

FD. R.R. SPIKE AT INTERSECTION OF FIFTH ST. CENTERLINE AND EAST LINE OF N.E. 1/4 OF SECTION 2, PER SURVEY 93-001-B.

IMPROVEMENTS ALONG N.E. 5TH FALL 30' FROM THE MONUMENTED CENTERLINE. N.E. FIFTH AVENUE N 89°36'43" E 930.65'

FD. 2" BRASS CAP AT CL 5TH AND ELIZABETH ST. PER PARTITION PLAT 1992-06.

BASIS OF BEARINGS

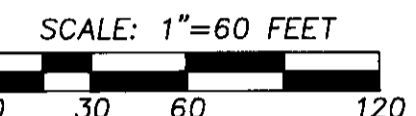
N 89°36'43" E ALONG THE CENTERLINE OF NE 5TH BETWEEN ELIZABETH AND THE SECTION LINE AS SHOWN ON SURVEY 97-110-B.

LEGEND

- DEED LINE
- SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- PLATTED LOT LINE
- FENCELINE
- FOUND SURVEY MONUMENT AS DESCRIBED
- FD. PROPERTY CORNER MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH BRASS WASHER STAMPED "WA 38020" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- SET TACK WITH BRASS WASHER STAMPED "02820 LS" IN LEAD PLUG
- CALCULATED POINT, NOT FOUND OR SET
- RECORDED SURVEY DIMENSION
- RECORDED DEED DIMENSION
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE

SURVEY REFERENCES

DEED REFERENCES



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 18°54'14" W	0.76 (5')
L2	S 00°18'47" E	15.00 (RAM)
L3	S 89°50'02" W	34.14 (34.10')
L4	S 00°20'22" E	50.00 (RAM)
L5	S 00°20'22" E	50.03 (50')
L6	S 00°15'15" E	50.05 (50')
L7	S 00°20'22" E	50.03 (50')
L8	S 00°15'15" E	50.05 (50')
L9	N 01°20'18" E	3.31 (5')
L10	N 00°18'41" W	4.00' (RAM)
L11	N 00°18'41" W	4.00' (RAM)

R 185 PG 1673
R 187 PG 1122
R 49 PG 1423
R 96 PG 1753

97-110-B
Q-934-AX
R-13-AX
S-138-AX
88-25-B
H-134-AX
Q-991-A
93-001-B
82-56-B
H-132-AX
P-77-C

LEGAL DESCRIPTIONS

TRACT 1
BEGINNING AT THE CENTER OF WALLA WALLA STREET, NOW NORTH ELIZABETH STREET IN THE CITY OF MILTON-FREEWATER, WHICH POINT IS 28.00 FEET WEST OF THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35, THENCE WEST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 30 FEET TO A POINT ON THE WEST LINE OF NORTH ELIZABETH STREET AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH ALONG THE WEST LINE OF NORTH ELIZABETH STREET A DISTANCE OF 5 FEET TO THE SOUTHWEST CORNER OF BLOCK 40, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER; THENCE WEST ALONG THE SOUTH LINE OF BLOCKS 40, 41 AND 42, ORIGINAL TOWN OF FREEWATER, A DISTANCE OF 630 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF NORTH ELIZABETH STREET A DISTANCE OF 335 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID BLOCKS 42, 41 AND 40, ORIGINAL TOWN OF FREEWATER A DISTANCE OF 630 FEET TO A POINT ON THE WEST LINE OF NORTH ELIZABETH STREET; THENCE NORTH ALONG THE WEST LINE OF NORTH ELIZABETH STREET A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING; ALL BEING IN THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON; EXCEPTING ANY AND ALL WATER RIGHTS OF WAY, STREETS AND ALLEYS.

TRACT 2
BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET, WHICH POINT IS 330.0 FEET SOUTH OF THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35, RUNNING THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, 341.57 FEET; THENCE SOUTH 87°12' WEST, PARALLEL TO THE CENTER LINE OF THE RAILROAD TRACKS AND 8.5 FEET NORTH OF THE CENTER LINE OF THE NORTHERLY TRACK A DISTANCE OF 370.43 FEET; THENCE NORTH, PARALLEL TO THE WEST RIGHT OF WAY LINE OF ELIZABETH STREET, 364.89 FEET; THENCE SOUTH 89°15' EAST 370.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY AND ALL STREETS, ALLEYS RIGHTS OF WAY FOR IRRIGATION AND POWER CANALS, DITCHES, FLUMES, TAIL RACES, PIPELINES AND RAILROAD RIGHTS OF WAY AND EASEMENT FOR SPURS; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; TOGETHER WITH ALL RIGHTS IN PERPETUAL SEWER LINE EASEMENT RECORDED IN MICROFILM R-49, PAGE 1423, DEED RECORDS.

TRACT 3
BEGINNING AT NORTHEASTERLY CORNER OF BLOCK 42, ORIGINAL TOWN OF FREEWATER, SAID POINT BEING INTERSECTION OF SOUTH LINE OF N.E. 5TH AVENUE AND WEST LINE OF PEABODY STREET IN MILTON-FREEWATER; THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID BLOCK 42, A DISTANCE OF 135 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG EASTERLY LINE OF BLOCK 42, A DISTANCE OF 115 FEET TO SOUTHEASTERLY CORNER OF SAID BLOCK 42; THENCE WESTERLY ALONG SOUTHERLY LINE OF BLOCK 42 A DISTANCE OF 74 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 74 FEET WESTERLY FROM EASTERLY LINE OF BLOCK 42, A DISTANCE OF 115 FEET TO A POINT 135 FEET SOUTH OF NORTH LINE OF BLOCK 42; THENCE EASTERLY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

TRACT 4
LOTS 6 & 7, BLOCK 41, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON.

TRACT 5
LOTS 3 & 4, BLOCK 41, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE NORTH 4 FEET OF LOT 3.

TRACT 6
LOTS 8, 9 & 10, BLOCK 41, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON. LOTS 1, 2, 3, AND 4, BLOCK 40, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THAT PORTION DEEDED TO BUCK SNOW FORD, INC., BY DEED RECORDED IN MICROFILM R-96, PAGE 1753, DEED RECORDS. LOTS SIX (6) AND SEVEN (7) IN BLOCKS FOURTY (40) IN THE ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

FD. 1/2" SPIKE ON THE CENTERLINE OF ELIZABETH ST PER SURVEYS Q-991-A, AND 93-001-B.

FD. 1/2" SPIKE 330' SOUTH OF THE CENTERLINE OF ELIZABETH ST. PER SURVEY Q-991-A SURVEY 93-001-B SHOWS NAIL.

BRASS CAP IN CASE AT THE C-W 1/16 CORNER SEC. 1 PER SURVEY 97-257-B.

FD. 1/2" SPIKE IN ELIZABETH ST. ALONG 1/4 SECTION LINE. 1/2" PIN PER SURVEY Q-991-A. SURVEY 93-001-B SHOWS NAIL.

NORTH ELIZABETH ST.

HAFKORD ST.

PEABODY ST.

S 01°20'19" W 284.49'

S 01°03'07" E 330.00'

N 01°03'07" E 1330.02'

NARRATIVE

- 1) THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRUCE KOHLER OF THE NEAL MANAGEMENT TEAM TO SURVEY THE BOUNDARIES OF TRACTS 1 - 6 OF DEED REEL 187 PG. 1121.
- 2) ALL SURVEYS RETRACING LOTS IN BLOCKS 40, 41, AND 42 OF ORIGINAL FREEWATER HAVE BEEN HELD, BY DOING SO IT IS APPARENT THAT THE MONUMENTED CENTERLINES OF 5TH AND ELIZABETH HAVE NO DIRECT RELATIONSHIP TO SAID BLOCKS.
- 3) SURVEYS OF RECORD AND DEED CALLS HAVE BEEN HELD TO DEVELOP PROPERTY BOUNDARIES SOUTH OF THE 1/4 SECTION LINE.
- 4) IT WOULD APPEAR THAT DUE TO THE DESCRIPTION CONTAINED IN VAC. ORD. 317 IT HAS BEEN COMMONLY BELIEVED THAT A 5' STRIP EXISTS BETWEEN THE 1/4 SECTION LINE AND THE SOUTH LINE OF BLOCKS 40-42. THIS STRIP IS MORE WEDGE SHAPED AND IS DIMENSIONED HEREOF.
- 5) SEE THE NOTE HEREOF REGARDING PEABODY STREET.
- 6) THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0"00'03" AND 3MM ± 3PPM.
- 7) MONUMENTS SHOWN WERE RECOVERED IN FEBRUARY OF 2002.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS

OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

RENEWS 12/31/03 3/8/02

S.E. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 2. THE AXEL SHOWN ON SURVEY 97-110-B WAS REMOVED BY CITY WORK CREWS. WE SET A NAIL W/ STRADDLES USING RECORD TIES FROM SAID SURVEY. THE CITY CREWS ARE TO REPLACE THE NAIL WITH A BRASS CAP MONUMENT IN CASE.

A SURVEY IN BLOCKS 40, 41, AND 42 OF THE ORIGINAL TOWN OF FREEWATER AND UNPLATTED PORTIONS OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 1, TWP. 5 NORTH, RING. 35 EAST, W.M., CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON. FOR: BRUCE KOHLER PO BOX 780 CRESWELL OR 97428

SCALE	DATE
HOR. 1" = 60'	FEBRUARY 2002
VERT. NONE	

TOMKINS LAND SURVEYING, INC.
20 E. POPLAR #204 WALLA WALLA, WA. 99362
115 W. HERMISTON AV. #140 HERMISTON, OR. 97838
(509) 522-4843 (541)564-4448

DRAWING NUMBER MFLAB01.DWG SHEET 1 OF 1

RECEIVED BY
Jesse De...
Date 3-02
Drawn By JK
No. 02-71-C