

BASIS OF BEARINGS

Bearings are based on GPS observations rotated 0°58'37" clockwise to match the bearing between the two found pins set by survey 99-279-B along the east line of the Hull Property.

PARTITION PLAT NO. 2019 - 10

LOCATION: NE1/4 Section 10, T4N, R28E, W.M., Umatilla County, Oregon.

SHEET 1 OF 2

APPROVALS

This Partition Plat is hereby approved on this

6 Day of March 2019.

Bochyn A En
CITY OF HERMISTON PLANNING COMMISSION

This Partition Plat is hereby approved on this

6th Day of March 2019.

Cynthia Kapatik
HERMISTON IRRIGATION DISTRICT

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Umatilla County Subdivision Ordinance on this

8 Day of March 2019.

David HHL
UMATILLA COUNTY SURVEYOR

This Partition Plat is hereby approved on this

10 Day of April 2019.

Pattina Engel
UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-10-2019

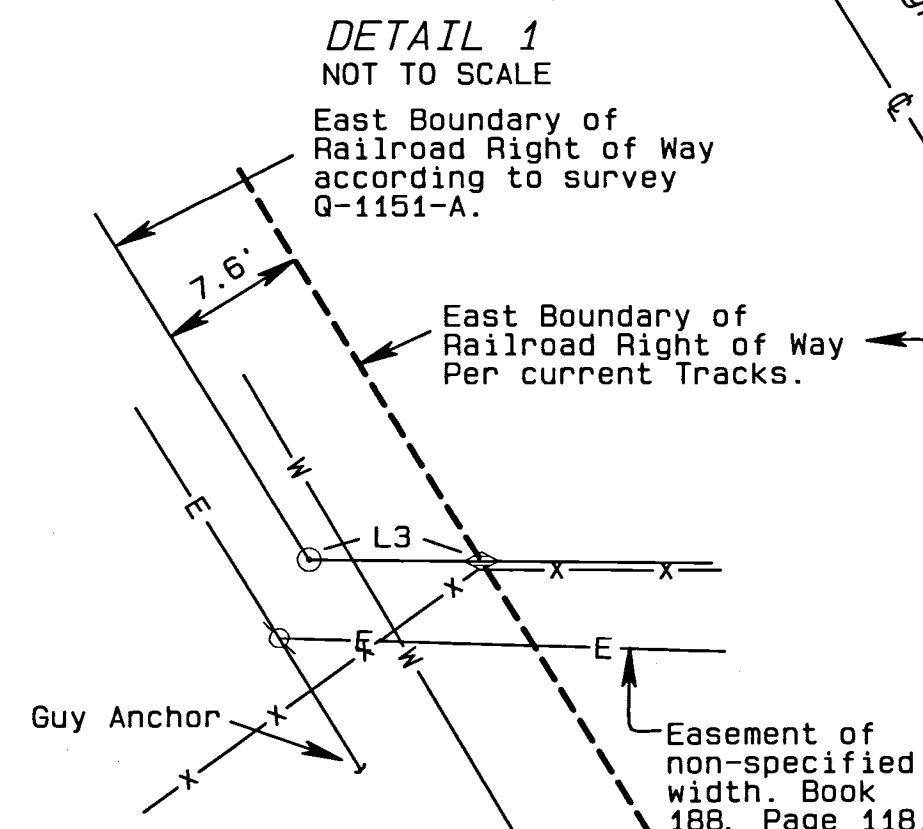
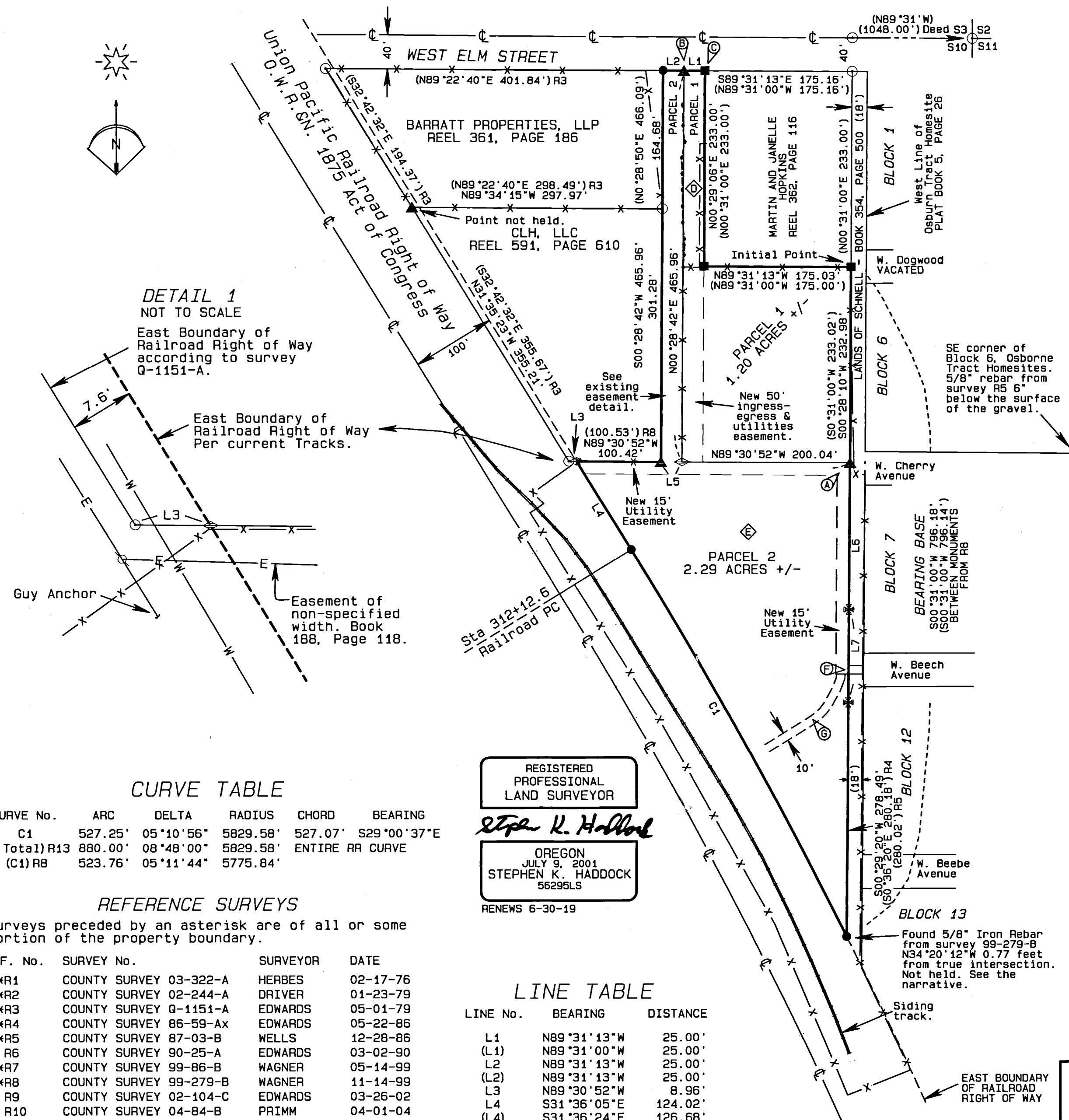
at 11:43 o'clock a. m., in the record of PLATS of said County.

YEAR 2019 NUMBER 10

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6840508



CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	527.25'	05°10'56"	5829.58'	527.07'	S29°00'37"E
(C Total) R13	880.00'	08°48'00"	5829.58'		ENTIRE RR CURVE
(C1) R8	523.76'	05°11'44"	5775.84'		

REFERENCE SURVEYS

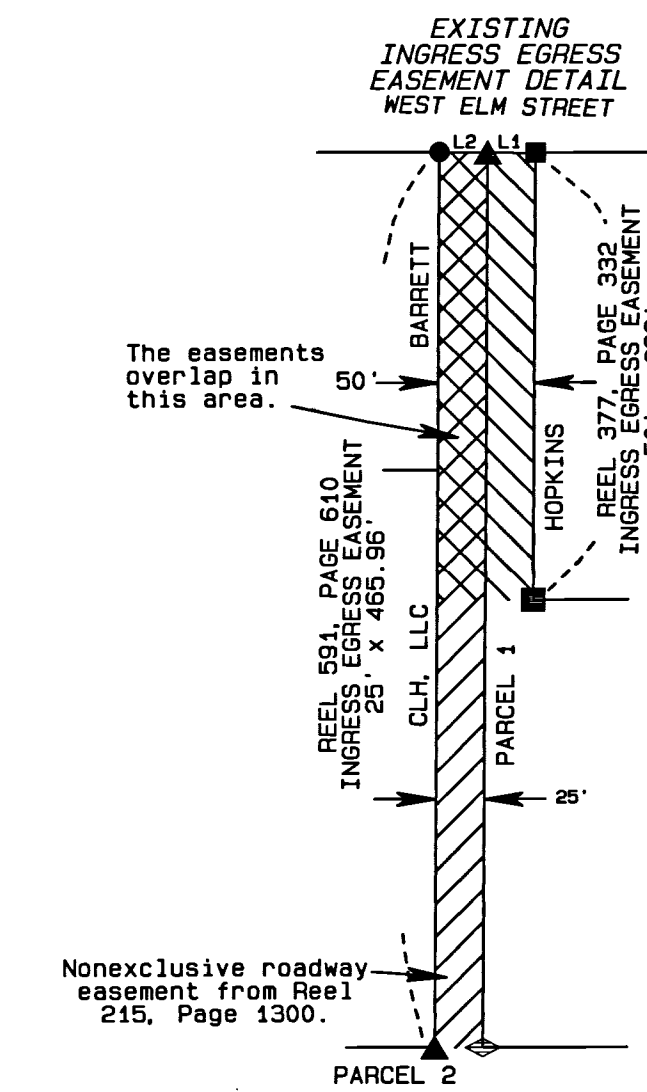
Surveys preceded by an asterisk are of all or some portion of the property boundary.

REF. No.	SURVEY No.	SURVEYOR	DATE
*R1	COUNTY SURVEY 03-322-A	HERBES	02-17-76
*R2	COUNTY SURVEY 02-244-A	DRIVER	01-23-79
*R3	COUNTY SURVEY Q-1151-A	EDWARDS	05-01-79
*R4	COUNTY SURVEY 86-59-Ax	EDWARDS	05-22-86
*R5	COUNTY SURVEY 87-03-B	WELLS	12-28-86
R6	COUNTY SURVEY 90-25-A	EDWARDS	03-02-90
*R7	COUNTY SURVEY 99-86-B	WAGNER	05-14-99
*R8	COUNTY SURVEY 99-279-B	WAGNER	11-14-99
R9	COUNTY SURVEY 02-104-C	EDWARDS	03-26-02
R10	COUNTY SURVEY 04-84-B	PRIMM	04-01-04
R11	COUNTY SURVEY 09-57-B	MCKINNIS	04-26-09
R12	ODOT MAP 3819-3	ODOT	07-01-21
*R13	OWR&N MAP V-ORE-10 48	SLIDE 94	12-31-27
*R14	UNFILED MAP P-9110050	EDWARDS	10-11-91
*R15	OWR&N MAP V-ORE-10 48	SLIDE 93	03-31-53
*R16	OWR&N MAP V-ORE-10 48	SLIDE 177	03-31-53

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK 56295LS
RENEWS 6-30-19

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N89°31'13"W	25.00'
(L1)	N89°31'00"W	25.00'
L2	N89°31'13"W	25.00'
(L2)	N89°31'13"W	25.00'
L3	N89°30'52"W	8.96'
L4	S31°36'05"E	124.02'
(L4)	S31°36'24"E	126.68'
L5	N89°30'52"W	25.00'
(L5)	N89°31'00"W	225.00'
L6	S00°30'03"W	174.79'
(L6) R4	S00°36'20"E	174.78'
L7	S00°29'20"W	110.56'
(L7) R4	S00°36'20"E	110.60'



- LEGEND**
- Set 5/8"x30" Iron Rebar w/ Orange plastic cap stamped WTS and 56295LS
 - ◆ Set a PK nail with a 2" stainless steel washer stamped WTS and 56295LS in concrete base of a chain link fence post.
 - ▲ FOUND 1/2" REBAR FROM SURVEY Q-1151-A EXCEPT AT POINT "A".
 - FOUND 5/8" IRON REBAR FROM SURVEY 99-279-B UNLESS OTHERWISE NOTED.
 - ✱ FOUND 1/2" IRON PIN FROM SURVEY 86-59-Ax.
 - ⊙ COMPUTED POINT
 - Ⓢ Ⓣ FEATURE NOTES
 - (XX.xx) RECORD DATA FROM SURVEY 99-279-B UNLESS OTHERWISE NOTED.

PARTITION PLAT FOR
MR. HERMAN HULL
720 EAST QUINCE
P.O. BOX 1229
HERMISTON, OR 97838

LOCATION: NE1/4 Section 10, T4N, R28E, W.M., Umatilla County, Oregon.

PROJECT DATE: JANUARY 25th, 2019

Project No. 18-24 SCALE: 1" = 60'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

RECEIVED BY
Umatilla County Surveyor
Date: 4/11/19
Rec'd By: CT
No.: 19-037-B

SURVEYOR'S CERTIFICATE

PARTITION PLAT NO. 2019 - 10

LOCATION: NE1/4 Section 10, T4N, R28E,
W.M., Umatilla County, Oregon.

SHEET 2 OF 2

FEATURE NOTES

- A The PK nail in concrete is 18" below the surface. There is a single chain link fence post driven on the SW side of the monument as a guard post.
- B A metal detector indicates this monument is still present though it is paved over. I did not dig it out as part of this survey.
- C This monument position falls under a small boulder in the east edge of a decorative stone landscaping area. The cap from survey 99-279-B is missing.
- D This portion of the ingress - egress easement adjacent to the Hopkin's property is being used as parking of vehicles for the autobody shop.
- E There are natural gas meters visible on Parcel 2. The exact location of the underground supply lines has not been determined yet.
- F The City of Hermiston states that the Hull property is not being billed for sewer services and is not connected to the City System. However, there is a 10 ft. easement across the Schnell property for the construction and maintenance of a sewage system. (Deed Book 337, Page 114).
- G There is a 10 foot easement for the underground power line supplying the transformer on the south end of the bulk storage building. The location of this easement as shown is taken from the document in Reel 158, Page 869. The true location will need to be verified.

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands partitioned hereon in accordance with ORS Chapter 92 as revised and that the Initial Point is a 5/8" iron rebar with a yellow plastic cap stamped RSI-GBW and 02817LS set under Umatilla County survey 99-279-B. Said initial point bears North 50°08'25" West, 346.18' from the southeast corner of Block 6 of the Osborne Tract Homesites as said point was monumented in Umatilla County Survey 87-003-B. The land being partitioned hereby is described in Umatilla County instrument number 2016-6490014 and the preliminary title report by Pioneer Title Company issued November 28th, 2018 (Order Number 98685) as follows:

LEGAL DESCRIPTION

A tract of land located in the North Half of the Northeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, being described as commencing at the Northeast Corner of said Section 10; thence North 89°31'00" West along the North line of said Section 10, a distance of 1048.44 feet; thence South 00°31'00" West, a distance of 273 feet to the True Point of Beginning for this description; thence continuing South 00°31'00" West, a distance of 796.14 feet to a point on a curve located on the East line of the Union Pacific Railroad right-of-way (the radius point of said curve bears South 63°35'20" West, 5,775.84 feet); thence Northwesterly along the arc of said curve through a central angle of 05°11'44" a distance of 523.76 feet to a point of tangent; thence North 31°36'24" West, a distance of 126.68 feet; thence South 89°31'00" East, a distance of 100.53 feet; thence North 00°28'50" East, a distance of 466.09 feet to the South right-of-way line of Elm Street; thence South 89°31'00" East along the South right-of-way line of said street, a distance of 50 feet; thence South 00°28'50" West, a distance of 233 feet; thence South 89°31'00" East, a distance of 175 feet to the point of Beginning.

Excepting therefrom any portion lying within the County Road, Street and Avenue right-of-ways.

Subject to: Easement, including the terms and provisions thereof, to Pacific Telephone and Telegraph Company dated January 25th, 1949, as recorded in Book 188, Page 118, Umatilla County Deed Records.

Subject to: Terms and provisions contained under Easement for sewer pipeline purposes, contained in agreement between Hermiston Development Corporation and Chevron Chemical Company dated May 7, 1974 as recorded in Book 337, Page 114, Umatilla County Deed Records.

Subject to: Easement, including the terms and provisions thereof, to Pacific Power and Light Company dated September 29th, 1987, as recorded in Microfilm Reel 158, Page 869, Office of Umatilla County Records.

Subject to: Encroachments, as shown on Edwards Engineering Survey No. P-9110050, dated October 15, 1991 as disclosed under deed recorded September 23rd, 2016 in Instrument No. 2016-6490014, Office of Umatilla County Records.

Subject to: Right of Entry, including the terms and provisions thereof, contained in Deed recorded February 3, 1992, Microfilm Reel 215, Page 1300, Office of Umatilla County Records. (Affects Parcel 2)

Subject to: Easement for ingress and egress, including the terms and provisions thereof, contained in Deed recorded December 3, 1999 as Instrument No. 1999-3620115 and October 11, 2000, as instrument No. 2000-3770332, Office of Umatilla County Records.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Herman Hull. The purpose of the survey was to partition that property described in the Warranty Deed recorded in Microfilm Reel 649, Page 14, Umatilla County Records, as shown hereon.

Portions or all of the boundary of this property have been the subject of multiple surveys. Those surveys are indicated in the "Reference Surveys" table on this map. The north and east boundaries of this land have been held in all of the surveys except the most recent done in 1999 by Wagner. Mr. Wagner did not find the monuments along the east property line and apparently held only the record bearing to determine the location of that line. I have held the earlier monuments as representing the location of the east property line. The westerly boundary of the property is the easterly line of the railroad right of way. The O.W.R.&N. Right of Way was created on August 18, 1881 under the 1875 Act of Congress. Survey Q-1151-A placed the railroad right of way approximately 8 feet to the west of where the other surveys do and where measuring from the tracks would place it today. A later survey by the same surveyor (See R14 on this map) returned the same line as the other surveys and is now in agreement with the deeds. To locate the railroad right of way I held the centerline of the tracks, the record right of way width and the record curve data from the railroad right of way map. The most recent survey, initially done and later modified in 1999, was for a boundary adjustment. As part of that survey, new legal descriptions were provided using the dimensions from that survey to redescribe all of the exterior boundaries of this property. I have held the new description for that line that was the subject of the adjustment. The remaining lines were established from found monuments from prior surveys and as discussed above.

This survey was performed with a Trimble R7/R8 RTK GPS System.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-19

OWNER'S DECLARATION

We, Herman Hull and Carol Hull, husband and wife, hereby declare that we have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the subdivision ordinances of Umatilla County, Oregon. We do also dedicate the new 15 foot nonexclusive easement for utilities along the north and east lines of Parcel 2 as shown. Said utility easement is appurtenant to both parcels of this partition. We do also dedicate the new 50' nonexclusive ingress - egress & utilities easement as shown. Said easement is to be appurtenant to both parcels and extend from the south line of Elm Street to the south line of Parcel 1. We do also acknowledge all existing easements as shown on this plat.

Herman Hull
HERMAN HULL
Carol J. Hull
CAROL HULL

State of: Oregon
County of: ~~Washington~~ ^{PAC} Umatilla

On this 6th Day of March, 2019, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

Before me: *Patricia A Collins*
Printed name: Patricia A Collins
Notary Public for Oregon

Commission number: 957406

My commission expires: 12-18-2020

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-10-2019 at 11:43 o'clock a. m., in the record of PLATS of said County.
YEAR 2019 NUMBER 10
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6840508

RECEIVED BY
Umatilla County Surveyor
Date: 4/11/19
Rec'd By: CT
No.: 19-037-B

PARTITION PLAT FOR MR. HERMAN HULL 720 EAST QUINCE P.O. BOX 1229 HERMISTON, OR 97838	PROJECT DATE: JANUARY 25th, 2019	
	Project No. 18-24	SCALE: 1" = 100'
LOCATION: NE1/4 Section 10, T4N, R28E, W.M., Umatilla County, Oregon.	WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922	