

BRATTON REPLAT

A REPLAT OF LOTS 11, 12, 13, 14 & 15 OF BLOCK "G" OF HERMISTON ORCHARDS LOCATED IN THE SE 1/4 SEC. 11, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: DONALD D. & ROCHELLE M. BRATTON
945 E. NEWPORT AVENUE
HERMISTON, OREGON 97838

APPROVALS

UMATILLA COUNTY SURVEYOR

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

David H. ...
UMATILLA COUNTY SURVEYOR
DATED THIS 15 DAY OF February 2019

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS RE-PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

... Patrick
MANAGER
DATED THIS 8 DAY OF February 2019

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID RE-PLAT.

Margaret ...
CHAIR UMATILLA COUNTY PLANNING COMMISSION
DATED THIS 5 DAY OF February 2019

HERMISTON CITY COUNCIL

I HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID RE-PLAT.

...
MAYOR
DATED THIS 7 DAY OF February 2019

UMATILLA COUNTY COMMISSIONERS

WE HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND WE THEREFORE APPROVE SAID RE-PLAT.

William ...
CHAIRMAN
DATED THIS 15 DAY OF February 2019

...
COMMISSIONER
DATED THIS 15 DAY OF February 2019

...
COMMISSIONER
DATED THIS 15 DAY OF February 2019

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING RE-PLAT AND 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 RE-PLAT.

...
TAX COLLECTOR
DATED THIS 15 DAY OF February 2019

...
ASSESSOR
DATED THIS 15 DAY OF February 2019

UMATILLA COUNTY CLERK

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 3-14-2019

at 9:37A o'clock a m., in the record of PLATS of said County.
BOOK 16 PAGE 83
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2019-6830502

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD A YELLOW PLASTIC CAP STAMPED "EDWARDS 951"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ⊙ FOUND MONUMENT AS NOTED
- × COMPUTED PT, NOT SET
- PARTITION BOUNDARY
- - - - - 50' CANAL EASEMENT

NOTE ON DRAINAGE DITCH

IT WAS RELAYED TO MYSELF BY THE HERMISTON IRRIGATION DISTRICT ON 25 JAN 2019 THAT THE DRAINAGE DITCH IS A NATURAL DRAIN AND THAT THERE IS NO EASEMENT LISTED ON THE 1917 MAP.

NOTE ON NORTHERLY MONUMENTS ON LOTS 1-2

THE 3 MONUMENTS ON THE SOUTHERLY SIDE OF THE DRAINAGE DITCH HAVE BEEN PLACED AT 25 FOOT PERPENDICULAR DISTANCE FROM SAID DRAINAGE DITCH.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN DECEMBER OF 2018 AT THE REQUEST OF DONALD D. BRATTON AND ROCHELLE M. BRATTON, HUSBAND AND WIFE. THE PURPOSE OF THE SURVEY IS TO PERFORM A REPLAT ON LOTS 11, 12, 13, 14 & 15 OF BLOCK G OF HERMISTON ORCHARDS THE PROPERTY IS LOCATED IN THE SE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2018-6740375. AND IS DESCRIBED AS FOLLOWS:

Lot 15 and all of that portion of Lots 11, 12, 13 and 14, lying and being Southerly of the Hermiston Irrigation District Drainage Canal in Block "G", HERMISTON ORCHARDS, an Addition to the City of Hermiston, Umatilla County, Oregon.

EXCEPTING THEREFROM any and all water rights-of-way.

SUBJECT TO: These premises are within the boundaries of the Hermiston Irrigation District, and are subject to the easements thereof, if any.

I WAS ABLE TO RECOVER ALL OF THE CORNERS SET BY LS 02820 EXCEPT THE SOUTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS AS HE HAD SET THEM IN SURVEY NUMBER 00-24-B.

THE EXTERIOR BOUND OF THE PROPERTY HAVE EITHER BEEN HELD OR COMPUTED AS FOLLOWS:

EASTERLY LINE OF THE PROPERTY WAS HELD FROM THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE NORTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" MARKING THE SOUTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS.

SOUTHERLY LINE OF THE PROPERTY WAS COMPUTED FROM THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" MARKING THE SOUTHEAST CORNER OF THE PROPERTY AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE SOUTHWEST CORNER OF LOT 13 OF BLOCK "G" OF HERMISTON ORCHARDS. THE LINE BETWEEN THESE TWO FOUND MONUMENTS WAS EXTENDED IN A WESTERLY DIRECTION TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHEAST 9TH STREET. THE LOCATION COMPUTED IS THE SOUTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS.

WESTERLY LINE OF THE PROPERTY WAS COMPUTED FROM THE PREVIOUSLY COMPUTED LOCATION OF THE SOUTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING", THAT IS 5.3 FEET SOUTHERLY OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL. FROM THIS FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" I EXTENDED IT NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTHEAST 9TH STREET A DISTANCE OF 5.3 FEET AS CALLED FOR IN RECORD OF SURVEY NUMBER 00-24-B. THE LOCATION COMPUTED IS TO THE NORTHWEST CORNER OF LOT 11 THAT FALLS SOUTH OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL.

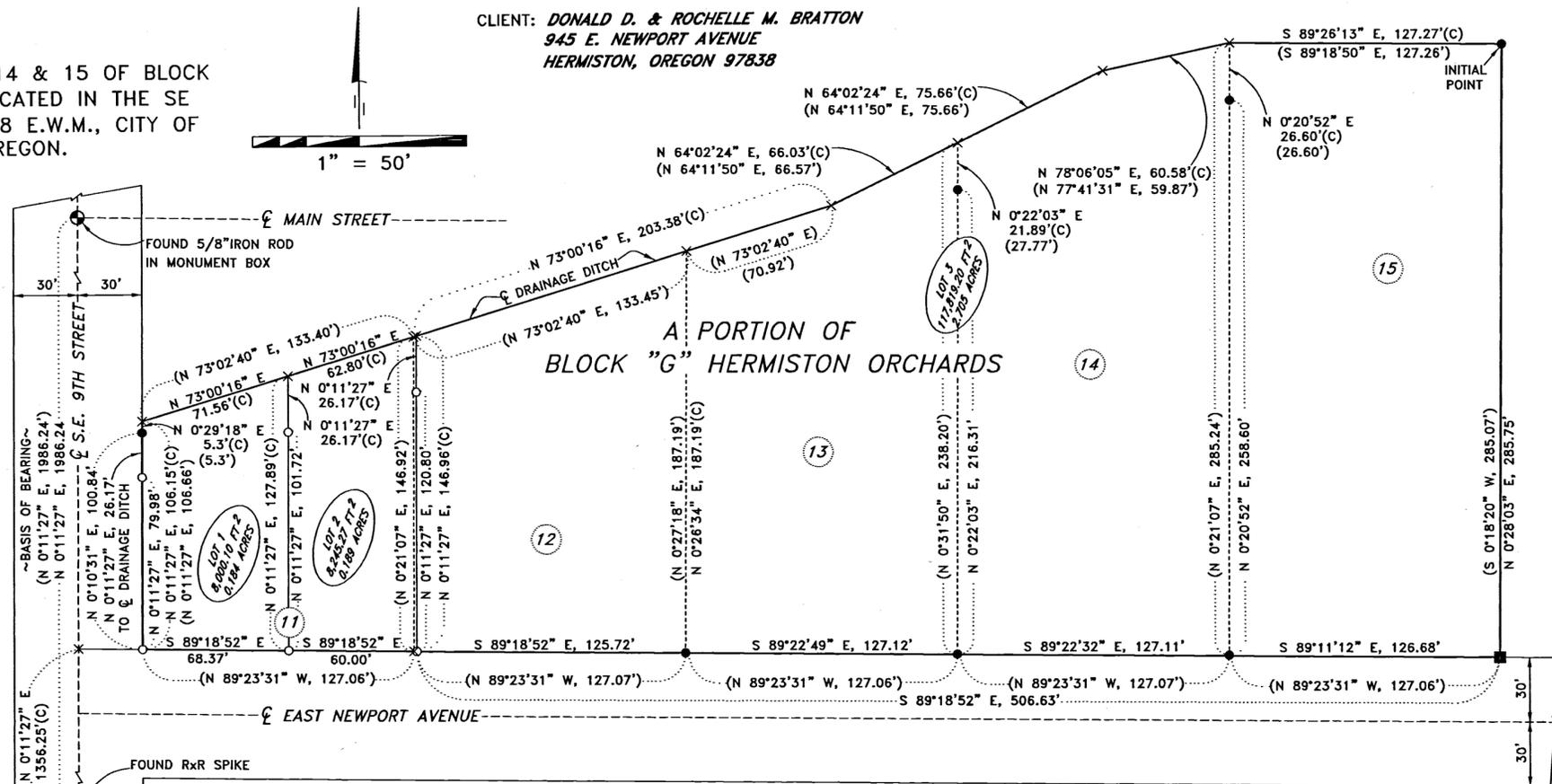
NORTHERLY LINE WAS COMPUTED FROM A COMBINATION OF THE PREVIOUSLY COMPUTED NORTHWEST CORNER OF LOT 11 THAT FALLS SOUTH OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL, THE NORTHWEST CORNER OF LOT 15 AS COMPUTED FROM THE TWO FOUND 5/8" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" ON THE WEST LINE OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS AND THEN EXTENDING THIS LINE NORTHERLY 26.6 FEET AS CALLED FOR IN SURVEY NUMBER 00-24-B, THE COMPUTED LOCATION OF THE NORTHWEST CORNER OF LOT 13 OF BLOCK "G" OF HERMISTON ORCHARDS BY A DISTANCE-DISTANCE INTERSECTION FROM THE PREVIOUSLY COMPUTED NORTHWEST CORNER OF LOT 11 THAT FALLS SOUTH OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL UTILIZING A DISTANCE OF 266.85 FEET AS CALLED FOR ON SURVEY NUMBER 00-24-B AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE SOUTHWEST CORNER OF LOT 13 OF BLOCK "G" OF HERMISTON ORCHARDS UTILIZING A DISTANCE OF 187.19 FEET AS CALLED FOR ON SURVEY NUMBER 00-24-B.

LOT 1 CORNERS HAVE BEEN COMPUTED IN ORDER FOR SAID LOT 1 TO CONTAIN 8000.10 SQUARE FEET.

LOT 2 CORNERS HAVE BEEN COMPUTED AT THE MINIMUM LOT WIDTH OF 60.00 FEET.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8" IRON ROD IN A MONUMENT BOX MARKING THE CENTERLINE LOCATION OF MAIN STREET WITH SOUTHEAST 9TH STREET AND THE FOUND RAILROAD SPIKE IN EAST HIGHLAND MARKING THE CENTERLINE LOCATION OF SOUTHEAST 9TH STREET AND IS BASED UPON SURVEY NUMBER 00-24-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.



DEEDS

- INSTRUMENT NUMBER 2018-6740375
- INSTRUMENT NUMBER 2012-5970718
- INSTRUMENT NUMBER 2014-6190848
- INSTRUMENT NUMBER 2003-4390437
- INSTRUMENT NUMBER 2016-6450292

SURVEYS

- LS 02820 SURVEY NUMBER 00-24-B
- LS 951 SURVEY NUMBER 91-32-B
- LS 951 SURVEY NUMBER P-33-AX

NOTES

- () SURVEY NUMBER 00-24-B
- (C) COMPUTED

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, DONALD D. BRATTON AND ROCHELLE M. BRATTON, OWNERS OF THE LANDS AS SHOWN ON THIS REPLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO LOTS AS SHOWN ON THIS REPLAT.

Donald D. Bratton
DONALD D. BRATTON
Rochelle M. Bratton
ROCHELLE M. BRATTON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 1st OF Feb 2019 APPEARED DONALD D. BRATTON AND ROCHELLE M. BRATTON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING REPLAT OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME *Monica Gehrke*
NOTARY PUBLIC FOR OREGON
PRINTED NAME 974597 MONICA GEHRKE
COMMISSION NO. 974597
MY COMMISSION EXPIRES 05/20/2022

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN DECEMBER 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

RECEIVED BY Umatilla County Surveyor
Date: 3/14/19
Recd By: CT
No.: 19-026-3

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/20

DATE: 30 JAN 19

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL REPLAT AS FILED FOR DONALD D. BRATTON AND ROCHELLE M. BRATTON, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

Brit L. Primm
BRIT L. PRIMM

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
brit@primmlandsurveying.com
keith@primmlandsurveying.com

CLIENT: DONALD D. & ROCHELLE M. BRATTON

SE 1/4, SEC 11, TWP. 4 N. RNG. 28 E.W.M.

PROJECT:
A REPLAT OF LOTS 11, 12, 13, 14 & 15 OF BLOCK "G" OF HERMISTON ORCHARDS LOCATED IN THE SE 1/4 SEC. 11, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

JOB #: 1810004
DATE: 04 DEC 18
FB/PG: 040/25
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP