

PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

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:

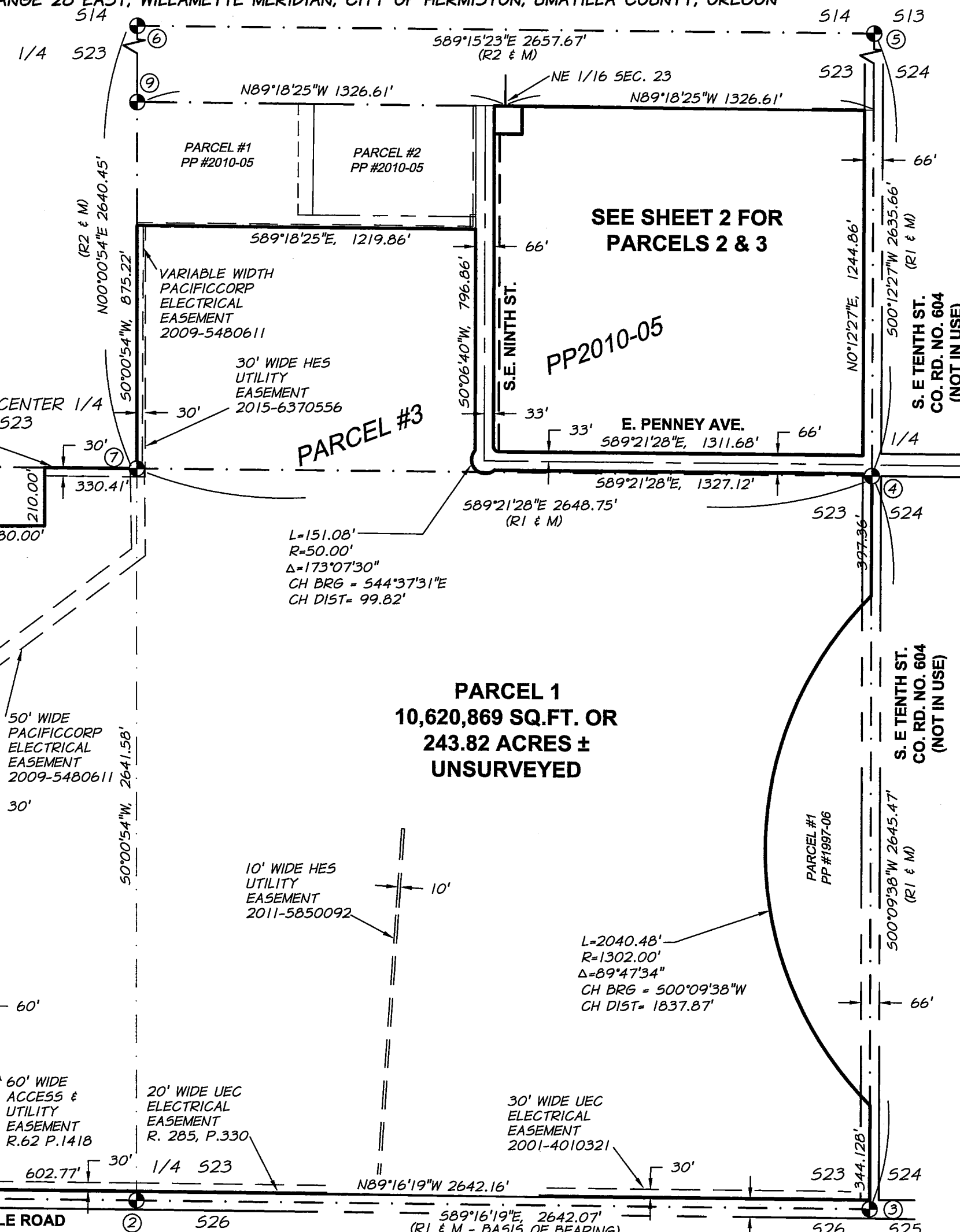
REFERENCE MATERIALS

- 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

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF IVAN COOK, IN CONJUNCTION WITH THE CITY OF HERMISTON FOR THE PURPOSE OF REPLATTING PARCEL 3 OF PARTITION PLAT (PP) 2010-05 INTO THREE 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 2010-05 AND THE PREVIOUS PARTITION OF THIS PROPERTY PP 2008-25. 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 3 WAS DETERMINED AT THE DIRECTION OF MR. COOK, BASED ON AN EXISTING WELL LOCATION. THE LOCATION OF PARCEL 2 WAS DETERMINED BASED ON THE LOCATIONS OF THE DEDICATED RIGHT OF WAYS OF SE NINTH ST. AND E. PENNEY AVE.. PARCEL 1 IS THE UNSURVEYED REMAINDER PORTION OF FORMER PARCEL 3 OF PP 2010-05.

DIFFERENCES BETWEEN FOUND MONUMENT LOCATIONS AND RECORD CALLS, INTERIOR TO THE SECTION BREAKDOWN ARE NOTED WHERE THEY HAVE BEEN FOUND. MONUMENTS HAVE BEEN SET OR HELD, IF FOUND, AT THE PROPERTY CORNERS FOR PARCELS 3 AND 2, AS SHOWN. THE BOUNDARY OF PARCEL 1 WAS NOT MONUMENTED, AND REMAINS UNSURVEYED. A DUAL FREQUENCY TOPCON HIPER MODEL GPS 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.



EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE DAY OF

MICHAEL B. POSADA, PL5 2849LS

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA OR 2949 WA 41295", UNLESS NOTED OTHERWISE
- ⊕ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

PARTITION PLAT A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05, SEC. 23, T.4N., R.28E., W.M. CITY OF HERMISTON, UMATILLA CO. OR.

IVAN J. COOK

SCALE:
1"=400

DATE:
OCT. 2, 2018

JOB NO.
736-77 (101)

anderson
perry
& associates, inc.
engineering surveying natural resources

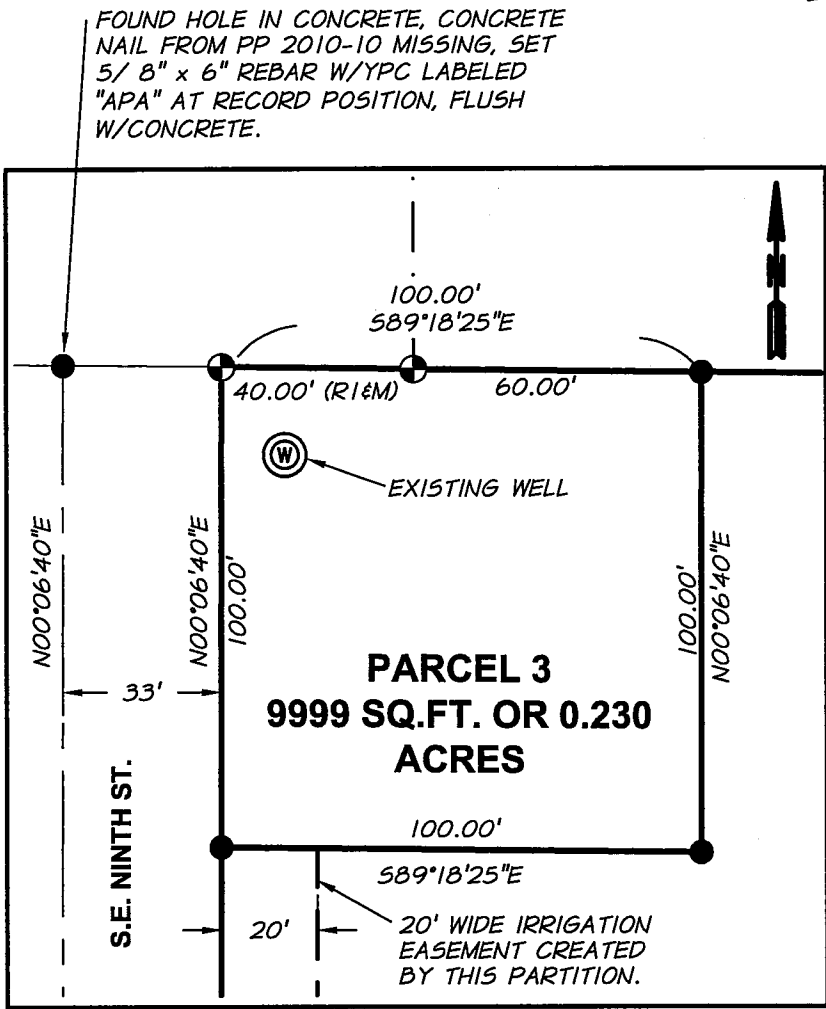
1/3

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

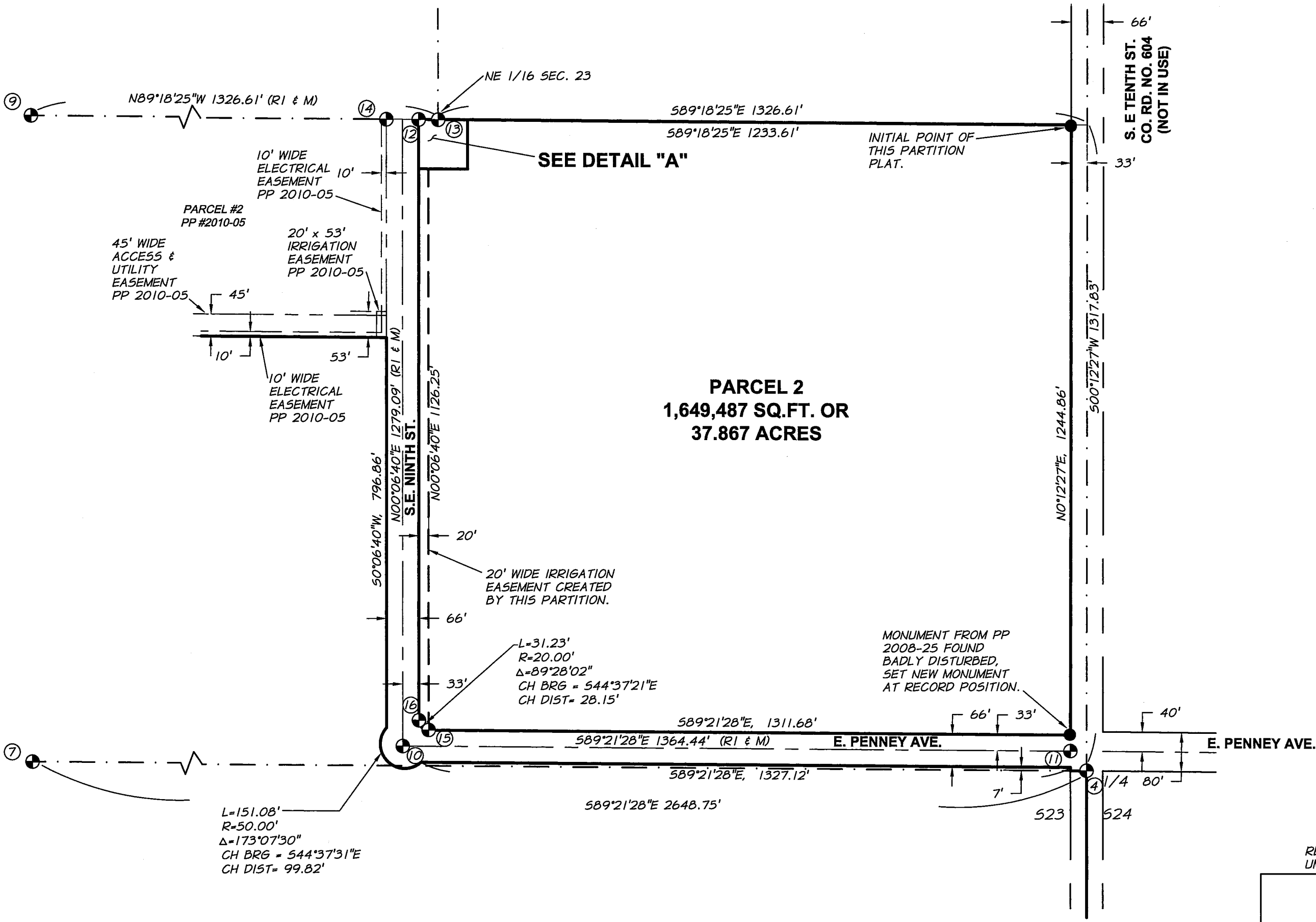
PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

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



DETAIL "A"
SCALE: 1" = 40'



FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 08-21-2018

- (10) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (11) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (12) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (13) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY CS 08-141-B
- (14) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (15) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (16) 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:

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE DAY OF _____, 2018.

MICHAEL B. POSADA, PLS 2849LS

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



RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

PARTITION PLAT A REPLAT OF PARCEL 3 OF
PARTITION PLAT #2010-05, 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:
OCT. 2, 2018
JOB NO.
736-77 (101)

anderson
perry
& associates, inc.
engineering surveying natural resources

SHEET
2/3

PARTITION PLAT

A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

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 I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF PARCELS 2 AND 3, AND SET THE NORTHEAST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS PARTITION AND THAT PARCEL 1 OF 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 3, PARTITION PLAT NO. 2010-05, RECORDED APRIL 2, 2010, AS INSTRUMENT NUMBER 2010-5640139, PLAT RECORDS OF UMATILLA COUNTY, OREGON:

CONTAINING 12,275,208 SQUARE FEET OR 281.8 ACRES ±

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE _____ DAY OF _____, 2018.

MICHAEL B. POSADA, PLS 2849LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS

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 _____, 2018, 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

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 _____, 2018

CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2018

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 _____, 2018

HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2018

UMATILLA COUNTY SURVEYOR - DAVID H. KRUMBEIN

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

UMATILLA COUNTY TAX COLLECTOR

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

DATED THIS _____ DAY OF _____, 2018

UMATILLA COUNTY TAX COLLECTOR

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W.M. CITY OF HERMISTON, UMATILLA CO. OR.

IVAN J. COOK

333 E. FEEDVILLE ROAD
HERMISTON, OREGON 97838

SCALE:

N/A

DATE:

OCT. 2, 2018

JOB NO.

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anderson
perry
& associates, inc.
engineering surveying natural resources

SHEET

3/3