

BASIS OF BEARING

S 48°36'50" E BETWEEN THE FOUND MONUMENTS AT BALM AND COLLEGE AND MAPLE AND COLLEGE AS SHOWN ON SURVEY 91-74-B.

REFERENCE SURVEYS

{ } 91-74-B
PLAT OF COLUMBIA HEIGHTS ADDITION TO THE CITY OF MILTON

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 41°31'43" E	62.07'
L2	S 03°35'36" E	35.34'

5/8" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING" SET FOR SURVEY 91-74-B, USED TO PROTRACT THE E OF BALM STREET.

FOUND 5/8" BOLT WITH NUT AS SHOWN ON SURVEY 91-74-B.

FOUND 1/2" PIN IN 6" PIPE AS SHOWN ON SURVEY 91-74-B.

FOUND 1" 1" IRON AT THE INTERSECTION OF S.M. 8TH AND COLUMBIA AS SHOWN ON SURVEY 91-74-B.

LEGEND

- PROPERTY LINE
- - - CENTERLINE OF ROAD
- - - RIGHT OF WAY MARGIN
- - - LOT LINE
- - - FLAT LINE
- FOUND MONUMENT AS DESCRIBED
- SET 5/8" x 90" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING"

SOUTHWEST PARCEL LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, BEING A PORTION OF COLUMBIA HEIGHTS ADDITION TO MILTON, OREGON BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF COLLEGE AND MAPLE STREETS:

THENCE SOUTH 03 DEGREES 35 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 35.34 FEET TO THE NORTHERN MOST CORNER OF LOT 1, BLOCK 5 OF COLUMBIA HEIGHTS ADDITION;
 THENCE SOUTH 48 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 124.92 FEET, ALONG THE SOUTHWEST RIGHT OF WAY MARGIN OF COLLEGE STREET TO THE CENTERLINE EXTENSION OF THE 20' VACATED ALLEY IN BLOCK 5 OF SAID COLUMBIA HEIGHTS;
 THENCE SOUTH 41 DEGREES 28 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 336.57 FEET, ALONG THE CENTERLINE OF SAID 20' VACATED ALLEY TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 41 DEGREES 28 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 68.43 FEET, ALONG SAID ALLEY CENTERLINE TO A POINT ON A LINE 25 FEET SOUTHWESTERLY AND PARALLEL TO THE SOUTHWEST BOUNDARY OF SAID BLOCK 5;
 THENCE SOUTH 48 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 124.56 FEET ALONG SAID PARALLEL LINE, TO A POINT ON THE NORTHWEST RIGHT OF WAY MARGIN OF SOUTHWEST 8TH AVENUE (QUARTZ STREET);
 THENCE NORTH 45 DEGREES 41 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 124.77 FEET, TO A POINT ON THE CENTERLINE OF SAID VACATED 20' ALLEY BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.11 ACRES MORE OR LESS.

NORTHEAST PARCEL LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, BEING A PORTION OF COLUMBIA HEIGHTS ADDITION TO MILTON, OREGON.

COMMENCING AT THE CENTERLINE INTERSECTION OF MAPLE AND COLLEGE STREETS:

THENCE SOUTH 03 DEGREES 35 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 35.34 FEET, TO THE NORTH MOST CORNER OF LOT 1 OF BLOCK 5 OF COLUMBIA HEIGHTS ADDITION;
 THENCE SOUTH 48 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 124.92 FEET, ALONG THE NORTHEAST LINE OF BLOCK 5 TO THE INTERSECTION OF AN EXTENDED CENTERLINE OF THE 20' VACATED ALLEY WITHIN BLOCK 5;
 THENCE SOUTH 41 DEGREES 28 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 255.00 FEET, ALONG THE CENTERLINE OF SAID 20' VACATED ALLEY TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 41 DEGREES 28 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 81.57 FEET, ALONG THE CENTERLINE OF SAID 20' VACATED ALLEY;
 THENCE SOUTH 45 DEGREES 41 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 124.77 FEET, TO A POINT ON THE NORTHWEST RIGHT OF WAY MARGIN OF SOUTHWEST 8TH STREET;
 THENCE NORTH 41 DEGREES 31 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 87.93 FEET, ALONG THE NORTHWEST RIGHT OF WAY MARGIN OF SOUTHWEST 8TH AVENUE (QUARTZ STREET);
 THENCE NORTH 48 DEGREES 36 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 124.64 FEET, TO A POINT ON THE CENTERLINE OF THE 20' VACATED ALLEY ALSO BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.24 ACRES MORE OR LESS.

NARRATIVE

THIS SURVEY WAS PERFORMED USING AN AUTOMATIC SOKKIA TOTAL STATION WITH STANDARD ERRORS OF 00°00'00" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE.

MONUMENTS SHOWN WERE VISITED IN APRIL OF 1998.

MAPLE STREET ALIGNMENT WAS COMPUTED AT A PROPORTIONAL SPLIT BETWEEN BALM ST., AS SHOWN ON SURVEY 91-74-B, AND S.M. 8TH AVENUE WHICH WAS HELD BY EXISTING MONUMENTS.

ORIGINAL LEGAL DESCRIPTIONS

LOT NINE (9) AND TEN (10) IN BLOCK FIVE (5) IN COLUMBIA HEIGHTS ADDITION TO MILTON CITY, AS SHOWN BY THE DULY RECORDED PLAT THEREOF.
 WEST HALF OF LOT EIGHT (8) BLOCK FIVE (5) COLUMBIA HEIGHTS ADDITION TO MILTON CITY.

BEGINNING AT POINT OF INTERSECTION OF CENTERLINE OF VACATED ALLEY RUNNING THROUGH BLOCK 5, COLUMBIA HEIGHTS ADDITION TO CITY OF MILTON-FREEWATER WITH SOUTHWESTERLY LINE OF BLOCK 5 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF BLOCK 5 A DISTANCE OF 125 FEET, MORE OR LESS, TO NORTHEASTERLY LINE OF S.M. 8TH AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF S.M. 8TH AVENUE, 25 FEET; THENCE NORTHWESTERLY, PARALLEL TO AND 25 FEET DISTANT SOUTHWESTERLY FROM SOUTHWESTERLY LINE OF BLOCK 5 A DISTANCE OF 125 FEET MORE OR LESS, TO A POINT ON SOUTHWESTERLY EXTENDED CENTERLINE OF VACATED ALLEY RUNNING THROUGH BLOCK 5; THENCE NORTHEASTERLY ALONG SAID EXTENDED CENTERLINE 25 FEET TO THE POINT OF BEGINNING;

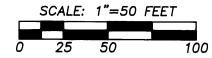
SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 6/11/96 7/24/18



RECEIVED BY
Umatilla County Surveyor
Date 4-98
Rec'd by
No. 98-78-B

A BOUNDARY LINE ADJUSTMENT LOCATED IN THE SE 1/4 OF THE NW 1/4 S. 12 T. 5 N. R. 35 E. W.M. UMATILLA COUNTY, BEING A PORTION OF COLUMBIA HEIGHTS ADDITION TO MILTON-FREEWATER, OREGON.
 FOR: LARRY MALLOTT 226 8TH ST MILTON-FREEWATER, OREGON, 97802.

TOMKINS LAND SURVEYING, INC.
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843
MALLOTT.DMS

DATE
APR. 1998

SCALE
1" = 50'