

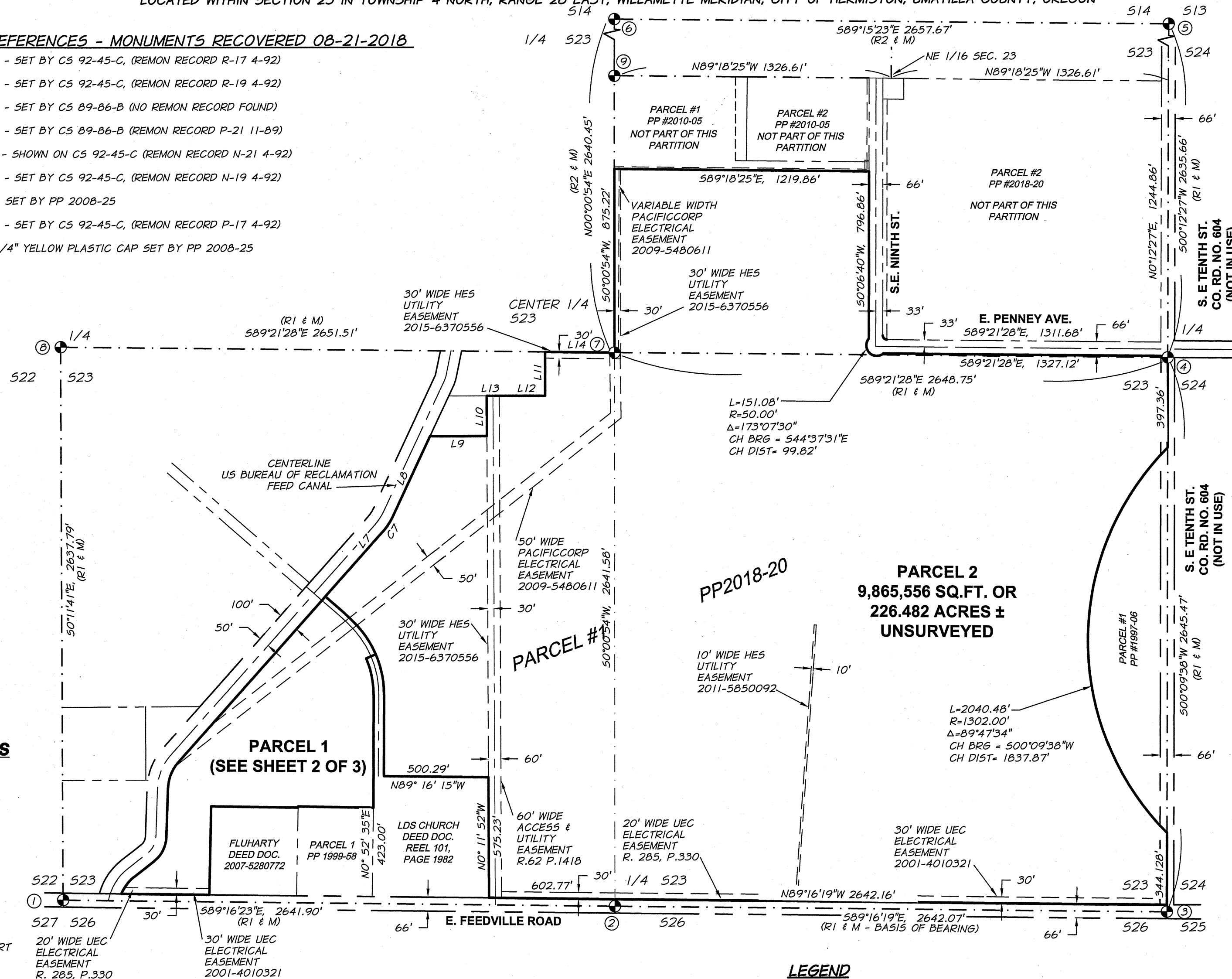
PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT #2018-20

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 08-21-2018

1. FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD R-17 4-92)
2. FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD R-19 4-92)
3. FOUND 2-3/8" BRASS CAP - SET BY CS 89-86-B (NO REMON RECORD FOUND)
4. FOUND 2-3/8" BRASS CAP - SET BY CS 89-86-B (REMON RECORD P-21 11-89)
5. FOUND 2-1/2" BRASS CAP - SHOWN ON CS 92-45-C (REMON RECORD N-21 4-92)
6. FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD N-19 4-92)
7. FOUND 2" ALUMINUM CAP - SET BY PP 2008-25
8. FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD P-17 4-92)
9. FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25



REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS

EXPIRES:

REFERENCE MATERIALS

- UMATILLA COUNTY SURVEY RECORDS:
- R1. PP 2010-05
 - R2. PP 2008-25
 - R3. PP 2009-25
 - R4. PP 1999-58
 - R5. CS 82-121-B
 - R6. CS 13-120-B
 - R7. CS 08-141-B
 - R8. CS M-67
 - R9. CS 61-C
 - R10. CS PP 1997-06
 - R11. CS R-5-B
 - R12. CS 09-05-C
 - R13. CS 92-045-C
 - R14. CS 89-86-B
 - R15. PP 2018-20
 - R16. OWNERSHIP & ENCUMBRANCE REPORT
PIONEER TITLE CO. ORDER 98935
FEB. 4, 2109

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF IVAN COOK, FOR THE PURPOSE OF REPLATTING PARCEL 1 OF PARTITION PLAT (PP) 2018-20 INTO TWO PARCELS, AS SHOWN ON SHEET 1 AND 2 OF THIS PLAT. THE MONUMENT RECOVERY FOR THE PARTITION INCLUDED THE PRIMARY PUBLIC LAND CORNERS MARKING SECTION 23, AS SHOWN ON PP 2018-20 AND THE PREVIOUS PARTITIONS OF THIS PROPERTY. THE FOUND MONUMENTS MARKING SECTION 23 WERE FOUND TO FIT VERY WELL WITH THE RECORDS CALLS FROM PP 2010-05 & 2008-25, SO FOR THE PURPOSES OF THIS PARTITION THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 23 AND THE SOUTH ONE-QUARTER CORNER OF SECTION 23 WAS USED AS THE BASIS OF BEARING FOR THE SURVEY AND THE RECORD CALLS OF THE SECTION BREAKDOWN WERE HELD AND WERE CONSIDERED IDENTICAL TO FOUND CALLS, AS SHOWN. THE LOCATION OF PARCEL 1 WAS DETERMINED AT THE DIRECTION OF MR. COOK.

DIFFERENCES BETWEEN FOUND MONUMENT LOCATIONS AND RECORD CALLS, INTERIOR TO THE SECTION BREAKDOWN ARE NOTED WHERE THEY HAVE BEEN FOUND. THE BOUNDARY OF PARCEL 1 AND PARCEL 2 WERE NOT MONUMENTED, AND REMAIN UNSURVEYED. A DUAL FREQUENCY TOPCON HIPER MODEL 6P5 RECEIVER IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 1 CM + 1 PPM WAS USED TO COMPLETE THIS SURVEY. NO VISIBLE POSSIBLE ENCROACHMENTS WERE NOTED DURING THIS SURVEY.

LEGEND

- FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- RIGHT OF WAY LINE CL OR RAILROAD CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

**PARTITION PLAT A REPLAT OF PARCEL 1 OF
PARTITION PLAT #2018-20, SEC. 23, T.4N., R.28E.,
W.M. CITY OF HERMISTON, UMATILLA CO. OR.**

IVAN J. COOK

333 E. FEEDVILLE ROAD
HERMISTON, OREGON 97838

SCALE:
1"=400
DATE:
FEB. 20, 2019
JOB NO.
2732-75 (100)

**anderson
perry**
& associates, inc.
engineering surveying natural resources

SHEET

1/3

400 0 400 800 1200
SCALE IN FEET - HORIZ.

ANDERSON PERRY & ASSOCIATES, INC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
1-541-963-8309

PARTITION PLAT

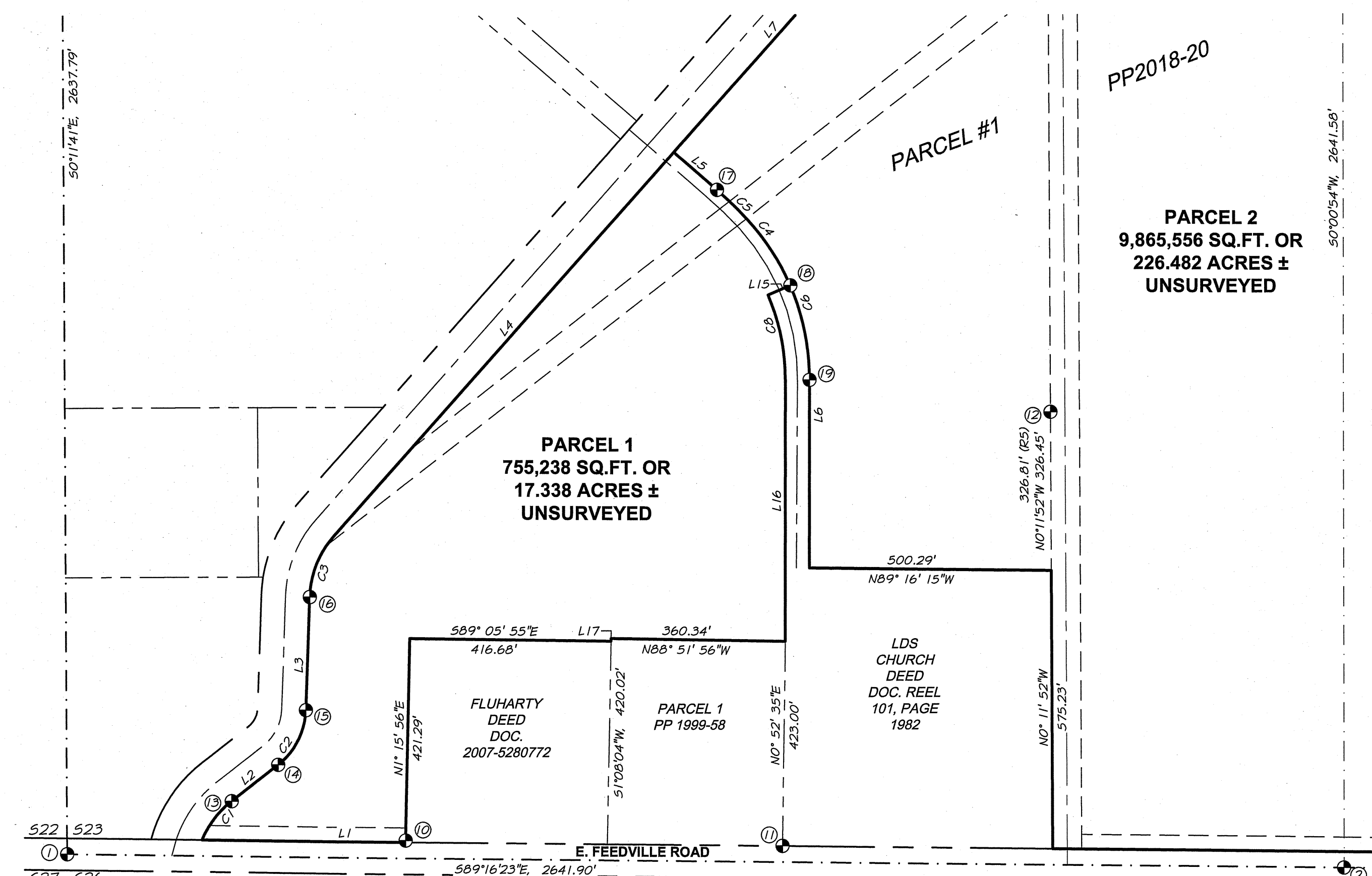
A REPLAT OF PARCEL 1 OF PARTITION PLAT #2018-20

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	421.10'	S89°16'23"E
L2	122.30'	N52°02'34"E
L3	233.40'	N2°02'34"E
L4	1058.00'	N41°43'34"E
L5	118.50'	S48°52'42"E
L6	387.12'	N0°08'06"E
L7	414.60'	N41°43'34"E
L8	420.40'	N25°01'34"E
L9	272.06'	S89°59'17"W
L10	192.01'	N0°11'52"W
L11	209.88'	N0°00'38"W
L12	250.00'	N89°59'19"E
L13	30.00'	S89°59'19"W
L14	331.74'	N89°21'28"W
L15	50.00'	N66°42'00"E
L16	538.93'	N0°08'06"E
L17	5.58'	S1°08'04"W

CURVE TABLE					
CURVE #	LENGTH	RAD	DELTA	CH BEARING	CH DISTANCE
C1	102.08	200.00	29°14'40"	S37°25'14"W	100.98
C2	130.91	150.00	50°00'07"	N27°02'30"E	126.79
C3	138.52	200.00	39°40'59"	S21°53'03"W	135.77
C4	163.26	484.28	19°18'57"	N32°57'28"W	162.49
C6	200.42	484.28	23°42'41"	N11°26'39"W	198.99
C7	87.44	300.00	16°42'02"	N33°22'33"E	87.13
C8	179.72	434.28	23°42'41"	N11°26'39"W	178.44



FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 08-21-2018

- (10) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP (YPC) "TELEK", SHOWN ON PP 1999-58 SET BY LAGIER, SURVEY FOR COOK DATED 6-15-78, YPC BEARS N02°20'08", 3.61' FROM COMPUTED POSITION
- (11) FOUND 5/8" IRON ROD (PLASTIC CAP MISSING) SET BY CS 82-121-B
- (12) FOUND 5/8" IRON ROD (PLASTIC CAP MISSING) SET BY CS 82-121-B
- (13) FOUND 5/8" IRON ROD (PLASTIC CAP MISSING) SET BY CS 61-C
- (14) FOUND 5/8" IRON ROD W/ 1-1/4" YELLOW PLASTIC CAP SET BY CS 61-C
- (15) FOUND 5/8" IRON ROD (IR), BENT, PLASTIC CAP MISSING SET BY CS 61-C IR BEARS S60°01'17"W, 0.42' FROM COMPUTED POSITION
- (16) FOUND 5/8" IRON ROD (PLASTIC CAP MISSING) SET BY CS 61-C
- (17) FOUND 5/8" IRON ROD W/ 1-1/4" YELLOW PLASTIC CAP "TELEK" SET BY CS 82-121-B
- (18) FOUND 5/8" IRON ROD W/ 1-1/4" YELLOW PLASTIC CAP "TELEK" SET BY CS 82-121-B
- (19) FOUND 5/8" IRON ROD (PLASTIC CAP MISSING) SET BY CS 82-121-B

LEGEND

- FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- RIGHT OF WAY LINE CL OR RAILROAD CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE



ANDERSON PERRY & ASSOCIATES, INC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
1-541-963-8309

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS
EXPIRES:

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

PARTITION PLAT A REPLAT OF PARCEL 1 OF PARTITION PLAT #2018-20, SEC. 23, T.4N., R.28E., W.M. CITY OF HERMISTON, UMATILLA CO. OR.

IVAN J. COOK

333 E. FEEDVILLE ROAD
HERMISTON, OREGON 97838

SCALE:
1"=200'

DATE:
FEB. 20, 2019

JOB NO.
2732-75 (100)

anderson
perry
& associates, inc.

engineering surveying natural resources

SHEET

2/3

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT #2018-20

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PARTITION, AND THAT THE LAND REPRESENTED ON THE ATTACHED PARTITION IS UNSURVEYED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE CITY OF HERMISTON ORDINANCES. SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 23, T.4N., R.28 E., WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. 2018-20, RECORDED DECEMBER 5, 2018, AS INSTRUMENT NUMBER 2018-6800105, PLAT RECORDS OF UMATILLA COUNTY, OREGON:

CONTAINING 10,620,869 SQUARE FEET OR 243.82 ACRES, MORE OR LESS



EXPIRES:

ANDERSON PERRY & ASSOCIATES, INC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
1-541-963-8309

DECLARATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, IVAN J. COOK, THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS CREATED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

IVAN J. COOK

ACKNOWLEDGEMENT

STATE OF OREGON

55

COUNTY OF

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS DAY OF ,2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED IVAN J. COOK AND, ON OATH, STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF SAID LAND, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC OF THE STATE OF

MY COMMISSION EXPIRES

NOTARY NUMBER

UMATILLA COUNTY TAX COLLECTOR

I, THE UMATILLA COUNTY TAX COLLECTOR, DO VERIFY THAT THE TAXES ARE CURRENT.

DATED THIS DAY OF , 2019

UMATILLA COUNTY TAX COLLECTOR

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY OF HERMISTON ORDINANCES AND THE PROVISIONS OF O.R.S. CHAPTER 92.

APPROVED THIS DAY OF , 2019

CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

APPROVED THIS DAY OF , 2019

MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND HEREBY APPROVE THE SAME FOR FILING.

APPROVED THIS DAY OF , 2019

HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR

APPROVED THIS DAY OF , 2019

UMATILLA COUNTY SURVEYOR - DAVID H. KRUMBEIN

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

PARTITION PLAT A REPLAT OF PARCEL 1 OF
PARTITION PLAT #2018-20, SEC. 23, T.4N., R.28E.,
W.M. CITY OF HERMISTON, UMATILLA CO. OR.

IVAN J. COOK

333 E. FEEDVILLE ROAD
HERMISTON, OREGON 97838

SCALE:

N/A

DATE:

FEB. 20, 2019

JOB NO.

2732-75 (100)

anderson
perry
& associates, inc.
engineering surveying natural resources

SHEET

3/3