"ROBBINS ADDITION"

KNOW ALL MEN BY THESE PRESENTS THAT I, JOE KUMAR, AUTHORIZED REPRESENTATIVE FOR NEW DREAM LLC, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES A REPLAT OF BLOCK "G" OF RAILROAD ADDITION TO 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 FREEWATER, OREGON SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "ROBBINS ADDITION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS: LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 OF TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE LOTS 1, 2, 3, 4, 5, AND 6, BLOCK "G", RAILROAD ADDITION TO THE TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON, AS SHOWN ON THE PLAT OF THE RAILROAD ADDITION TO FREEWATER, MERIDIAN, CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON. OREGON RECORDED IN UMATILLA COUNTY, STATE OF OREGON, IN BOOK 2 AT PAGE 74. OWNER/DEVELOPER NEW DREAM LLC EXCEPTING THE SOUTH 15 FEET OF SAID LOTS 3 AND 6 FOR ROADWAY PURPOSES AS DESCRIBED IN DEED RECORDED IN BOOK 189 AT PAGES 120 AND 121 IN THE RECORDS OF UMATILLA COUNTY, STATE OF OREGON. 2003 MELROSE STREET WALLA WALLA, WA 99362 JOE KUMAR REPRESENTATIVE FOR NEW DREAM LLC. LEGEND BASIS OF BEARINGS OREGON NORTH GRID BEARING OF N88'34'02"E PROPERTY LINE NE 9TH BETWEEN THE 2.5" BRASS CAP MARKING THE SECTION OR SUBSECTION LINE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND THE CENTERLINE MAG NAIL OVER THE SPIN OF THE BENT IRON REBAR RIGHT OF WAY MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER RAILROAD ADDITION LOT LINES NE 8TH OF SECTION 2 IN TOWNSHIPS NORTH, RANGE 35 EAST 100858 BUILDING OFFSETS OF THE WILLAMETTE MERIDIAN. DISTANCES SHOWN ARE PUBLIC **ACKNOWLEDGMENT** GROUND DISTANCES. MULTIPLY BY THE COMBINED RECORD MEASUREMENT PER FACTOR OF 0.9999442108996374 TO CONVERT FROM RECORD DOCUMENT AS NOTED STATE OF WOSH MATOR GROUND DISTANCES TO GRID DISTANCES. 60 MONUMENT FOUND AS NOTED **APPROVALS** SET 5/8" IRON REBAR WITH I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOE KUMAR, AUTHORIZED REPRESENTATIVE FOR NEW DREAM LLC, HAS SIGNED THIS PLAT ON OATH, STATED THAT HE IS MAP SCALE-1"=30' VICINITY MAP-NOT TO SCALE YELLOW PLASTIC CAP STAMPED CITY OF MILTON-FREEWATER PLANNING DEPARTMENT "WA 19619 / OR 02820" AUTHORIZED TO EXECUTE THIS PLAT, AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT. PER SECTION 11-13-2 OF THE CITY OF MILTON-FREEWATER REFERENCE DOCUMENTS alilaoa CITY CODE AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS (R1) PIONEER TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 100517 DATED SEPTEMBER 14, 2020 AT 5:00PM ESTABLISHED BY THE CITY OF MILTON-FREEWATER, OREGON (R2) SURVEY BY TOMKINS RECORDED AS COUNTY SURVEY
00-135-C IN THE RECORDS OF THE UMATILLA COUNTY MY APPOINTMENT EXPIRES JUNE 34, 3034
RESIDING WAlla Walla AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON SURVEYOR, STATE OF OREGON DAY OF February, 2021 (R3) OREGON STATE HIGHWAY DEPARTMENT CONSTRUCTED LINE WASHINGTON STREET TOWN OF FREEWATER UMATILLA COUNTY DATED NOVEMBER 1948 RECORDED WITH THE UMATILLA COUNTY SURVEYOR, UMATILLA COUNTY, STATE OF OREGON. FOUND RAILROAD (R4) PLAT OF THE RAILROAD ADDITION TO THE CITY OF SPIKE AT THE SWEENEY, PLANNING DEPARTMENT DIRECTOR FREEWATER DATED MAY 10, 1907 AND FILED IN BOOK 2 OF INTERSECTION OF 9TH TOWN PLATS AT PAGE 74, RECORDS OF THE UMATILLA COUNTY AND WARD STREETS FOUND RAILROAD UMATILLA COUNTY SURVEYOR SURVEYOR, UMATILLA COUNTY, STATE OF OREGON. AS SHOWN ON R5. SPIKE AT THE THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF (R5) SURVEY BY TOMKINS RECORDED AS COUNTY SURVEY INTERSECTION OF 9TH-"ROBBINS ADDITION" AND I HEREBY ACKNOWLEDGE THAT IT 05-014-G IN THE RECORDS OF THE UMATILLA COUNTY AND ROBBINS STREETS NE 9TH AVENUE SURVEYOR, UMATILLA COUNTY, STATE OF WASHINGTON. COMPLIES WITH THE STANDARDS SET FORTH IN ORS AS SHOWN ON R5. CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO N88*35'39"E 271.46' BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN DEED NOTE: (N89°16'42"E 271.47')R2 PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON. THE SOUTH 15 FEET OF LOTS 3 AND 6 IN BLOCK G OF THE RAILROAD ADDITION TO THE CITY OF FREEWATER WERE GRANTED DAY OF _ Feb ____, 2071 TO THE CITY OF MILTON-FREEWATER PER A STREET RIGHT OF WAY DEED RECORDED ON MAY 12, 1949 AT 3:17 PM IN BOOK N88°35'39"E 211.44' (212')R4 180 OF DEED RECORDS AT PAGE 120, RECORDS OF UMATILLA COUNTY, OREGON 97.72 UMATILLA COUNTY SURVEYOR 97.72 (98')R4 (98')R4 UMATILLA COUNTY ASSESSOR & TAX COLLECTOR STATE OF OREGON, THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF COUNTY OF UMATILLA "ROBBINS ADDITION" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS 5189 S.F. I certify that this instrument was received 5190 S.F. PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN 0.12 AC. THE OFFICE OF THE COUNTY RECORDS. and recorded on 02-08-2021 at 4:04 o'clock p. m., in the record of RECEIVED BY S88*35'06"W 97.71' PLATS of said County. S88*35'06"W 97.71' BOOK Umatilla County Surveyor Date: **FEB 10, 202**] OFFICE OF COUNTY RECORDS Rec'd By:___ TMA STREET No.: 21-015-8 STEVE CHURCHILL Records Officer 5189 S.F. 5190 S.F. Fee \$ 120.00 **UMATILLA COUNTY COMMISSIONERS** No. 2021-7150450 0.12 AC. 0.12 AC. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ROBBINS ADDITION" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY S88'34'34"W 97.71 S88'34'34"W 97.71' REGISTERED DAY OF HUNGARY, 2021 **PROFESSIONAL** LAND SURVEYOR THIS IS AN EXACT COPY CHAIRMAN OF THE ORIGINAL PLAT. mes COMMISSIONE 5188 S.F. tous 5190 S.F. GREGE. FLOWERS, PLS OREGON 0.12 AC. 0.12 AC. JUNE 30, 1997 GREG E. FLOWERS COMMISSIONER 02820LS 97.71 97.71' (98')R4 RENEWS 12/31/21 (98')R4 SECTION DIAGRAM 1/29/2021 T5N, R35E, W.M. FOUND MAG NAIL IN ROAD SURFACE S88*34'02"W ABOVE 1/2" BENT IRON PIN AT SPIN. 15' (SEE DEED NOTE) SURVEYOR'S CERTIFICATE SHOWN AS AN UNDAMAGED 1/2" IRON /16.00'\ , GREG E. FLOWERS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE PIN ON R5. MARKS THE SE CORNER FOUND 2.5" BRASS CAP OF OREGON UNDER LICENSE NUMBER 02820 OR, HAVE CORRECTLY SURVEYED N88*34'02"E 211.41' (212')R4 OF THE NE1/4 NE1/4 OF SECTION 2. IN MON CASE MARKING AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND THE SW CORNER OF DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN NE 8TH AVENUE THE NE1/4 NE1/4 OF HEREUPON PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED. SECTION 2 AS SHOWN N88*34'02"E 271.43' GREG EFFLOWERS, P.L.S. 02820 OR. (N89°16'42"E 271.47')R2 N88°34'02"E N88**°**34'02"E N88*34'02"E 271.43' FOUND 5/8" IRON REBAR AT THE THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE KUMAR TO ESTABLISH THE BOUNDARIES OF THE FOUND 5/8" IRON PROPERTY LOCATED AT 8TH AND ROBBINS STREET IN MILTON-FREEWATER AND DIVIDE IT INTO SIX PARCELS AND WARD STREETS INTERSECTIONS OF 7TH I REBAR AT THE BY REPLATTING BLOCK G OF THE RAILROAD ADDITION. NO RECENT SURVEYS OF THE PROPERTY OR THE INTERSECTIONS OF 7TH AS SHOWN ON R5. SURROUNDING PROPERTIES WERE FOUND IN THE UMATILLA COUNTY SURVEY RECORDS. THE BOUNDARIES OF CLIENT: JOE KUMAR PROJECT NO.: 67748 AND ROBBINS STREETS **PBS Engineering and** THE LOT WERE ESTABLISHED USING THE MONUMENTS FOUND AS NOTED AT THE INTERSECTION OF ROBBINS AS SHOWN ON R5. Environmental Inc. STREET AND NE 9TH AVENUE, THE INTERSECTION OF NE 9TH AVENUE AND WARD STREET, THE INTERSECTION SURVEYOR: GREG E. FLOWERS DATE: 1/28/2021 OF 7TH STREET AND ROBBINS STREET, THE INTERSECTION OF 7TH STREET AND WARD STREET, AS WELL AS 5 N Colville St, Ste 200 THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2 AND THE SOUTHWEST CORNER OF Walla Walla, WA 99362 CALC BY: JLM DRAWN BY: JLM SCALE: 1"=30" THE NE 1/4 OF THE NE 1/4 OF SECTION 2. 509.956.3026 MONUMENTS FOUND WERE VISITED IN NOVEMBER 2020. THIS SURVEY WAS PERFORMED WITH A TRIMBLE R6 SECTION: 2 TOWNSHIP: 5 NORTH RANGE: 35 EAST ROBOTIC TOTAL STATION WITH STANDARD ERRORS OF 5" ANGULAR 3 PPM AND SPECTRA PRECISION SP80 RTK pbsusa.com RECEIVERS WITH HORIZONTAL ACCURACIES OF 8 MM + 1PPM AND VERTICAL ACCURACIES OF 15 MM + 1PPM. CITY: MILTON-FREEWATER COUNTY: UMATILLA SHEET 1 OF

OWNER'S DECLARATION AND DEDICATION