HIGHWAY CENTERLINE
- ▨ A NEW 25-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, ACROSS PARCEL 2, SERVING PARCEL 1
- ▨ THE EXTENTS OF DEED BOOK 170, PAGE 38
- ▨ BUILDINGS
- FENCES, CHAIN LINK, OR AS NOTED

- (XXX)1 DIMENSION PER COUNTY SURVEY (C.S.) 92-005-C
- (XXX)3 DIMENSION PER C.S. 16-002-B
- (XXX)4 DIMENSION PER C.S. 21-088-B, OREGON DEPT. OF TRANSPORTATION
- [XXX]1 DIMENSION PER UMATILLA COUNTY DEED 2011-S750620
- [XXX]2 DIMENSION PER DEED BOOK 170 PAGE 38
- [XXX + XX]3 HIGHWAY STATION OF RIGHT-OF-WAY ACCESS POINTS, PER DEED BOOK 333, PAGE 167; EACH BEING 35 FEET IN WIDTH.
- [XXX, M-R]x MEASURED DISTANCE EQUALS RECORD DISTANCE PER REFERENCE SHOWN
- [XXX, CALC]x CALCULATED DISTANCE PER RECORD SHOWN



DETAIL



RECEIVED BY
Umatilla County Surveyor
Date: 10/6/23
Rec'd By: CT
No: 23-089-6

State of Oregon
County of Umatilla
REC-DE-PP
2023-0006937
10/05/2023 10:26:18 AM



Office of County Records
Sten Churchill UMATILLA COUNTY

PARTITION PLAT
FOR: KILMER FAMILY TRUST

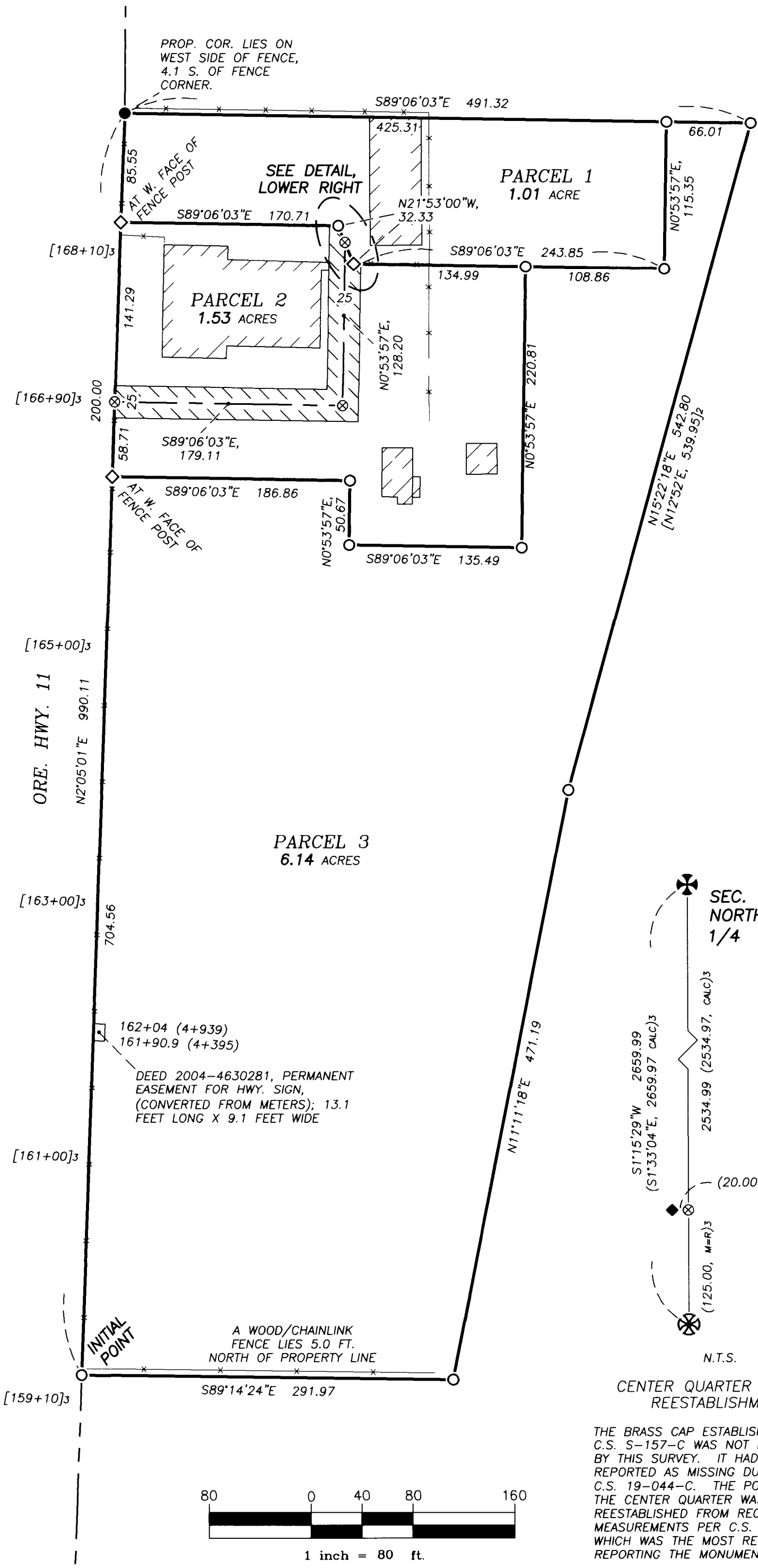
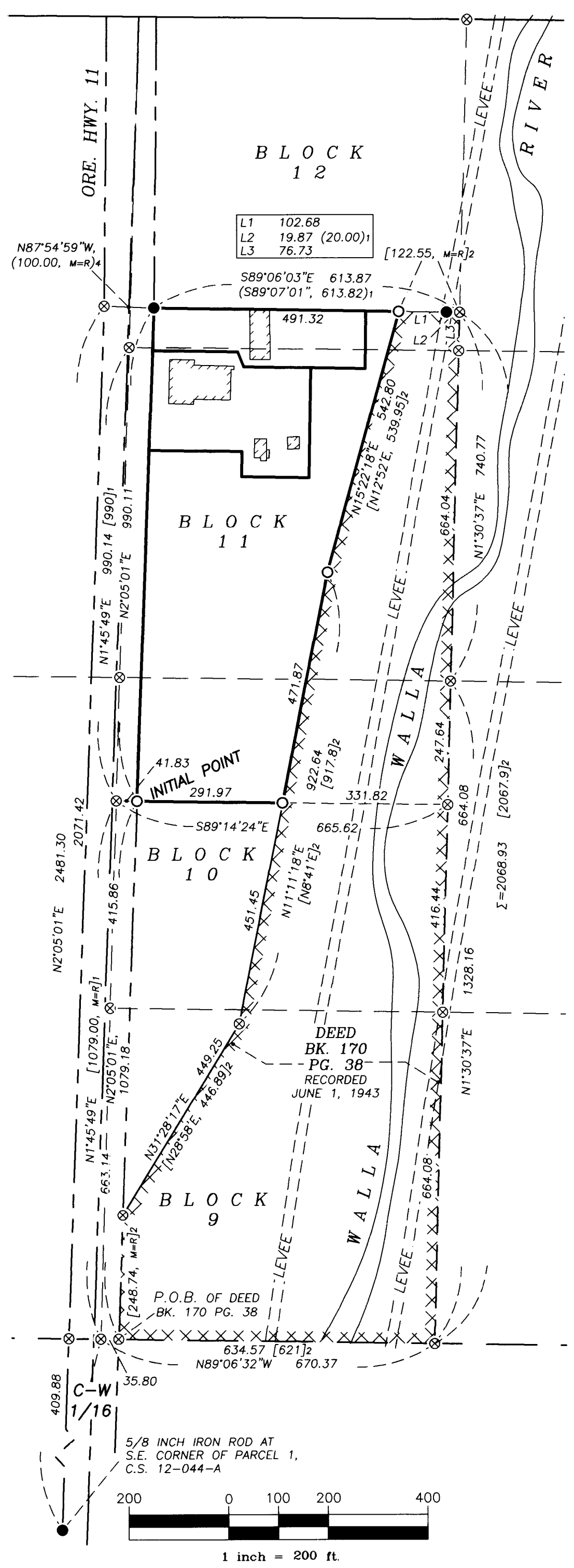
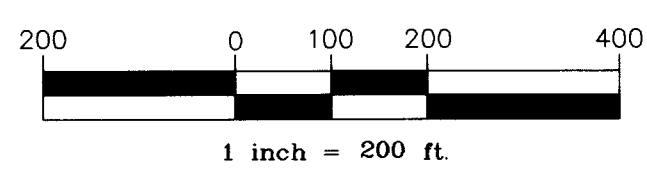
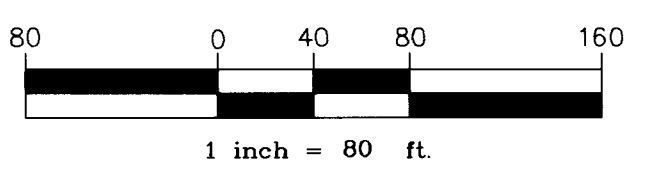
LOCATED WITHIN
NORTHWEST QUARTER, SECTION 36
TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M.
UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE VARIES	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 25 MAY 23 Ending: 15 JUL 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. E231-01 / 3328cm

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-24

THE BRASS CAP ESTABLISHED BY C.S. S-157-C WAS NOT RECOVERED BY THIS SURVEY. IT HAD ALSO BEEN REPORTED AS MISSING DURING C.S. 19-044-C. THE POSITION OF THE CENTER QUARTER WAS HERE REESTABLISHED FROM RECORD MEASUREMENTS PER C.S. 16-002-B, WHICH WAS THE MOST RECENT SURVEY REPORTING THE MONUMENT INTACT.



PRELIMINARY REPORT FOR TITLE INSURANCE

PIONEER TITLE COMPANY

ORDER NO: 105674
APRIL 13, 2023

EASEMENTS, ENCUMBRANCES PER SAID REPORT

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: PACIFIC POWER & LIGHT COMPANY,
JANUARY 29, 1946
BOOK 170, PAGE 476

NOT LOCATEABLE

5. EASEMENT, FOR LEVEE PURPOSES

GRANTEE: UMATILLA COUNTY
MARCH 3, 1950
BOOK 193, PAGE 4

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: STATE OF OREGON, BY AND THROUGH ITS
DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION

NOVEMBER 27, 1973
BOOK 333, PAGE 167

ACCESS RIGHTS AND EASEMENT.

ACCESS POINTS SHOWN WITH HIGHWAY STATIONING PAGE 2

8. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: STATE OF OREGON, BY AND THROUGH ITS
DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION

JUNE 1, 2004
INSTRUMENT NO. 2004-4630281

PERMANENT EASEMENT FOR SIGN

SHOWN PAGE 2

REFERENCES:

DEEDS

2011-5750626
BOOK 170 PAGE 38

SURVEYS

C.S. 90-064-B C.S. 92-005-C
C.S. 12-044-A C.S. 16-002-B

SUBDIVISION PLAT

LOUNDAGIN TRACT (1893)

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PARTITION PLAT **2023-15**

Rodney J. Lewis
RODNEY J. LEWIS, PLS

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE KILMER FAMILY TRUST TO PARTITION THE TRACT WHICH IS UMATILLA COUNTY DEED 2011-5750626. THE SAID TRACT LIES WITHIN PORTIONS OF BLOCKS 10, 11 AND 12 OF LOUNDAGIN TRACT. PER THE NARRATIVE OF LOUNDAGIN TRACT, THE BLOCKS "... ARE LAID ACCORDING TO THE LEGAL SUBDIVISION OF THE RESPECTIVE FORTIES."

THE LEGAL DESCRIPTION OF DEED 2011-5750626 COMMENCES AT A POINT 1079 FEET NORTH OF THE C-W 1/16 CORNER OF SECTION 36. IT THEN RUNS NORTH 990 FEET, EAST 660 FEET, SOUTH 990 FEET AND THEN WEST 660 FEET. IT EXCEPTS DEED BOOK 170, PAGE 38; WHICH LIES ALONG THE EASTERLY SIDE OF THE SUBJECT PROPERTY. DEED BK. 170 PG. 38 HAS IDENTIFIED POSITIONS WHICH CAN BE DETERMINED AT THE EAST HIGHWAY RIGHT-OF-WAY LINE AND AT THE EAST LINES OF LOTS 9 THROUGH 12. BETWEEN THE KNOWN LINES I HAVE SCALED AND ROTATED THE COURSES OF BK. 170 PG. 38.

THE NORTH LINE OF THE SUBJECT PROPERTY HAD BEEN PREVIOUSLY SURVEYED DURING COUNTY SURVEY 92-005-C WHICH I FOUND TO CONCUR WITH DEED 2011-5750626.

THIS WORK WAS ACCOMPLISHED WITH TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM-522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

OWNER'S DEDICATION AND DECLARATION

WE, DAN CLINTON KILMER AND ELLEN ARLENE KILMER, CO-TRUSTEES OF THE KILMER FAMILY TRUST; HERBY ACKNOWLEDGE WE HAVE CAUSED THIS LAND TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE DEVELOPMENT CODE OF THE CITY OF MILTON-FREEWATER, OREGON.

WE HEREBY DEDICATE A 25-FOOT WIDE EASEMENT UPON PARCEL 2, FOR THE USE OF PARCEL 1, FOR THE PURPOSE OF INGRESS AND EGRESS.

Dan Clinton Kilmer
DAN CLINTON KILMER, TRUSTEE

Ellen Arlene Kilmer
ELLEN ARLENE KILMER, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS 28th DAY OF September, 2023

BY DAN CLINTON KILMER AND ELLEN ARLENE KILMER

NOTARY PUBLIC FOR THE STATE OF OREGON

Brian Wehman
NAME

MY COMMISSION EXPIRES: Sept 14, 2027

COMMISSION NUMBER: 1040768

APPROVALS

CITY OF MILTON-FREEWATER PLANNING DEPARTMENT

EXAMINED AND APPROVED

ON THIS 28 DAY OF September, 2023

Laurel Sweeney
LAUREL SWEENEY, PLANNING DEPT. DIRECTOR

UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED

ON THIS 4 DAY OF October, 2023

David H. Ke...
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THIS TRACT OF LAND, EXAMINED AND APPROVED.

ON THIS 5 DAY OF October, 2023

Michael Reynolds
TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE BOUNDARIES AND PARCEL CORNERS OF THIS PARTITION PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THE DEVELOPMENT CODE OF THE CITY OF MILTON-FREEWATER, OREGON.

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 35 EAST OF WILLAMETTE MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUART S89°06'36"E, 1376.55 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OREGON HIGHWAY 11; THENCE ALONG SAID RIGHT-OF-WAY LINE N2°05'01"E, 1079.18 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N2°05'01"E, 990.13 FEET; THENCE S89°06'03"E, 491.32 FEET; THENCE S15°22'18"W, 542.80 FEET; THENCE S11°11'18"W, 471.19 FEET; THENCE S89°14'42"W, 291.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.68 ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
OREGON JULY 14, 1998
RODNEY J. LEWIS 2872
EXPIRES 12-31-24

PARTITION PLAT **2023-15**

A PORTION OF BLOCKS 10, 11 AND 12; LOUNDAGIN TRACTS

NW 1/4, SECTION 36, TWN. 6 N., RA. 35 E., W.M.

MILTON-FREEWATER, UMATILLA COUNTY, OREGON

RECEIVED BY
Umatilla County Surveyor
Date: 10/6/23
Rec'd By: CT
No.: 23-089-6

State of Oregon 2023-0006937
County of Umatilla 10/05/2023 10:26:18 AM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Sten Churchill
UMATILLA COUNTY

PARTITION PLAT FOR: KILMER FAMILY TRUST		
LOCATED WITHIN NORTHWEST QUARTER, SECTION 36 TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE N / A	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 25 MAY 23 Ending: 15 JUL 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. E231-01 / 3328cm