

PARTITION PLAT NO. 2012-04

A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1998-36
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13
T.5N., R.35E., W.M.,
UMATILLA COUNTY, OREGON.

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON February 9, 2012
at 3:30 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2012 04

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 65.00 No. 2012-5880127

RECEIVED BY

Umatilla County Surveyor

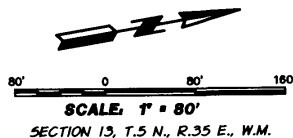
Date: 2-16-2012

Rec'd By: S. Owe

No.: 12-010-B

BASIS OF BEARING

N 80°07'35"W BETWEEN THE MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF KEY BLVD. AND THE CENTERLINE OF SYKES BLVD. TO THE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY NO. 11 AND THE CENTERLINE OF SYKES BLVD. AS SHOWN ON UMATILLA COUNTY PARTITION PLAT 1998-36.



PARCEL 1
PARTITION PLAT 1999-14

PARCEL 2
PARTITION PLAT 1999-14

60' WIDE ROAD RIGHT-OF-WAY PREVIOUSLY DEDICATED TO THE CITY OF MILTON-FREEWATER PER DEDICATION DEED NO. 2011-5760548, RECORDS OF UMATILLA COUNTY.

FOUND R.R. SPIKE SET FOR PP 1998-36

FOUND 5/8" REBAR (NO CAP) SET FOR PP 1998-36

600.00'
KEY BOULEVARD
S 09°52'25" W 630.00'

509°52'25" W 131.64'
S 09°40'57" W 257.20'
S 08°15'34" W 487.36'
S 09°40'57" W 257.57'
S 08°15'34" W 491.70'

FOUND 5/8" REBAR (BENT, NO CAP) SET FOR PP 1998-36

PARCEL 1
173,606 S.F.
3.98 ACRES

30' WIDE SANITARY SEWER EASEMENT CREATED BY THIS PARTITION TO BENEFIT THE CITY OF MILTON-FREEWATER (SEE NOTES SHEET 2)

PARCEL 2
214,483 S.F.
4.92 ACRES

PARCEL 2 OF PARTITION PLAT 1998-36

PARCEL 2 OF PARTITION PLAT 1998-36

S 11°53'28" E 631.28'
S 11°33'28" E 633.28'

N 06°41'47" W 15.76'
N 06°41'47" W 15.76'

L=568.57'
R=9970.00'
Δ=3°16'03"

L=344.35'
R=530.00'
Δ=37°13'34"

L=15.69'
R=15.00'
Δ=59°56'46"

S 17°37'39" W 48.79'
S 17°37'39" W 64.25'

N 69°49'11" E 22.46'
L=42.18'
R=70.00'
Δ=34°31'29"

FOUND 5/8" IRON ROD W/ PLASTIC CAP MARKED "WR WELLS PLS. 1106" SET FOR MOS 92-136-C (VISITED MONUMENT 12-13-2010)

L=184.85'
R=370.00'
Δ=28°37'29"

10' WIDE SLOPE MAINTENANCE EASEMENTS CREATED BY THIS PARTITION PLAT TO BENEFIT THE CITY OF MILTON-FREEWATER

N 35°17'45" E 329.72'
S 30°31'47" W 341.08'

L=286.43'
R=570.00'
Δ=28°47'29"

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET 5/8" x 30" IRON REBAR W/ 1 1/4" ALUMINUM CAP MARKED "APA-OR 73254 WA 30425"
- FOUND 5/8" IRON REBAR W/ PLASTIC CAP MARKED "TOMKINS SURVEYING" SET FOR PP 1998-36
- PARCEL BOUNDARY
- - - CENTERLINE OF RIGHT-OF-WAY
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - ADJACENT PARCEL BOUNDARY
- { xx.xx } MEASURED DIMENSION

SURVEY NARRATIVE

(SEE SHEET 2)

EXACT COPY STATEMENT

I, THOMAS E. BATTY, OREGON REGISTERED LAND SURVEYOR NO. 73254, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 23RD DAY OF JANUARY, 2012.

THOMAS E. BATTY, PL# 73254

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 15, 2003
THOMAS E. BATTY
73254 LS
RENEWS 12/31/2013

DATED: 01/23/2012

PARTITION PLAT NO. 2012-04

A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1998-36
IN THE NORTHEAST 1/4 OF SEC. 13, T5N, R35E, W.M.
CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON

FOR: CITY OF MILTON-FREEWATER 722 SOUTH MAIN STREET MILTON-FREEWATER, OR 97862

SCALE: 1"=80'

DATE: JAN., 2012

JOB NO. 201-23 (103)



SHEET

1/2

- ### NOTES
1. ALL MEASURED DIMENSIONS SHOWN ARE IDENTICAL TO CITED RECORD DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL SLOPE EASEMENT LINES SHOWN ARE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 3. DATE OF SURVEY: DECEMBER, 2011

PARTITION PLAT NO. 2012-04
 A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1998-36
 SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13
 T.5N., R.35E., W.M.,
 UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, THOMAS E. BATTEY, OREGON REGISTERED LAND SURVEYOR NO. 73254, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, T.5N., R.35E., W.M., UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT NO. 1998-36 AS SHOWN BY THE PLAT THEREOF RECORDED OCTOBER 6, 1998 UNDER UMATILLA COUNTY DOCUMENT NO. 1998-3380010 IN THE OFFICE OF COUNTY RECORDS OF UMATILLA COUNTY, OREGON, CONTAINING 9.88 ACRES, MORE OR LESS.

I HEREBY DECLARE THAT THE MONUMENT FOUND AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON LAND PARTITION NO. 1998-36 IS THE INITIAL POINT OF THIS SURVEY.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF MILTON-FREEWATER TO DOCUMENT THE DEDICATION OF NEW RIGHT-OF-WAY FOR SOUTH MAIN STREET AND TO CREATE 2 PARCELS FROM PARCEL 2 OF PARTITION NO. 1998-36 WHICH IS BISECTED BY SAID NEW RIGHT-OF-WAY. NEW SLOPE AND STORM DRAIN EASEMENTS WERE ALSO CREATED ON THE FACE OF THE PLAT. THE FOUND MONUMENTS AND MEASURED DIMENSIONS SHOWN WERE FOUND TO BE IN GOOD AGREEMENT WITH THE RECORD DIMENSIONS SHOWN ON UMATILLA COUNTY PARTITION PLAT NO. 1998-36, WHICH IS THE PRIMARY BASIS OF THIS LAND PARTITION AND WAS USED AS A BASIS OF BEARING FOR THIS SURVEY. NEW AND REPLACEMENT MONUMENTS WERE SET AS SHOWN ON THE SURVEY. ALL MEASURED DIMENSIONS ARE IDENTICAL TO THE RECORD CALLS UNLESS OTHERWISE NOTED. THIS SURVEY WAS ACCOMPLISHED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION WITH A STANDARD DEVIATION OF 0.00103" IN ANGULAR ERROR AND 0.0111 + 3ppm IN DISTANCE MEASUREMENT AND TOPCON HIPER L1/L2 RTK GPS RECEIVERS WITH A STANDARD DEVIATION OF 0.1 cm + 1.0 ppm.

SANITARY SEWER EASEMENT NOTES - PARCEL 1

THIS EASEMENT IS GRANTED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, INGRESS/EGRESS, REPAIR, AND REPLACEMENT OF SANITARY SEWER FACILITIES (PIPING, MANHOLES AND ANY ASSOCIATED EQUIPMENT) OR FIXTURES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY. IN ADDITION, THE PURPOSES OF THE EASEMENT AND SANITARY SEWER FACILITIES ARE TO ROUTE SANITARY SEWER FROM ADJACENT PROPERTIES IN UNDERGROUND PIPING ACROSS THE GRANTEE'S PROPERTY INSIDE THE GRANTED SANITARY SEWER EASEMENT. THIS EASEMENT IS STRICTLY FOR USE BY THE CITY OF MILTON-FREEWATER AND ITS SUCCESSORS.

ALL WORK OR IMPROVEMENTS PERFORMED UPON SAID EASEMENT BY GRANTEE SHALL BE ENTIRELY AT THE GRANTEE'S RISK AND COST. REMOVAL AND REPLACEMENT OF GRANTEE'S IMPROVEMENTS ON SAID EASEMENT SHALL BE AT THE GRANTEE'S SOLE RISK AND COST. THE GRANTEE SHALL NOT MODIFY THE CITY OF MILTON-FREEWATER'S SANITARY SEWER FACILITIES.

SLOPE MAINTENANCE EASEMENT NOTES - PARCEL 1 AND PARCEL 2

THIS EASEMENT IS GRANTED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, INGRESS/EGRESS, REPAIR, AND REPLACEMENT OF THE SLOPES ADJACENT TO THE ROADWAY TOGETHER WITH SANITARY SEWER FACILITIES (PIPING, MANHOLES AND ANY ASSOCIATED EQUIPMENT) OR FIXTURES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS TO PROTECT THESE SLOPES AND THE ADJACENT ROADWAY. THIS EASEMENT IS STRICTLY FOR USE BY THE CITY OF MILTON-FREEWATER AND ITS SUCCESSORS.

ALL WORK OR IMPROVEMENTS PERFORMED UPON SAID EASEMENT BY GRANTEE SHALL BE ENTIRELY AT THE GRANTEE'S RISK AND COST. REMOVAL AND REPLACEMENT OF GRANTEE'S IMPROVEMENTS ON SAID EASEMENT SHALL BE AT THE GRANTEE'S SOLE RISK AND COST. THE GRANTEE SHALL NOT MODIFY THE CITY OF MILTON-FREEWATER'S SLOPE FACILITIES.

UMATILLA COUNTY COMMISSIONERS

APPROVED THIS _____ DAY OF _____, 20____

UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 20____

UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 20____

UMATILLA COUNTY COMMISSIONER

REFERENCES

1. PARTITION PLAT 1999-14, DOCUMENT NO. 1999-3480588, RECORDS OF UMATILLA COUNTY.
2. PARTITION PLAT 2007-25, DOCUMENT NO. 2007-5210675, RECORDS OF UMATILLA COUNTY.
3. PARTITION PLAT 1998-35, DOCUMENT NO. 1998-3380011, RECORDS OF UMATILLA COUNTY.
4. SURVEY NO. R-157-B, RECORDS OF UMATILLA COUNTY SURVEYOR.
5. PARTITION PLAT 1998-36, DOCUMENT NO. 1998-3380010, RECORDS OF UMATILLA COUNTY.
6. STATUTORY WARRANTY DEED NO. 1998-3380653, RECORDS OF UMATILLA COUNTY.
7. STATUS OF RECORD TITLE DATED MARCH 14, 2011 PREPARED BY AMERITITLE, PENDLETON, OR, WHICH STATES "ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PARTITION PLAT 1998-36, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

OWNERS DECLARATION & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE CITY OF MILTON-FREEWATER, THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAY AND CREATE THE SLOPE AND SANITARY SEWER EASEMENTS AS SHOWN HEREIN, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

NAME Thomas E. Battey TITLE City Manager

ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Umatilla
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1 DAY OF February, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Linda Hill AND, ON OATH, STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE City Manager OF THE CITY OF MILTON-FREEWATER, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Joseph Datcher
 NOTARY PUBLIC OF THE STATE OF Oregon
 10/8/2015
 MY COMMISSION EXPIRES
 461911
 NOTARY NUMBER

CITY OF MILTON-FREEWATER, OREGON

APPROVED THIS 1st DAY OF February, 2012

Lina Nartheim
 NAME, CITY PLANNER, CITY OF MILTON-FREEWATER OREGON

UMATILLA COUNTY SURVEYOR

APPROVED THIS 9 DAY OF February, 2012

Daniel H. Kelly
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2011 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.

APPROVED THIS 9 DAY OF February, 2012

Bettina Graft
 UMATILLA COUNTY TAX COLLECTOR

EXACT COPY STATEMENT

I, THOMAS E. BATTEY, OREGON REGISTERED LAND SURVEYOR NO. 73254, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 23rd DAY OF January, 2012.

Thomas E. Battey
 THOMAS E. BATTEY, PLS 73254

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 15, 2003
 THOMAS E. BATTEY
 73254 LS
 RENEWS 12/31/2013

DATED: 01/23/2012

UMATILLA COUNTY RECORDING INFORMATION

COUNTY SURVEYOR

COUNTY RECORDS OFFICER
 STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON February 9, 2012
 at 3:30 o'clock Pm., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2012 04
 OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL, Records Officer
 Fees \$ 65.00 No. 2012-5880127

PARTITION PLAT NO. 2012-04
 A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1998-36
 IN THE NORTHEAST 1/4 OF SEC. 13, T5N, R35E, W.M.
 CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON

FOR: CITY OF MILTON-FREEWATER		722 SOUTH MAIN STREET MILTON-FREEWATER, OR 97882
SCALE: N/A	<p>ANDERSON REALTY & ASSOCIATES, INC. CHIEF OFFICE: 200 N. WALLA STREET LA GRANDE, OR. WALLA WALLA, WA.</p>	SHEET
DATE: JAN., 2012		2/2
JOB NO. 201-23 (103)		