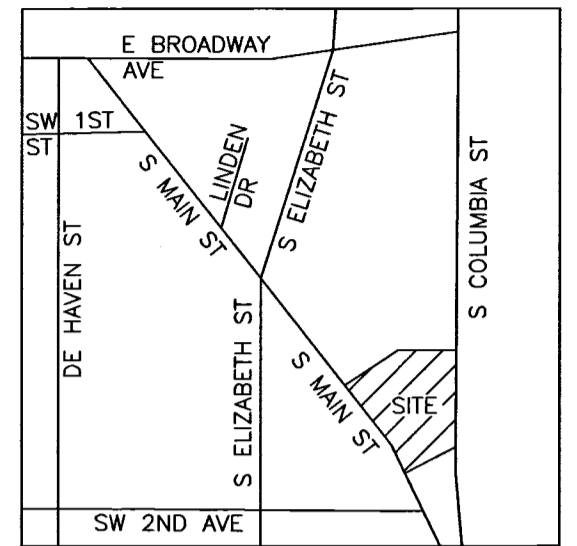
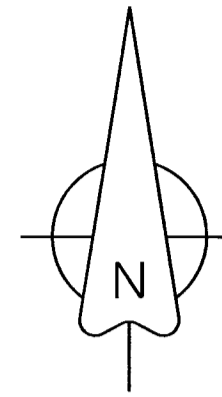


"WWDBC ADDITION" A REPLAT OF A PORTION OF VANCIL'S ADDITION TO THE CITY OF MILTON, NOW THE CITY OF MILTON-FREEWATER IN THE COUNTY OF UMATILLA, STATE OF OREGON

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 01-31-2020 at 8:39 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 98 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2020-6960657



BASIS OF BEARINGS OREGON NORTH GRID BEARING OF S01°02'29"E BETWEEN THE 2.5" BRASS CAP W/ PLS 2820 STAMP MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN AND THE 2.5" BRASS CAP W/ PLS 2360 STAMP MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1. DISTANCES SHOWN ARE GROUND DISTANCES.

APPROVALS

CITY OF MILTON-FREEWATER PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED PER SECTION 11-13-2 OF THE CITY OF MILTON-FREEWATER CITY CODE AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF MILTON-FREEWATER, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 24 DAY OF January 20, 2020 Laurel Sweeney, PLANNING DEPARTMENT DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "WWDBC ADDITION" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS 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 29 DAY OF Jan 2020 David H. Klu, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "WWDBC ADDITION" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 29 DAY OF Jan 2020

CHAIRMAN: Greg M. Sackett, COMMISSIONER: Absent, COMMISSIONER:

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. Greg E. Flowers, PLS



RENEWS 12/31/2020 1/24/2020

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "WWDBC ADDITION" 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 29th DAY OF January 2020 BY:

Paul Chalmers by Rachel B. Bettey, UMATILLA COUNTY ASSESSOR Deputy; Bettina Enright by Maria Garcia, UMATILLA COUNTY TAX COLLECTOR Deputy

ACKNOWLEDGMENT

STATE OF Washington, COUNTY OF Walla Walla

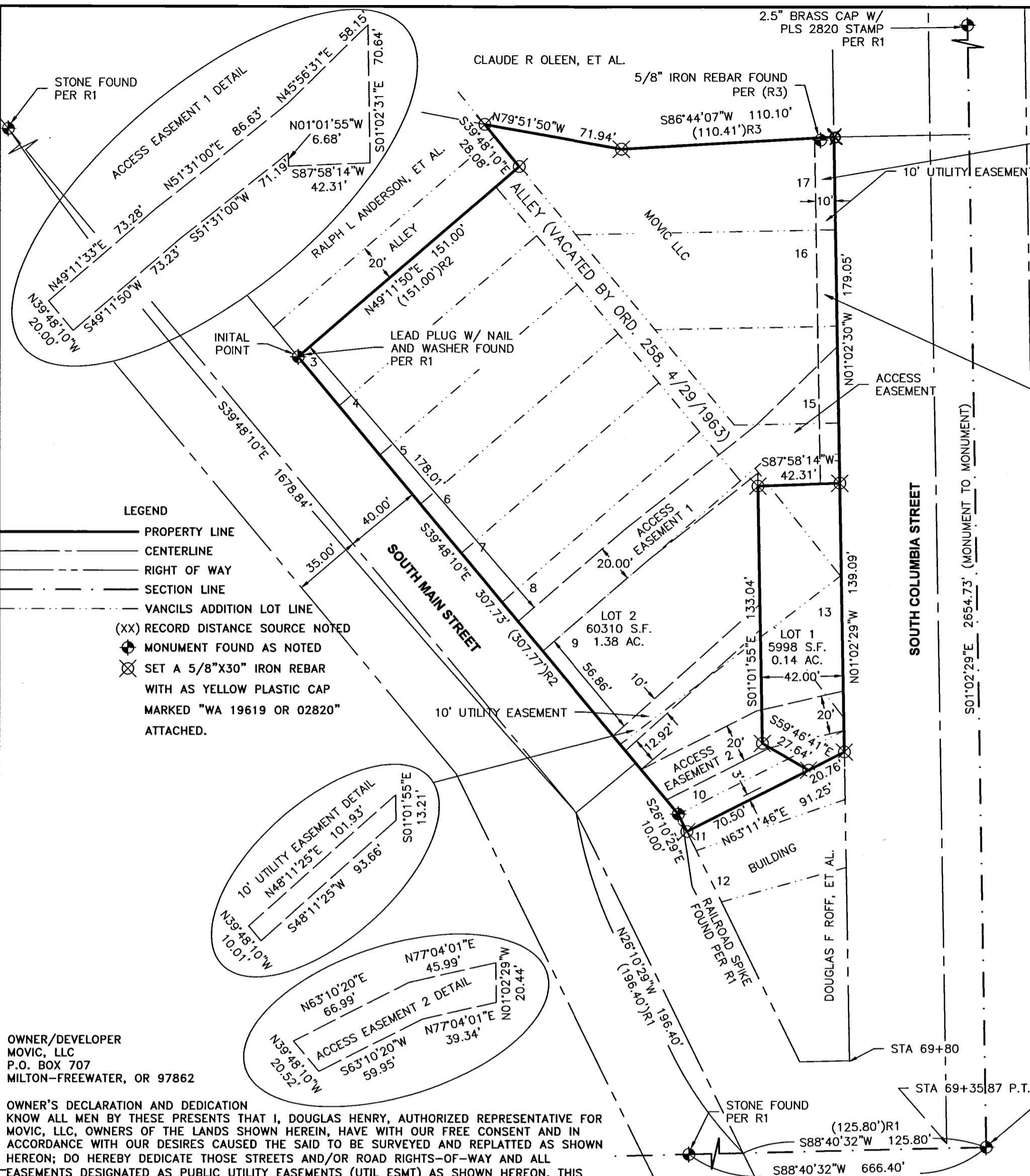
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS HENRY, HAS SIGNED THIS PLAT ON BEHALF OF MOVIC, LLC, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Notary Public: Anna Gordon, DATE: 1/24/2020

MY APPOINTMENT EXPIRES June 24, 2020, RESIDING Walla Walla, WA

REFERENCE DOCUMENTS

- (R1) SURVEY TITLED "A SURVEY LOCATED IN TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., SECTIONS 1, 2, 11, 12 AND 13 AND TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., SECTION 36" BY GREG FLOWERS RECORDED BY THE UMATILLA COUNTY SURVEYOR IN JANUARY OF 2005 AS SURVEY NO. 05-014-G. (R2) PLAT OF VANCIL'S ADDITION TO THE CITY OF MILTON RECORDED IN UMATILLA COUNTY ON JANUARY 18, 1909 IN BOOK 2 AT PAGE 77 (R3) SURVEY TITLED "SURVEY FOR FORTIS CONSTRUCTION" BY STEPHEN HADDOCK RECORDED BY THE UMATILLA COUNTY SURVEYOR ON APRIL 16, 2013 AS SURVEY NO. 13-136-C



LEGEND

- PROPERTY LINE, CENTERLINE, RIGHT OF WAY, SECTION LINE, VANCILS ADDITION LOT LINE, (XX) RECORD DISTANCE SOURCE NOTED, MONUMENT FOUND AS NOTED, SET A 5/8"x30" IRON REBAR WITH AS YELLOW PLASTIC CAP MARKED "WA 19619 OR 02820" ATTACHED.

OWNER/DEVELOPER MOVIC, LLC P.O. BOX 707 MILTON-FREEWATER, OR 97862

OWNER'S DECLARATION AND DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT I, DOUGLAS HENRY, AUTHORIZED REPRESENTATIVE FOR MOVIC, LLC, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND REPLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "WWDBC ADDITION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

TRACT I:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 13, 15, 16 AND 17, AND THE NORTHERLY 10 FEET OF LOT 11 IN VANCIL'S ADDITION TO THE CITY OF MILTON, NOW THE CITY OF MILTON-FREEWATER, IN THE COUNTY OF UMATILLA AND THE STATE OF OREGON; TOGETHER WITH THE ALLEY AS VACATED BY ORDINANCE DATED MONDAY, APRIL 22, 1963, AND WHICH LIES BETWEEN THE NORTHERLY OF LOT 3 EXTENDED EASTERLY AND THE WESTERLY LINE OF THE OREGON-WASHINGTON HIGHWAY BETWEEN LOTS 14 AND 15.

EXCEPTING FROM LOTS 11, 13, 15, 16, AND 17 THE EASTERLY 40 FEET THEREOF AS CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK A 160 AT PAGE 599 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

TRACT II:

A PARCEL OF LAND LYING IN LOT 14 IN VANCIL'S ADDITION TO THE CITY OF MILTON, NOW THE CITY OF MILTON-FREEWATER, IN SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN; THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 14 AND 40 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG SAID NORTH LINE 36.67 FEET TO AN ANGLE POINT IN THE SAID LOT LINE; THENCE SOUTH 52°24' WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT, 10.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT, 71.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 0.42 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT, 63.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

Douglas Henry, Managing Member 1/24/2020 DOUGLAS HENRY, REPRESENTATIVE FOR MOVIC, LLC. DATE

SURVEYOR'S CERTIFICATE I, GREG E. FLOWERS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 02820 OR, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED. THE INITIAL POINT BEING A LEAD PLUG WITH A BRASS NAIL AND WASHER MARKED 02820 PER COUNTY SURVEY 05-014-G MARKING THE NORTHWESTERLY CORNER OF LOT 3 OF VANCIL'S ADDITION. GREG E. FLOWERS, P.L.S. 02820 OR.

NARRATIVE THIS SURVEY WAS PERFORMED AS AN RTK SURVEY USING A TRIMBLE R-6 ROBOTIC TOTAL STATION HAVING AN ACCURACY OF 0'00'03" AND 2MM AND A SPECTRA PRECISION SP80 HAVING AN ACCURACY OF 8MM+1PPM AT THE REQUEST OF WWDBC PROPERTIES LLC TO DELINEATE THE BOUNDARY AROUND THE EXISTING DUTCH BROTHERS COFFEE SHOP. THE SECTION MONUMENTS FOUND ALONG COLUMBIA STREET WERE USED TO ESTABLISH BOTH THE CENTERLINE & RIGHT OF WAY OF SAID STREET AND THE EAST PROPERTY BOUNDARY OF THE SUBJECT PROPERTY IN ACCORDANCE WITH (R1). THE CENTERLINE AND RIGHT OF WAY OF MAIN STREET WERE DETERMINED BY TRAVELING A RECORD DISTANCE ALONG AND TURNING A RECORD ANGLE FROM THE LINE BETWEEN THE BRASS CAP FOUND AT THE INTERSECTION OF COLUMBIA AND 2ND AND THE STONE MONUMENT FOUND AT THE INTERSECTION OF 2ND AND ELIZABETH AS SHOWN ON (R1). THIS CALCULATION AGREED WITH THE FOUND MONUMENTS ALONG MAIN STREET AS SHOWN ON THIS SURVEY AND IN (R1). THE NORTH BOUNDARY WAS CALCULATED FROM RECORD, (R2), AND WAS IN AGREEMENT WITH THE SOUTH BOUNDARY OF SHIELDS ADDITION AS SHOWN ON (R3). MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JUNE 2019.



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

Table with client, project, surveyor, date, and other details.