

PARTITION PLAT NO. _____

RE-PLAT OF LOT 2 OF "PLAT NO. 2005-11, S.E. 1/4 OF SECTION 3, T.4 N., R. 28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON

DATE: JANUARY 11, 2022

LINE TABLE

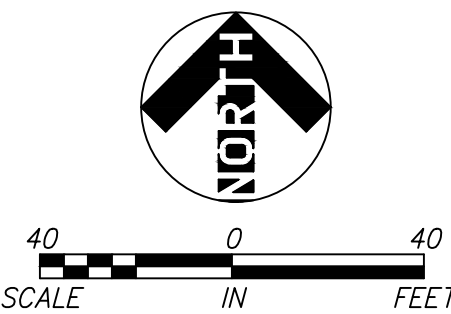
C.L. W.L. EASEMENT		
LINE	LENGTH	BEARING
L1	(392.66')	(S89°31'48"E)
L2	(175.35')	(N78°16'48"W)
L3	(41.32')	(N57°40'41"W)

LINE TABLE

C.L. ELECTRICAL. EASEMENT		
LINE	LENGTH	BEARING
L1	79.00'	N8°32'E
L2	138.00'	N8°33'E
L3	52.00'	N32°16'E
L4	187.00'	S64°31'E

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC "WELKIN ENGINEERING PC", SET ON _____
● FOUND 5/8" I.R. W/RPC "LS 2171", SET IN PP 2005-11, UNLESS OTHERWISE NOTED.
I.P. IRON PIPE.
I.R. IRON ROD.
R.O.W. RIGHT OF WAY
W/YPC WITH YELLOW PLASTIC CAP.
W/RPC WITH RED PLASTIC CAP.
SN SURVEY NUMBER, UMATILLA COUNTY SURVEY RECORDS.
DOC. NO. DOCUMENT NUMBER, UMATILLA COUNTY DEED RECORDS
PP PARTITION PLAT
() RECORD DATA PER "PLAT NO. 2005-11."
ETTCE ELECTRICAL TELEVISION TELEPHONE & COMMUNICATION LINE EASEMENT. (SEE NOTE 1)
- SF SQUARE FEET.
C.L. CENTER LINE.
W.L. WATER LINE.
ESMT EASEMENT
UE UTILITY EASEMENT



BEGINNING C.L. 10' WIDE ELECTRICAL, TELEPHONE, TELEVISION & COMMUNICATION LINES EASEMENT (ETTCE) BEARS: S24°55'W 289.00' FROM THE NORTH PROPERTY CORNER OF LOT 2, PLAT NO. 2005-11, DOC. NO. 20075160567.

MONUMENT NOTES

- "A" FOUND 5/8" I.R. W/ALUMINUM CAP ILLEGIBLE, FLUSH WITH ASPHALT, SET IN PP 2003-24.
- "B" FOUND 5/8" I.R., NO CAP, 3" DEEP, PER PP 2003-24.
- "C" FOUND 5/8" I.R. WITH PLASTIC CAP, "LS 951", SET IN PP 2003-24.
- "D" FOUND 5/8" I.R., NO CAP, BADLY BENT, 6" DEEP, PER PP 2005-11. SET NEW MONUMENT PER RECORD PLAT DATA.
- "E" FOUND 5/8" I.R., NO CAP, BADLY BENT, 16" DEEP, PER PP 2005-11. SET NEW MONUMENT PER RECORD PLAT DATA.

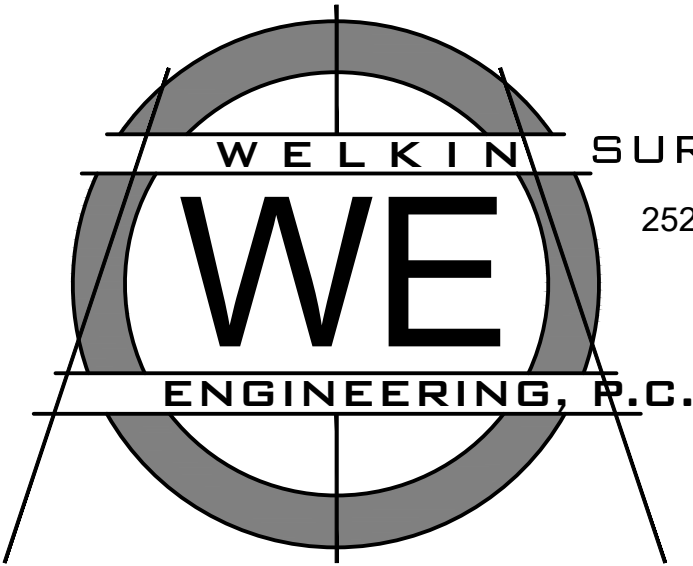
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 2 OF "PLAT NO. 2005-11", UMATILLA COUNTY RECORDS, FOR PLANNED IMPROVEMENTS. RECOVERED AND HELD MONUMENTS "A" AND "B" FOR THE BASIS OF BEARINGS PER "PLAT NO. 2005-11". ALL EXTERIOR DIMENSIONS (BEARINGS AND DISTANCES) AND FOUND MONUMENTS ARE HELD AS RECORD AND MEASURED PER PLAT NO. 2005-11. MISSING MONUMENTS WERE CALCULATED AT RECORD LOCATIONS PER SAID PLAT NO. 2005-11. PARTITION CORNERS WERE SET AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dan Sporer
OREGON
JANUARY 15, 1987
DAN SPORER
2266

VALID THROUGH: 06-30-22

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



ENGINEERING
SURVEYING • PLANNING
25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1866
FAX: (503) 598-1868
ekc@WelkinPC.com
www.WelkinPC.com

PARTITION PLAT NO. _____

RE-PLAT OF LOT 2 OF "PLAT NO. 2005-11, S.E. 1/4 OF SECTION 3, T.4 N., R. 28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

DATE: JANUARY 11, 2022

APPROVALS:

CITY OF HERMISTON PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2022

BY _____
CHAIRMAN

HERMISTON IRRIGATION DISTRICT

APPROVED THIS _____ DAY OF _____, 2022

BY _____
MANAGER

HERMISTON CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2022

BY _____
MAYOR

UMATILLA COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2022

BY _____
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL THRU JULY 31, 2022

APPROVED THIS _____ DAY OF _____, 2022

BY: _____
DEPUTY

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERT N. MAGID IS THE OWNER OF THE LAND DEPICTED HEREON AND DOES HEREBY DECLARE THE ANNEXED PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL PARCELS BEING OF THE DIMENSIONS SHOWN HEREON AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. FURTHERMORE I HEREBY GRANT A 10' WIDE UTILITY EASEMENT AS SHOWN AND DESCRIBED ON THE ADJACENT PLAT.

ROBERT N. MAGID

STATE OF OREGON)
COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS _____ DAY OF _____, 2022

NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, DAN SPORER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP, BEING A RE-PLAT OF LOT 2 OF THE DULY RECORDED PLAT OF "PLAT NO. 2005-11, IN THE S.E. 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON FOUND AT THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 3, OF "PLAT NO. 2005-11"; THENCE N79°22'05"W ALONG THE SOUTHERLY LINE OF LOT 2, A DISTANCE OF 213.34 FEET TO THE EASTERLY LINE OF LOT 1 OF "PLAT NO. 2005-11"; THENCE N0°29'24"W ALONG THE EAST LINE OF SAID LOT 1 AND WEST LINE OF SAID LOT 2 A DISTANCE OF 29.56 FEET; THENCE N8°01'49"E ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 79.81 FEET; THENCE N32°19'16"E ALONG SAID COMMON LINE OF LOTS 1 AND 2, A DISTANCE OF 214.92 FEET TO THE CENTERLINE OF THE HERMISTON DRAIN DITCH; THENCE S64°23'15"E ALONG SAID CENTERLINE A DISTANCE OF 192.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID "PLAT NO. 2005-11"; THENCE S20°06'46"W ALONG THE COMMON LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 262.36 FEET TO THE INITIAL POINT. CONTAINING 63,403 SQUARE FEET MORE OR LESS.

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HERMISTON PLANNING DEPARTMENT, APPROVED NOVEMBER 10, 2021.
- PARCEL 1 IS SUBJECT TO A 10' WIDE PUBLIC AND PRIVATE UTILITY EASEMENT, BENEFITING PARCEL 2 OF THIS PLAT.
- THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, RECORDED SEPTEMBER 22, 2006, DOC. NO. 2006-5080121, INCLUDING A 25' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AND A 16' WIDE WATERLINE EASEMENT ACROSS THE SOUTHERLY PORTION OF PARCEL 1, BENEFITING HOME DEPOT.

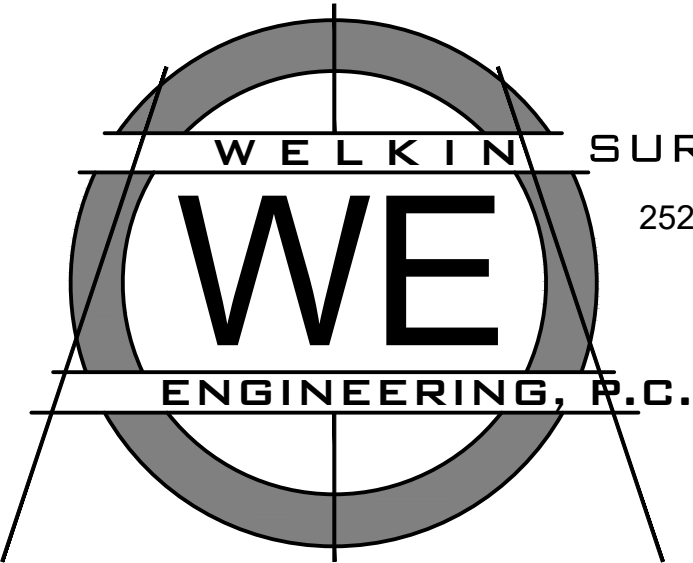
THIS PLAT BENEFITS FROM A RECIPROCAL, 25' WIDE INGRESS/EGRESS EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT 3, PROVIDING ACCESS TO AND FROM US HWY 99E AND ALSO AN INGRESS/EGRESS EASEMENT ACROSS PORTIONS OF THE HOME DEPOT PROPERTY AS REASONABLY NECESSARY TO AND FROM HARPER ROAD.

A \$500.00 MAINTENANCE FEE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF PARCEL 1 AND PARCEL 2, WHICH SHALL BE PAID TO HOME DEPOT ONCE A YEAR TO COVER A PORTION OF THE MAINTENANCE COST.



VALID THROUGH: 06-30-22

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



ENGINEERING
SURVEYING • PLANNING

25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070

TEL: (503) 598-1866

FAX: (503) 598-1868

ekc@WelkinPC.com

www.WelkinPC.com