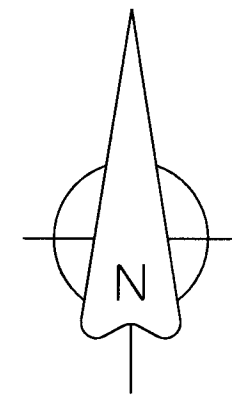
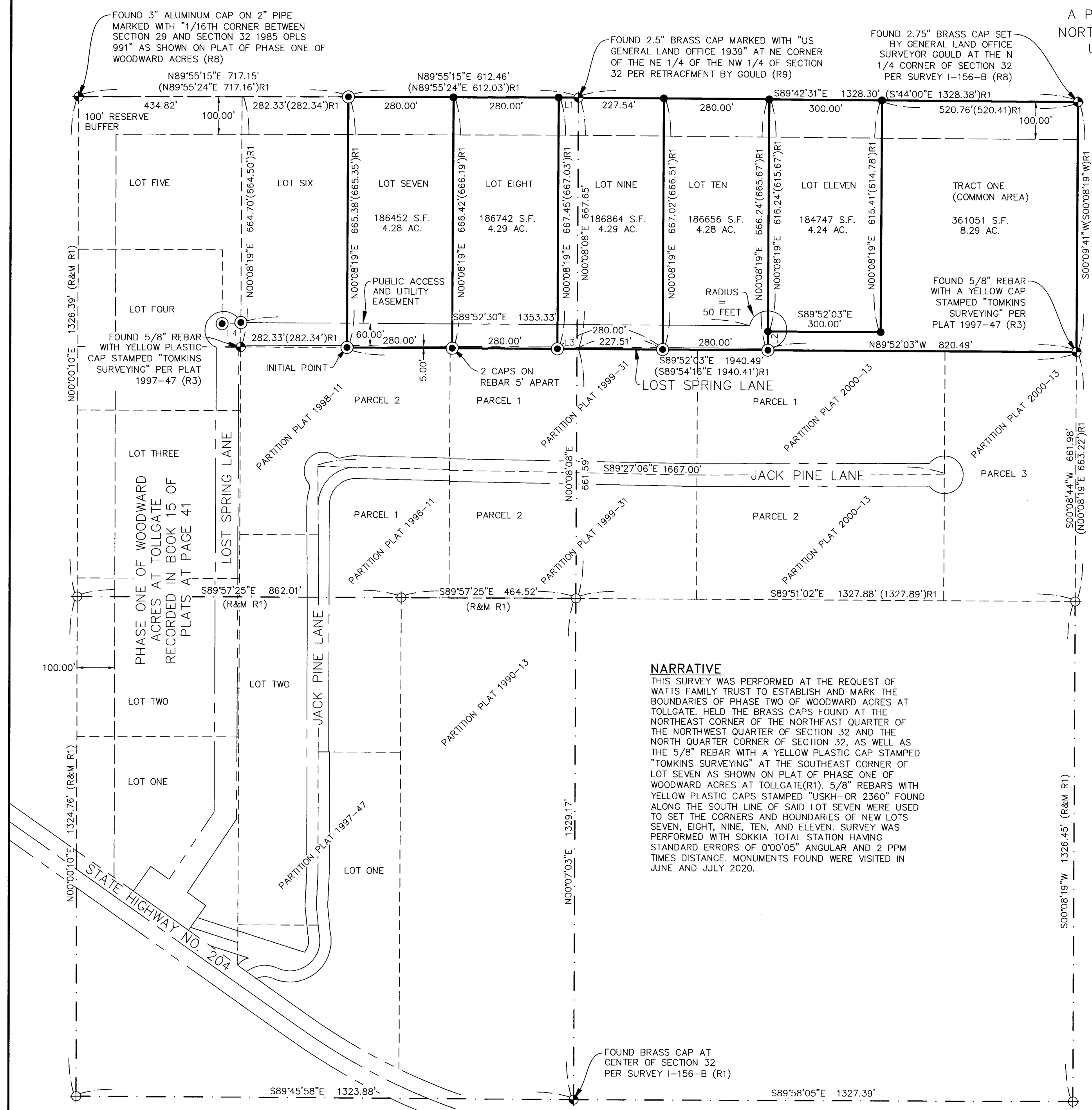


WOODWARD ACRES PHASE TWO

A PLAT LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, T4N, R38E, IN UMATILLA COUNTY, OREGON, EAST OF THE WILLAMETTE MERIDIAN



BASIS OF BEARINGS
 S89°42'31"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 BETWEEN THE 2" BRASS CAP MARKED WITH "US GENERAL LAND OFFICE 1939" AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND THE 2.5" BRASS CAP AT THE NORTH QUARTER CORNER OF SECTION 32, BEING IN TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN.



LEGEND

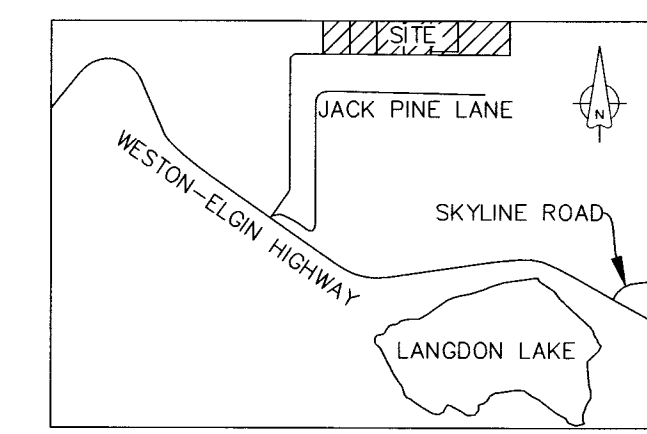
- RIGHT OF WAY LINE
- CENTERLINE
- BOUNDARY OF LOT SURVEYED
- LOT LINE
- SECTION OR SUBDIVISION LINE
- RESERVE BUFFER
- ⊕ MONUMENT FOUND AS DESCRIBED
- ⊕ CALCULATED POINT PER PLAT OF "PHASE ONE OF WOODWARD ACRES AT TOLLGATE"
- SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619/OR 02820"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "USKH-OR 2360"
- (XOX)R1 RECORD MEASUREMENT PER PLAT OF PHASE ONE OF WOODWARD ACRES AT TOLLGATE

LINE	BEARING	DISTANCE
L1	N89°55'15"E	52.46'
L2	S00°08'19"W	50.00'
L3	S89°52'03"E	52.49'
L4	S89°50'43"E	49.99'

NOTE
 SEE SHEET TWO FOR REFERENCE DOCUMENTS

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WATTS FAMILY TRUST TO ESTABLISH AND MARK THE BOUNDARIES OF PHASE TWO OF WOODWARD ACRES AT TOLLGATE. HELD THE BRASS CAPS FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTH QUARTER CORNER OF SECTION 32, AS WELL AS THE 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AT THE SOUTHEAST CORNER OF LOT SEVEN AS SHOWN ON PLAT OF PHASE ONE OF WOODWARD ACRES AT TOLLGATE(R1). 5/8" REBARS WITH YELLOW PLASTIC CAPS STAMPED "USKH-OR 2360" FOUND ALONG THE SOUTH LINE OF SAID LOT SEVEN WERE USED TO SET THE CORNERS AND BOUNDARIES OF NEW LOTS SEVEN, EIGHT, NINE, TEN, AND ELEVEN. SURVEY WAS PERFORMED WITH SOKKIA TOTAL STATION HAVING STANDARD ERRORS OF 0'00"05" ANGULAR AND 2 PPM TIMES DISTANCE. MONUMENTS FOUND WERE VISITED IN JUNE AND JULY 2020.



VICINITY MAP (NOT TO SCALE)

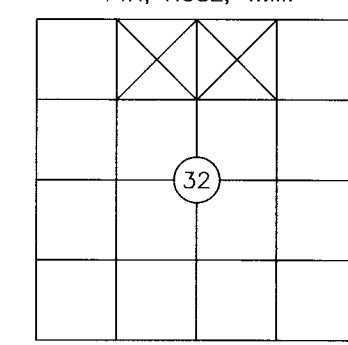
STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 09-15-2020

at 9:54 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 7
OFFICE OF COUNTY RECORDS
 By: DAVID STUVLAND Records Officer
 Fee \$ 120.00 No. 2020-7070634

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

Greg E. Flowers
 GREG E. FLOWERS, PLS 02820 LS

SECTION DIAGRAM
 T4N, R38E, W.M.



RECEIVED BY
 Umatilla County Surveyor
 Date: 9/22/20
 Rec'd By: CT
 No.: 20-079-8



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

CLIENT: WATTS FAMILY TRUST	PROJECT NO.: 67694
SURVEYOR: GREG E. FLOWERS	DATE: 08/27/2020
CALC BY: GEF	DRAWN BY: AA
SECTION: 32	TOWNSHIP: 4 NORTH
CITY: TOLLGATE	COUNTY: UMATILLA
SCALE: 1" = 200'	RANGE: 38 EAST
	SHEET 1 OF 2

RENEWES 12/31/2021
 8/27/2020

WOODWARD ACRES PHASE TWO

A PLAT LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, T4N, R38E, IN UMATILLA COUNTY, OREGON, EAST OF THE WILLAMETTE MERIDIAN

APPROVALS

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "PHASE TWO OF WOODWARD ACRES AT TOLLGATE", IN ACCORDANCE WITH O.R.S. CHAPTER 92 AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE INITIAL POINT OF SAID "PHASE TWO OF WOODWARD ACRES AT TOLLGATE" BEING A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH-OR 2360", MARKING THE SOUTHWEST CORNER OF LOT SEVEN OF PHASE ONE OF WOODWARD ACRES AT TOLLGATE AS RECORDED IN BOOK 15 OF PLATS, PAGE 41, RECORDS OF UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH-OR 2360" MARKING THE SOUTHWEST CORNER OF SAID LOT SEVEN, THENCE N00°08'19"E, ALONG THE WEST LINE OF SAID LOT SEVEN, A DISTANCE OF 665.38 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTH LINE OF SAID LOT SEVEN, A DISTANCE OF 612.46 FEET TO A BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, THENCE N89°42'31" CONTINUING ALONG THE NORTH LINE OF SAID LOT SEVEN, A DISTANCE OF 1328.30 FEET TO A BRASS CAP MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 32, ALSO THE NORTHEAST CORNER OF SAID LOT SEVEN, THENCE S00°09'41"W 663.96 FEET TO A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AT THE SOUTHEAST CORNER OF LOT SEVEN, THENCE N89°52'03"W, ALONG THE SOUTH LINE OF SAID LOT 7, 1940.49 FEET TO THE POINT OF BEGINNING.

Greg E. Flowers
GREG E. FLOWERS, P.L.S. 02820 OR.

REFERENCE DOCUMENTS

- (R1) PLAT OF PHASE ONE OF WOODWARD ACRES AT TOLLGATE FOR WATTS BY TOMKINS RECORDED AS AUDITOR'S FILE 2008-5450693 ON DECEMBER 23, 2008 IN BOOK 15 OF PLATS OF UMATILLA COUNTY, OREGON AT PAGE 41
(R2) PARTITION PLAT NO. 1990-13 FOR BOSCH BY ROGERS RECORDED AS AUDITOR'S FILE NO. 159178 ON DECEMBER 4, 1990 IN BOOK PP OF PLATS OF UMATILLA COUNTY, OREGON AT PAGE 13
(R3) PARTITION PLAT NO. 1997-47 FOR BAILEY BY TOMKINS RECORDED AS INSTRUMENT NO. 1997-3200618 ON DECEMBER 12, 1997 IN RECORDS OF UMATILLA COUNTY, OREGON
(R4) PARTITION PLAT NO. 1998-11 FOR BAILEY BY TOMKINS RECORDED AS INSTRUMENT NO. 1998-3260340 ON MARCH 27, 1998 IN RECORDS OF UMATILLA COUNTY, OREGON
(R5) PARTITION PLAT NO. 1999-31 FOR BAILEY BY TOMKINS RECORDED AS INSTRUMENT NO. 1999-3530443 ON JUNE 28, 1999 IN RECORDS OF UMATILLA COUNTY, OREGON
(R6) PARTITION PLAT NO. 2000-13 FOR BAILEY BY TOMKINS RECORDED AS INSTRUMENT NO. 2000-3680276 ON APRIL 12, 2000 IN RECORDS OF UMATILLA COUNTY, OREGON
(R7) PARTITION PLAT NO. 2000-51 FOR BOSCH BY WAGNER RECORDED AS INSTRUMENT NO. 2000-3800354 ON DECEMBER 22, 2000 IN RECORDS OF UMATILLA COUNTY, OREGON
(R8) PROPERTY SURVEY FOR ADAMS BY STAEBLER RECORDED AS INSTRUMENT NO. I-156-B ON DECEMBER 13, 1974 IN RECORDS OF UMATILLA COUNTY, OREGON
(R9) RETRACEMENT FOR GENERAL LAND OFFICE BY DEPUTY SURVEYOR GOULD FILED AS INSTRUMENT NO. 234 ON JULY 11, 1939 IN RECORDS OF UMATILLA COUNTY, OREGON

UMATILLA COUNTY PLANNING

APPROVED THIS 15TH DAY OF SEPT, 2020 IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF UMATILLA COUNTY, OREGON.

Robert T Waldner
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "PHASE TWO OF WOODWARD ACRES AT TOLLGATE" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN O.R.S. CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 14 DAY OF Sept, 2020

David H. Kube

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "PHASE TWO OF WOODWARD ACRES AT TOLLGATE" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 2 DAY OF Sept, 2020

Chairman: [Signature]
Commissioner: Wilbur Elfving
Absent

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "PHASE TWO OF WOODWARD ACRES AT TOLLGATE" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 2 DAY OF Sept, 2020 BY:

Paul Chalmers by Rachael Reynolds
UMATILLA COUNTY ASSESSOR
Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 09-15-2020

at 9:54 o'clock a. m., in the record of PLATS of said County.
BOOK 17 PAGE 7

OFFICE OF COUNTY RECORDS

By: DAVID STUVLAND Records Officer

Fee \$ 120.00 No. 2020-7070634

RECEIVED BY
Umatilla County Surveyor
Date: 9/22/20
Rec'd By: CT
No: 20-079-8

OWNERS/DEVELOPERS

TYRONE L AND LETITIA TISH BALBIN WATTS, TRUSTEES OF THE TYRONE AND TISH WATTS FAMILY TRUST
826 WHEATLAND
WALLA WALLA, WA 99362

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TYRONE L AND LETITIA TISH BALBIN WATTS, AUTHORIZED TRUSTEES OF TYRONE AND TISH WATTS FAMILY TRUST, OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND DESIGNATED BY THE NAME "PHASE TWO OF WOODWARD ACRES AT TOLLGATE". WE HEREBY DEDICATE ALL ROADS AND EASEMENTS NOT DESIGNATED AS PRIVATE THAT ARE SHOWN HEREIN TO THE PUBLIC, AND HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

Tyrone L Watts 8/28/2020
TRUSTEE OF THE TYRONE AND TISH WATTS FAMILY TRUST
TYRONE L WATTS DATE

[Signature] 8/31/2020
TRUSTEE OF THE TYRONE AND TISH WATTS FAMILY TRUST
LETITIA TISH BALBIN WATTS DATE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TYRONE L WATTS, HAS SIGNED THIS PLAT ON BEHALF OF WATTS FAMILY TRUST, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Renea Parker 8/28/2020
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES: June 24, 2024

RESIDING: Walla Walla, WA



ACKNOWLEDGMENT

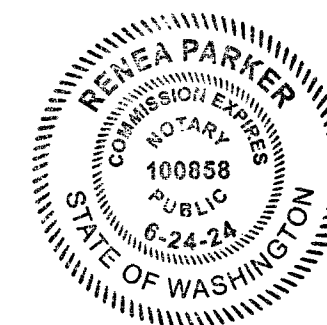
STATE OF Washington
COUNTY OF Walla Walla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LETITIA TISH BALBIN WATTS, HAS SIGNED THIS PLAT ON BEHALF OF WATTS FAMILY TRUST, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Renea Parker 8/31/2020
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES: June 24, 2024

RESIDING: Walla Walla, WA



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

Greg E. Flowers
GREG FLOWERS, PLS 02820 LS

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021

8/27/2020

Table with client information: CLIENT: WATTS FAMILY TRUST, PROJECT NO.: 67694, SURVEYOR: GREG E. FLOWERS, DATE: 08/27/2020, CALC BY: GEF, DRAWN BY: AA, SCALE: 1" = 200', SECTION: 32, TOWNSHIP: 4 NORTH, RANGE: 38 EAST, CITY: TOLLGATE, COUNTY: UMATILLA, SHEET 2 OF 2.



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