

PARTITION PLAT No. 2020-25

City of Hermiston,
Umatilla County, Oregon
Township 4 North,
Range 28 East, W.M.,
Northeast 1/4 of
Southwest 1/4 of
Section 10

for:
K.C. Nobles Enterprises, LLC
1050 Stephens Avenue
Umatilla, Oregon 97882

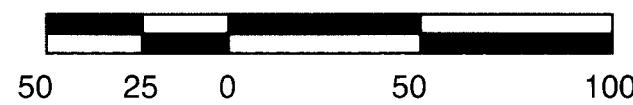
SURVEY RECORDS:

- D Deed, Nobles, Reel 302, Page 0109, 1996
- R1 Fraley for Vickers, Vicker's Addition, 1951, 7-31
- R2 Krumbain for Metrenos, 1976, K-064-A
- R3 Edwards for Carey, 1976, K-085-AX
- R4 Edwards for Ketrenos, 1976, K-086-AX
- R5 Edwards for Tmms & Thomas, 1976, K-094-A
- R6 Edwards for McMichael, Etter & Nelson, 1980, R-0106-A
- R7 Primm for Traner, 2006, 06-035-B
- R8 McKinnis for Nobles, P.P. 2020-18
- R9 McKinnis for Nobles, P.P. 2020-22

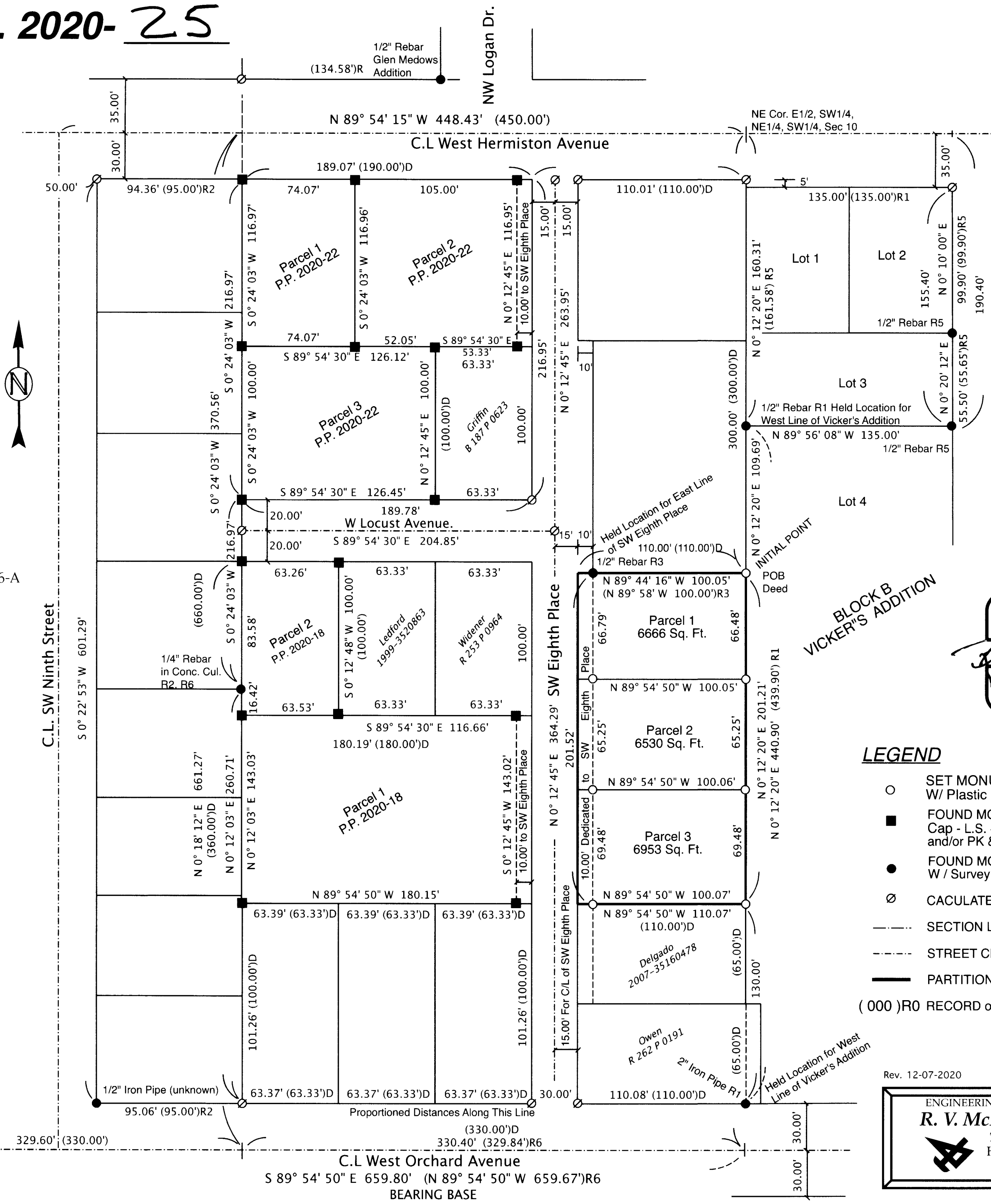
I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Kelly C. Nobles in Umatilla County.

Ronald V. McKinnis
Ronald V. McKinnis PLS 2431

SCALE 1" = 50 Ft.



Found RR Spike
1/16 th
R6, Edwards Reported
A Nail & Brass Washer



RECEIVED BY

Umatilla County Surveyor
Date: 12/17/20
Rec'd By: CT
No: 20-109-B

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 12-15-2020
at 11:26 o'clock a.m., in the record of
PLATS of said County.
YEAR 2020 NUMBER 25
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-7120407

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald V. McKinnis
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-20

LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENTS - 5/8" Rebar W/ Plastic Cap - L.S. #2431 From Partition Plat 2020-18 and/or PK & Washer From Partition Plat 2020-22
- FOUND MONUMENTS - As Noted W / Survey Referenced
- ⊘ CALCULATED CORNER (Not Set)
- SECTION LINES
- - - STREET CENTER LINES
- PARTITION BOUNDARY
- (000)R0 RECORD or DEED DISTANCE W/ Reference

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August, 2019

Rev. 12-07-2020

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

2-2

PARTITION PLAT No. 2020 - 25

City of Hermiston,
Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.,
Northeast 1/4 of Southwest 1/4 of Section 10

for:
K.C. Nobles Enterprises, LLC
1050 Stephens Avenue
Umatilla, Oregon 97882

PROPERTY DESCRIPTION:

The legal description of this property being partitioned is a portion as found in Deed 2017-6550394 of the Umatilla County Records of Deeds, Recorded March 10, 2017, and is more particularly described as:
TRACT III: That portion of the following described property lying East of Southwest 8th Place and being 110 feet wide, Beginning at a point 300 feet South of the Northeast Corner of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 10, Township 4 North, Range 28, E.W.M. This being the Point of Beginning of this description, thence running South a distance of 360 feet, thence West a distance of 330 feet, thence North a distance of 660 feet, thence East a distance of 220 feet, thence South a distance of 300 feet, thence East a distance of 110 feet to the Point of Beginning, less the established roads of the North & South sides thereof,

EXCEPTING THEREFROM THE FOLLOWING:

Land conveyed to Willard G. Foulkrod, et ux, by Deed recorded in Book 181, Page 465, Deed Records, Umatilla County, Oregon.

Land conveyed to Robert T. Owen, et ux, by Deed recorded in Book 262, Page 191, Deed Records, Umatilla County, Oregon.

Land conveyed to Dora Leona Turner, et al, by Deed recorded in Book 317, Page 297, Deed Records, Umatilla County, Oregon.

Lands within West Hermiston Avenue and West Orchard Avenue.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as Described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes. The INITIAL POINT for this Partition is my monument set at the Northeast Corner of Parcel 1, on the West Line Vicker's Addition to the City of Hermiston.

This survey is based on my Partiton Plats for Clyde & Betty Nobles, my Partiton Plat for Kelly Nobles and a survey by Edwards for McMichael, Etter, & Nelson where Edwards assumed a bearing along the centerline of West Orchard Avenue. I found the 16th monument at the intersection of Orchard & 9th, a railroad spike where Edwards found a Nail & Brass Washer. I then found the Initial Point of Vicker's Addition, being a 2" Iron Pipe. I held an offset of 30 feet to establish the Center Line of Orchard Avenue, my Basis of Bearing being that of Edwards. In that survey, Edwards set pins at the corners of three lots adjacent to 8th Place. I found none of those monuments. Along Hermiston Avenue I held Primm's PK & Washer West of 9th Street and the Record Distance North of a pin set by Edwards for Timms & Thomas. That line match fairly well with a monument I found on the North side of Hermiston Avenue in Glen Meadows Addition. I then established the West line of Vicker's Addition. Krumbain established the West side of this Deed description in a 1976 survey for Metrenos. I was only able to recover one of the monuments in that survey, a 1/4" rebar in a concrete filled section of culvert. I held Primm's record distance to the West line of 9th Street and the record distance for the lot on the North side of Hermiston Avenue. I projected that line through the 1/4" rebar and it proved to be reasonably accurate. I continued to delineate the Nobles Tract and divided it into three (3) Parcels as shown. The Western 10 feet of the Tract is required to be added to 8th Place and Nobles makes that dedication in his declaration. This survey was completed with a Trimble GPS RTK Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby Dedicate the West 10 feet of Parcels 1, 2, & 3 to Eighth Place as shown on this Plat. We authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

Kelly C. Nobles
Kelly C. Nobles, Sole Proprietor
for KC Nobles Enterprises, LLC

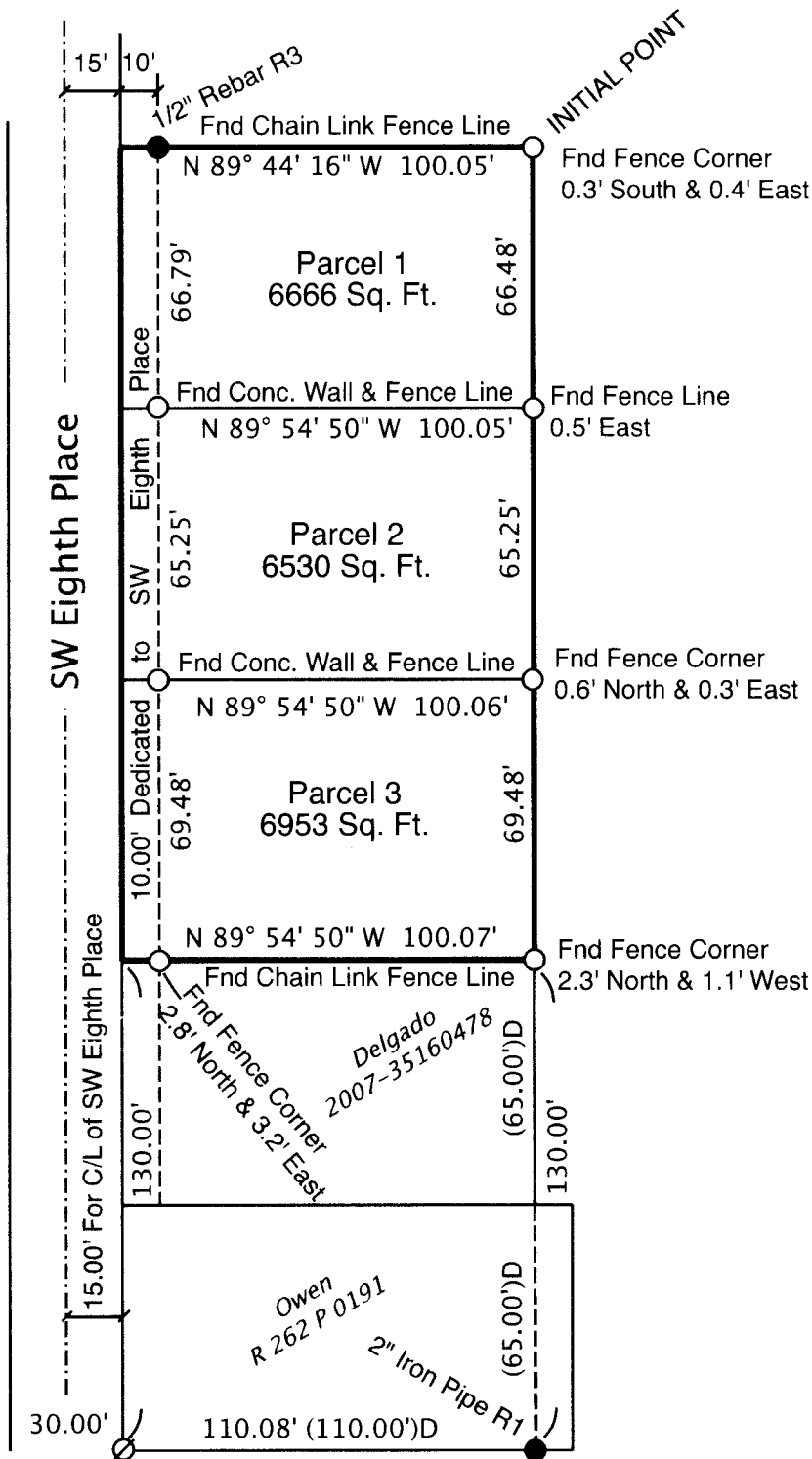
On this 9 day of December, 2020, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: Heather KP LaBeau
Notary Public for Oregon

My Printed Name is Heather KP LaBeau

My Commission No. is 980187

My Commission Expires 10-14-2022



I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Kelly C. Nobles in Umatilla County.

Ronald V. McKinnis
Ronald V. McKinnis PLS 2431



APPROVALS:

I certify that I have examined and approved this Partition Plat on this 14 day of Dec, 2020

David H. Kiba
Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 9 day of December, 2020

Margaret Sayla
City of Hermiston Planning Commission

I certify that I have examined and approved this Partition Plat on this 9 day of December, 2020

Cinnetta Kapatich
Hermiston Irrigation District

I certify that I have examined and approved this Partition Plat on this 14 day of December, 2020

Paul Reynolds
Umatilla County Tax Collector

Umatilla County
Office of County Records
Recording Information
Seal

STATE OF OREGON, }
COUNTY OF UMATILLA }

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at 11:26 o'clock a m., in the record of PLATS of said County.

YEAR 2020 NUMBER 25

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