

# PARTITION PLAT NO. 2020-21

LOCATED IN THE SW1/4 SW1/4 OF SECTION 3,  
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

## SURVEYOR'S CERTIFICATE:

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PARTITION PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND WITH THE CITY OF HERMISTON SUBDIVISION ORDINANCE.

THE INITIAL POINT OF THIS PARTITION PLAT IS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AS MONUMENTED HEREON AND AS REFERENCED TO THE SURROUNDING CONTROLLING CORNERS. THE LANDS BEING PARTITIONED HEREBY ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

(SEE RECORD SURVEY NO. 03-342-B)

PARCEL TWO, PARTITION PLAT NO 2002-16, ACCORDING TO THE SURVEY THEREOF, RECORDS OF UMATILLA COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL ONE OF SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 00°00'17"E, 635.74 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°46'41"W, 152.00 FEET TO THE SOUTHWEST CORNER OF PARCEL TWO OF SAID PLAT; THENCE NORTH 00°00'17"W, 151.20 FEET; THENCE SOUTH 89°59'43"W, 40.00 FEET; THENCE NORTH 00°00'17"W, 184.96 FEET; THENCE NORTH 89°46'41"W, 70.34 FEET; THENCE NORTH 45°06'31"E, 42.35 FEET; THENCE NORTH 00°00'17"W, 219.75 FEET; THENCE NORTH 89°59'43"E, 26.50 FEET; THENCE NORTH 00°00'17"W, 50.00 FEET TO THE NORTH LINE OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 89°44'36"E, 205.83 FEET TO THE POINT OF BEGINNING.

NEW PARCEL AREA IS 6.22 ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David P. Baalman*  
5-11-2020  
THIS IS AN EXACT COPY OF THE ORIGINAL  
OREGON  
NOVEMBER 13, 2012  
DAVID P. BAALMAN  
86848PLS  
RENEWS: 12/31/2021

## OWNER'S DECLARATION:

WE, THE UNDERSIGNED, THE OWNERS OF THE LAND DESCRIBED HEREON, DECLARE THAT WE HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND CITY OF HERMISTON SUBDIVISION ORDINANCE AND WE HEREBY DEDICATE THE NEW EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED. LANDS SUBDIVIDED HEREON ARE SUBJECT TO ANY RIGHTS AND/OR ENCUMBRANCES OF ALL EXISTING EASEMENTS.

*Deanna L. Parkison* MEMBER AUTHORIZED REPRESENTATIVE  
STERLING RIDGE APARTMENTS, LLC  
*Kristie A. Alvek* AUTHORIZED REPRESENTATIVE  
BERKADIA COMMERCIAL MORTGAGE LLC

## ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF **Clatsop**

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) **8/26**, 20**20**

BY (NAME(S) OF INDIVIDUAL(S)) *Deanna L. Parkison*

*Dana B. Lewis*  
NOTARY PUBLIC - STATE OF OREGON

*Dana B. Lewis*  
PRINTED NAME

**974894**  
COMMISSION NO.

**May 16, 2022**  
MY COMMISSION EXPIRES



## ACKNOWLEDGEMENT:

STATE OF ~~OREGON~~ **PENNSYLVANIA**  
COUNTY OF ~~CLATSOP~~ **MONTGOMERY**

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) **OCT. 15**, 20**20**

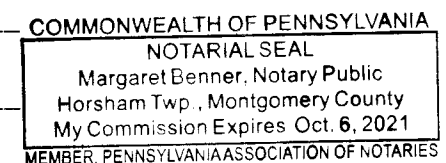
BY (NAME(S) OF INDIVIDUAL(S)) *Kristie A. Alvek*

*Margaret Benner*  
NOTARY PUBLIC - STATE OF OREGON PA

*MARGARET BENNER*  
PRINTED NAME

**1131740**  
COMMISSION NO.

**Oct. 6, 2021**  
MY COMMISSION EXPIRES



STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on **10-20-2020**

at 9:12 o'clock a. m., in the record of PLATS of said County.

YEAR **2020** NUMBER **21**

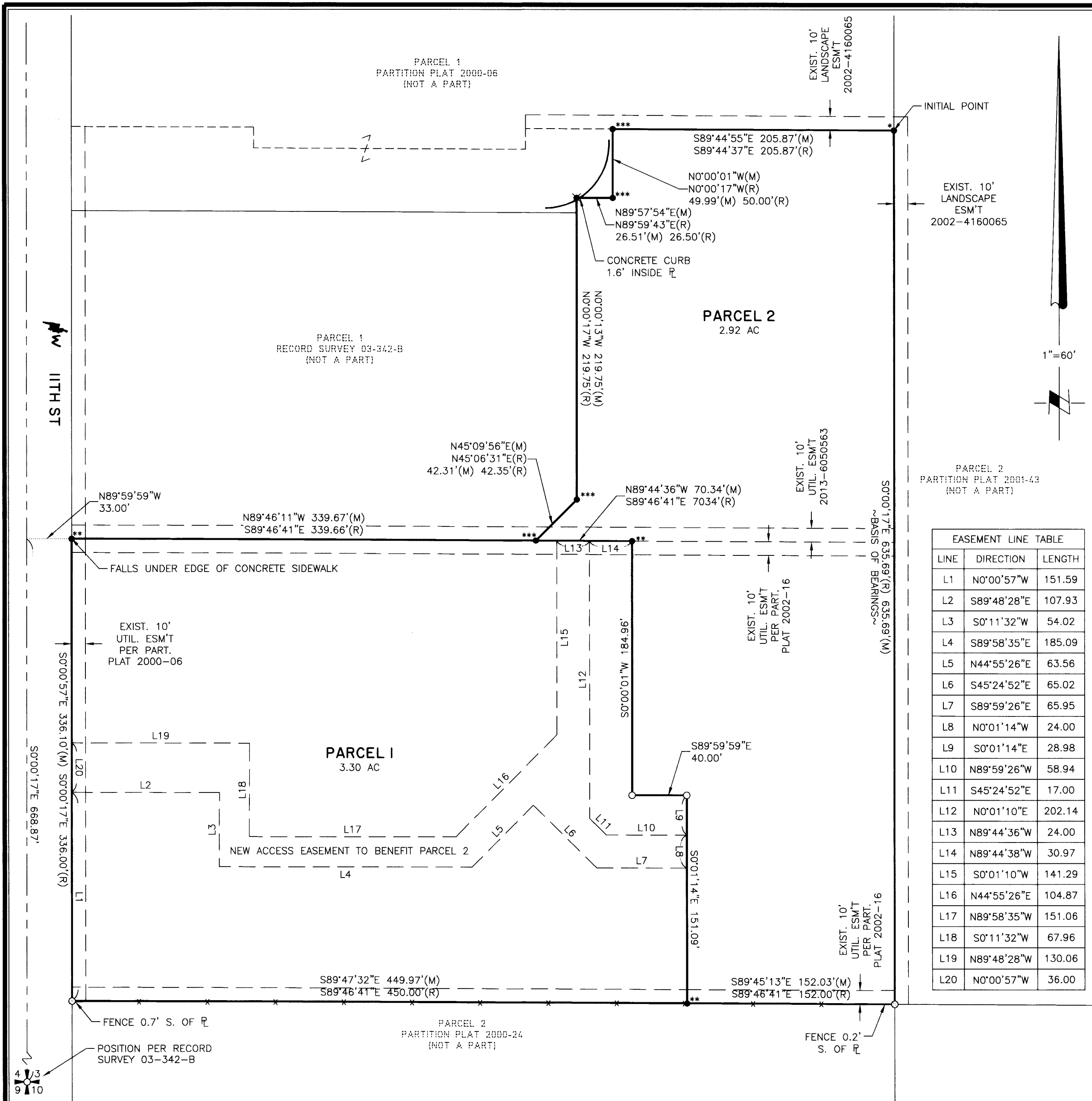
OFFICE OF COUNTY RECORDS

By: **STEVE CHURCHILL** Records Officer

Fee \$ **120.00** No. 2020-7090530

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

SHEET 1 OF 1 11020.DWG



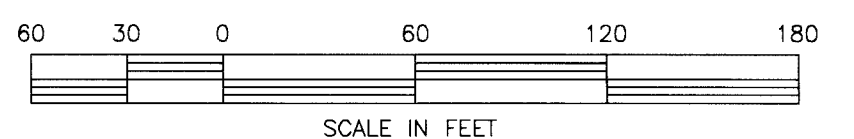
LINE	DIRECTION	LENGTH
L1	N0°00'57"W	151.59
L2	S89°48'28"E	107.93
L3	S0°11'32"W	54.02
L4	S89°58'35"E	185.09
L5	N44°55'26"E	63.56
L6	S45°24'52"E	65.02
L7	S89°59'26"E	65.95
L8	N0°01'14"W	24.00
L9	S0°01'14"E	28.98
L10	N89°59'26"W	58.94
L11	S45°24'52"E	17.00
L12	N0°01'10"E	202.14
L13	N89°44'36"W	24.00
L14	N89°44'38"W	30.97
L15	S0°01'10"W	141.29
L16	N44°55'26"E	104.87
L17	N89°58'35"W	151.06
L18	S0°11'32"W	67.96
L19	N89°48'28"W	130.06
L20	N0°00'57"W	36.00

## SURVEY REFERENCES:

PARTITION PLAT 2002-16 (WAGNER)  
RECORD SURVEY 03-342-B (WAGNER)

## SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY. THE FOUND MONUMENTS AS SHOWN HEREON WERE HELD FOR THE TRUE CORNERS OF THE SUBJECT PROPERTY. THE NEW DIVIDING LINE IS ESTABLISHED HEREON BY HOLDING EXISTING MONUMENTS ORIGINATING FROM PRIOR PARTITION PLATS AT THE NORTH & SOUTH ENDS. NEW MONUMENTS ALONG THE NEW DIVIDING LINE, WHILE FALLING VERY NEAR THE BOUNDARY OF FORMER PARTITION PLAT LOTS, ARE NOT INTENDED TO BE A RETRACEMENT OF FORMER PARTITION PLAT LOTS, BUT INSTEAD ARE SET TO MONUMENT A NEW DIVIDING LINE AND SHOULD BE CONSIDERED ORIGINAL MONUMENTS TO THIS SURVEY ONLY.



## SURVEYOR'S NOTES:

1. BASIS OF BEARING: THE EAST LINE OF PARCEL 1, PARTITION PLAT 2002-16.
2. ● = DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI GBW LS2817" PER PARTITION PLAT 2000-06(\*), PARTITION PLAT 2002-16(\*\*), OR RECORD SURVEY 03-342-B(\*\*\*)
3. ✖ = DENOTES FOUND RAILROAD SPIKE - BELIEVED TO ORIGINATE FROM RECORD SURVEY 03-342-B (HELD)
4. ○ = DENOTES FOUND 5/8" REBAR - BELIEVED TO ORIGINATE FROM PARTITION PLAT 2000-06 (HELD)
5. ○ = DENOTES SET 5/8"x30" STEEL REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848LS"
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED  
(R) = RECORD PER PARTITION PLAT 2002-16 OR RECORD SURVEY 03-342-B

## APPROVALS

APPROVED THIS **20** DAY OF **Oct.**, 2020.

*David H. Baalman*  
UMATILLA COUNTY SURVEYOR

APPROVED THIS **10** DAY OF **JUNE**, 2020.

*Margaret Sawyer*  
CITY OF HERMISTON PLANNING COMMISSION

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS **19** DAY OF **October**, 2020.

*Barthol Reynolds*  
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY  
Umatilla County Surveyor  
Date: **10/22/20**  
Rec'd By: **CT**  
No.: **20-091-0**