

APPROVALS

FOUND A 2 1/2" BRASS CAP AT THE N.W. CORNER OF SECTION 24. STAMPED UMATILLA COUNTY SURVEYOR PLS 9337 PER UMATILLA COUNTY SURVEY NO. 89-86-B

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT 3 OF THE REPLAT OF LOT 2, BLOCK 2 OF THE REPLAT OF LOTS 1 AND 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" AND LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 13 OF TOWN PLATS, PAGE 82, RECORDS OF UMATILLA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE N00°39'55"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 80.00 FEET; THENCE N89°29'15"E A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°39'55"E A DISTANCE OF 1161.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N89°14'05"E A DISTANCE OF 410.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF CAMPBELL DRIVE AND THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°44'35"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1143.38 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°13'50" AND AN ARC LENGTH OF 31.50 FEET, BEING SUBTENDED BY A LONG CHORD OF S44°22'20"W 28.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PENNY AVENUE; THENCE S89°29'15"W ALONG NORTH RIGHT-OF-WAY OF PENNY AVENUE A DISTANCE OF 392.25 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF HERMISTON

APPROVED IN ACCORDANCE WITH CITY OF HERMISTON ORDINANCE NO. 858.

*Therese J. Taylor* 02/12/98  
 PLANNING COMMISSION CHAIRMAN DATE  
*Mark Dehn* 8/11/98  
 MAYOR DATE

UMATILLA COUNTY COMMISSIONERS

*Jennise D. Roberts* 9-9-98  
 CHAIRMAN DATE  
*Ernie M. Holman* 9-8-98  
 COMMISSIONER DATE  
*William S. Hamall* 9/6/98  
 COMMISSIONER DATE

UMATILLA COUNTY SURVEYOR

THIS REPLAT IS HEREBY APPROVED THIS 4 DAY OF September 1998.  
*David Krumbein*  
 DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR

LEGEND

- SECTION LINE
- PROPERTY LINE AND NEW LOT LINE
- PLATTED LOT LINE
- STREET RIGHT OF WAY LINE
- STREET RIGHT OF WAY CENTERLINE
- EASEMENT
- COUNTOUR LINE
- CONTOUR INTERVAL
- (642) FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA25893 OR2630" ATTACHED.
- FOUND 5/8" IRON PIN AS SHOWN ON THE OFFICIAL PLAT OF THE REPLAT OF LOT 1 & 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" & LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO" RECORDED IN BOOK 13 OF TOWN PLATS AT PAGE 87, RECORDS OF UMATILLA COUNTY.
- ⊕ FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "BUFFORD ASSOC. PLS 1148". GPS POINT STA. 9333.
- FOUND A 5/8"x 3/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 19619 OR 2820" ATTACHED.
- SET A 5/8"x 3/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 19619 OR 2820" ATTACHED.
- (XOX) RECORD BEARINGS AND DISTANCE PER THE OFFICIAL PLAT OF THE REPLAT OF LOT 1 & 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" & LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO" (BOOK 13, PAGE 67).
- \*\*\*\*\* FENCE

CAMPBELL DRIVE ADDITION

A REPLAT OF LOT 3 OF THE REPLAT OF LOT 2 OF BLOCK 2 OF THE "REPLAT OF LOT 1 & 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" & LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TWP. 4 NORTH, R. 28 E, S. 28, N.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON

BASIS OF BEARINGS

GRID BEARINGS, OREGON NORTH ZONE BASED ON A TRAVERSE RAN BETWEEN G.P.S. CONTROL STATIONS 9333 AND 9335 AS SHOWN ON PAGES 39 AND 41 OF 57 BY EAGLE GPS SURVEY CORP. FOR BUFFORD AND ASSOCIATES ON FILE WITH THE UMATILLA COUNTY SURVEYOR. GEODETIC COORDINATES NAD 83(91) FOR STATION 9333 ARE:  
 LAT: 45°48'47.78170" N  
 LONG: 119°15'54.54635" W  
 OREGON NORTH ZONE STATE PLATE COORDINATES NAD 83(91) ARE:  
 NORTH: 785019.573 INT. FT.  
 EAST: 8516958.330 INT. FT.  
 THETA: 00°52'32.653"  
 SCALE FACTOR: 0.9999857988  
 ELEVATION: 642.80 US FT. NGVD 29  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE OWNERS OF THE LANDS SHOWN IN THIS REPLAT, HAVE CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHTS OF WAY AND THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.

PORT OF UMATILLA  
 A PUBLIC MUNICIPALITY

*Forrest K. Starrett* 6/9/98  
 FORREST K. STARRETT, PRESIDENT DATE  
*Marjorie Roff* 6/9/98  
 MARJORIE ROFF, SECRETARY DATE

ACKNOWLEDGMENT

STATE OF OREGON  
 COUNTY OF UMATILLA  
 BEFORE ME THIS 9 DAY OF June 1998  
 APPEARED FORREST K. STARRETT AND MARJORIE ROFF, DULY AUTHORIZED REPRESENTATIVES OF THE PORT OF UMATILLA, A PUBLIC MUNICIPALITY OWNER OF THE LANDS SHOWN HEREIN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING REPLAT AND SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF June 1998

*Leslie A. Weimer*  
 NOTARY PUBLIC, STATE OF OREGON  
 MY COMMISSION EXPIRES, 11/16/00



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

*Greg E. Flowers*  
 GREG E. FLOWERS

SURVEYORS CERTIFICATE

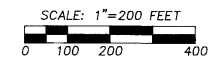
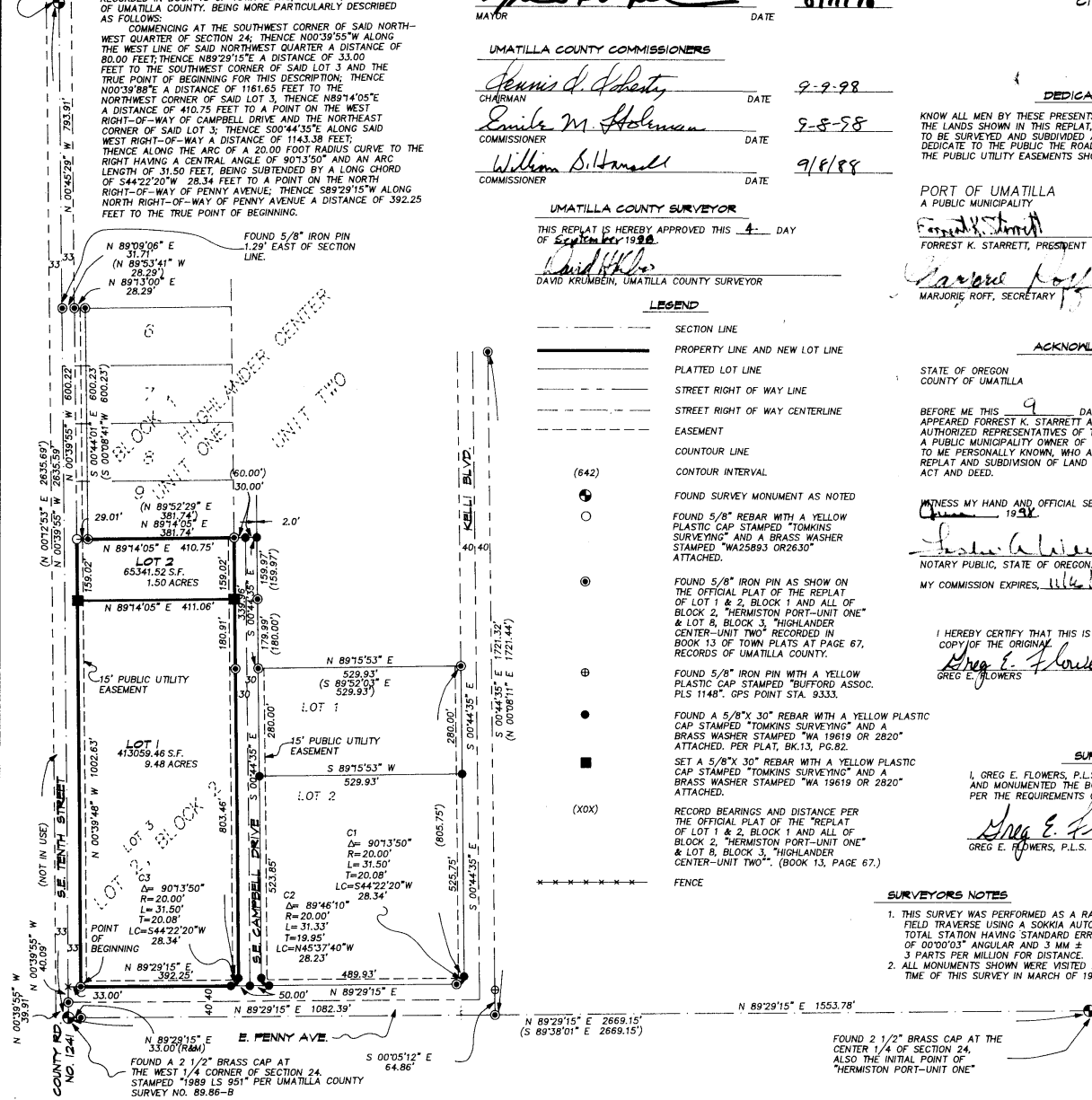
I, GREG E. FLOWERS, P.L.S. NO. 2820 HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF LOTS 1, 2 OF CAMPBELL DRIVE ADDITION, PER THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

*Greg E. Flowers*  
 GREG E. FLOWERS, P.L.S. NO. 2820

SURVEYORS NOTES

1. THIS SURVEY WAS PERFORMED AS A RANDOM FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PARTS PER MILLION FOR DISTANCE.
2. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN MARCH OF 1998.

FOUND 2 1/2" BRASS CAP AT THE CENTER 1/4 OF SECTION 24, ALSO THE INITIAL POINT OF "HERMISTON PORT-UNIT ONE"



FINAL PLAT OF CAMPBELL DRIVE ADDITION, A REPLAT OF LOT 3 OF THE REPLAT OF LOT 2 OF BLOCK 2 OF THE "REPLAT OF LOTS 1 & 2, BLOCK 1 AND ALL OF BLOCK 2, "HERMISTON PORT-UNIT ONE" & LOT 8, BLOCK 3, "HIGHLANDER CENTER-UNIT TWO" LOCATED IN THE NW 1/4 OF SEC. 24, T. 4 N., R. 28 E., N.M., UMATILLA COUNTY, OREGON. FOR THE PORT OF UMATILLA, 508 WILLAMETTE AVENUE UMATILLA, OREGON 97802

TOMKINS LAND SURVEYING, INC.  
 20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843

DATE  
 MARCH, 1998

SCALE  
 1"= 200'

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

I HEREBY CERTIFY THAT 1998 TAXES AS OF THE DAY OF September 1998, ARE PAID IN FULL.

*Shirley J. ...*  
 UMATILLA COUNTY TAX COLLECTOR  
 UMATILLA COUNTY ASSESSOR

STATE OF OREGON }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded

ON September 9, 1998  
 at 10:50 o'clock Am., in the record of  
 PLATS of said County.  
 BOOK PAGE Side  
 13 125

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT Records Officer

Fees \$ 25.00 No. 1998-3360357

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/99  
 5/13/98

5/13/98