

PARTITION PLAT NO. 2013-14

LOCATED IN A THE NE 1/4, NE 1/4, SECTION 9,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

RECORD LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON:

EXCEPTING THEREFROM THE NORTH 200 FEET.

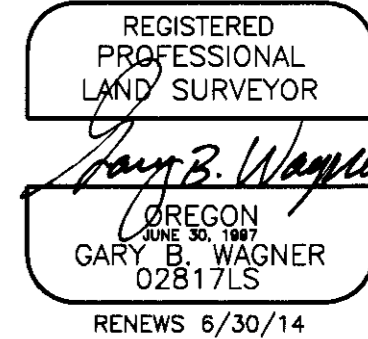
ALSO EXCEPTING THEREFROM, BEGINNING AT SOUTHEAST CORNER OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 9; THENCE WEST A DISTANCE OF 33 FEET TO WESTERLY RIGHT-OF-WAY LINE OF N.W. 11TH STREET; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST A DISTANCE OF 416 FEET; THENCE NORTH A DISTANCE OF 208 FEET; THENCE EAST A DISTANCE OF 416 FEET; THENCE SOUTH A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY, INCLUDING WATER RIGHTS-OF-WAY, ROADS AND RIGHTS OF THE PUBLIC IN AND TO STREETS, ROADS, AVENUES OR LANES WITHIN THE BOUNDARY OF ABOVE DESCRIBED LAND.

ALSO INCLUDING THOSE IRRIGATION EASEMENTS RESERVED IN CONTRACT TO LARRY J. RUNYON, RECORDED IN MICROFILM R-111, PAGE 113, DEED RECORDS.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE 2013 AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED BY ORS 92.



DATE 8/15/13

SURVEY REFERENCES

RECORD SURVEY BY EDWARDS FOR HERMISTON IRRIGATION DISTRICT. FILED AS SURVEY 10-09-C

PARTITION PLAT 2001-06 BY EDWARDS, A.F.#2001-3830311

PARTITION PLAT 2006-25 BY PRIMM LAND SURVEYING, RECORDING NO. 2006-5080157, SURVEY NO. 06-513-B

PARTITION PLAT 2008-26 BY STRATTON SURVEYING, RECORDING NO. 2008-5430666, SURVEY NO. 08-151-B

WARRANTY DEED FROM JOE FLINK TO LARRY RUNYON, REEL 249 PAGE 1345 (T.L. 09102)

RECEIVED BY

Umatilla County Surveyor

Date: 10/01/13

Rec'd By: Mike K...

No.: 13-523-B

RECORDING SEAL

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON September 25, 2013
at 8:44 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2013 14

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill... Records Officer

Fees \$ 73.00 No. 2013-6100315

REV: NONE

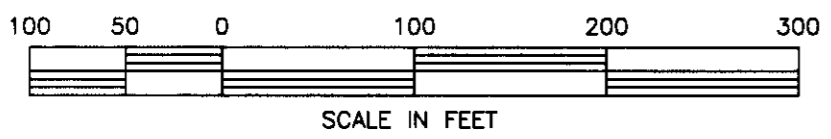
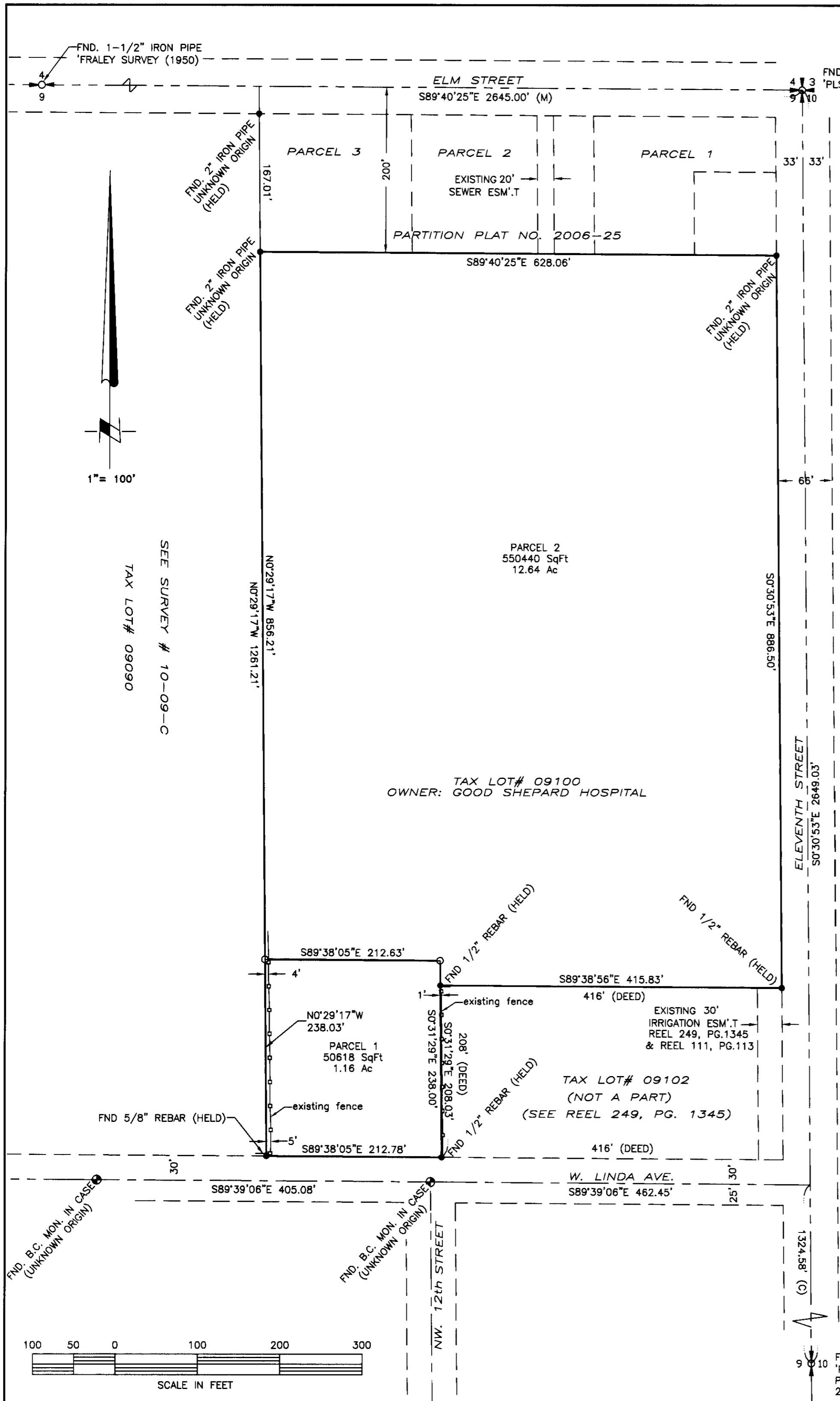
NOTES & LEGEND

- BEARINGS ARE 'GRID', OREGON COORDINATE SYSTEM, NAD_83 (2011) DATUM. DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.99994588.
- (M) = MEASURED PER THIS SURVEY (R) = RECORD PER EDWARDS SURVEY #10-09-C
- = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED WAGNER-LS02817
- = DENOTES FOUND 1/2" REBAR OF UNKNOWN ORIGIN.
- ⊕ = INDICATES FOUND BRASS CAP 1/16 CORNER AS NOTED HEREON

Gary B. Wagner
THIS IS AN EXACT DUPLICATE OF THE ORIGINAL.

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	GOOD SHEPHERD HEALTH CARE	JOB	15813
PROJECT	PARTITION PLAT		
PTN.	NE1/4, NE1/4, SECTION 9, T.4N., R.28E.W.M.		
DRN. BY	RPJ	SCALE 1"= 100'	ACAD VER -2013
APPROVED	GBW	DATE 07-09-13	LDD PROJ -NONE
			FILE: 15813
			SHEET 1 OF 2



OWNER'S DECLARATION/DEDICATION

WE, THE UNDERSIGNED, OWNER'S OF THE LAND DESCRIBED HEREON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

David Hughes
 AUTHORIZED REPRESENTATIVE
 GOOD SHEPHERD HEALTH CARE SYSTEM

PARTITION PLAT NO. 2013-14

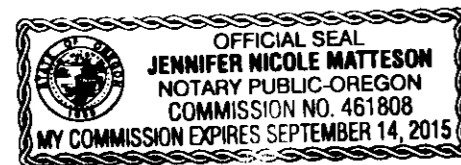
LOCATED IN A THE NE 1/4, NE 1/4, SECTION 9,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

ACKNOWLEDGMENT

STATE OF OREGON } s.s.
 COUNTY OF UMATILLA }

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF August, 2013, PERSONALLY APPEARED BEFORE ME, David T. Hughes, AUTHORIZED REPRESENTATIVE OF GOOD SHEPHERD HEALTH CARE SYSTEM, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DEDICATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jennifer Nicole Matteson
 NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
 RESIDING AT Hermiston, Oregon
 MY COMMISSION EXPIRES: 9/14/15



UMATILLA COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

David H. Klein
 UMATILLA COUNTY SURVEYOR

DATED THIS 16 DAY OF September, 2013

CITY OF HERMISTON PLANNING COMMISSION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE CITY OF HERMISTON PLANNING REGULATIONS WITH REFERENCE TO LAND PARTITIONS AND THEREFORE APPROVE SAID PARTITION PLAT.

Margaret Saylor
 CITY OF HERMISTON PLANNING COMMISSION

09/11/2013
 DATE

HERMISTON IRRIGATION DISTRICT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE HERMISTON IRRIGATION DISTRICT REGULATIONS WITH REFERENCE TO LAND PARTITIONS AND THEREFORE APPROVE SAID PARTITION PLAT.

Jeremy Roden
 HERMISTON IRRIGATION DISTRICT

8-28-13
 DATE

UMATILLA COUNTY TAX COLLECTOR

I, THE TAX COLLECTOR OF UMATILLA COUNTY OREGON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

Bettina Wright
 UMATILLA COUNTY TAX COLLECTOR

DATED THIS 23 DAY OF SEPT, 2013

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GOOD SHEPARD HEALTH CARE IN JUNE 2013. THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 9100 IN ORDER TO CREATE A NEW PARCEL ALONG LINDA AVENUE FOR DEVELOPMENT PURPOSES.

BEARINGS SHOWN ON THIS SURVEY ARE 'GRID', OREGON COORDINATE SYSTEM, (NORTH ZONE) NAD_83 (2011) HORIZONTAL DATUM. THE PRIMARY CONTROL FOR THIS SURVEY IS BASED ON AN GPS SURVEY OF THE CONTROLLING MONUMENTS OF THE NORTHEAST QUARTER OF SECTION 11 AS SHOWN HEREON.

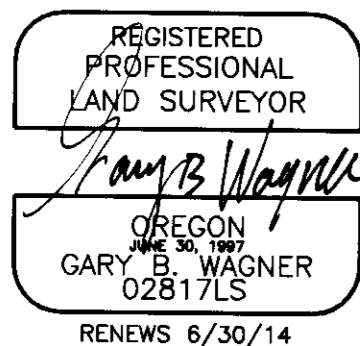
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 WAS PREVIOUSLY SURVEYED BY EDWARDS IN 2010 FOR THE HERMISTON IRRIGATION DISTRICT AS SHOWN ON SURVEY #10-09-C. OUR MEASUREMENTS OF FOUND SURVEY MONUMENTS IN THE NORTHEAST QUARTER OF SECTION 11 AGREE SUBSTANTIALLY WITH EDWARDS SURVEY. THE NORTH LINE OF THE SUBJECT PARCEL WAS PREVIOUSLY ESTABLISHED BY PARTITION PLAT 2006-25. THE WEST LINE OF THIS PARCEL WAS ESTABLISHED PER EDWARDS SURVEY 10-09-C AFOREMENTIONED. THE ORIGIN OF EXISTING MONUMENTS FOUND ALONG THE EXTERIOR BOUNDARY OF TAX LOT 9102 ARE UNKNOWN BUT CONFORM TO THE RECORD DIMENSIONS OF THAT PARCEL AS DESCRIBED IN THE DEED EXCEPTION IN THE RECORD LEGAL DESCRIPTION SHOWN HEREON.

THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

SURVEYOR'S CERTIFICATION

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8/19/13
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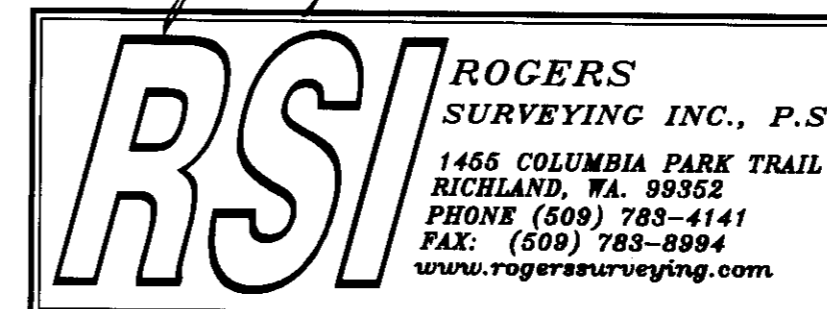
Gary B. Wagner

RECEIVED BY

Umatilla County Surveyor
 Date: 10/01/13
 Rec'd By: Not Known
 No.: 13-523-B

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 COUNTY OF UMATILLA }
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 By: ...Steve Churchill...Records Officer
 Fees \$ 73.00 No. 2013-6100315
 REV: 08/16/13



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PROJECT	PARTITION PLAT				
	PTN. NE1/4, NE1/4, SECTION 9, T.4N., R.28E.W.M.				
DRN. BY	RPJ	SCALE	1"= 100'	ACAD VER	-2013
APPROVED	GBW	DATE	07-09-13	LDD PROJ	-NONE
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				OF	2