

RECEIVED BY
Umatilla County Surveyor
Date: 6/4/21
Rec'd By: CT
No.: 21-061-B

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS PARTITION IS TO CREATE TWO 1.00 ACRE LOTS ALONG NE 10TH STREET. FOUND ORIGINAL UNDISTURBED MONUMENTS OF RECORD PER SURVEY 97-236-B WERE HELD AS THE BOUNDARIES OF THE SUBJECT PROPERTY.

FND 2 1/2" BRASS CAP IN WV CASE AT INTERSECTION OF ELM AND 10TH ST DOWN ±1.5', STAMPED "PLS 933 1981"

PARTITION PLAT 2021-15

LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, BRENTON A. GRIFFIN, 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 LOT 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 REPLAT IS THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON AND AS REFERENCED TO THE SURROUNDING CONTROLLING CORNERS. THE LANDS BEING PARTITIONED HEREBY ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYED LEGAL DESCRIPTION:

TRACT I

(REFERENCE STATUTORY SPECIAL WARRANTY DEED RECORD NUMBER 2000-3710812, UMATILLA CO. DEED RECORDS)

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, WHICH POINT IS 265.86 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; RUN THENCE SOUTH AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 711.05 FEET TO A POINT WHICH IS 236.27 FEET NORTH OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO THE POINT OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION, 48.08 FEET, MORE OR LESS, TO THE EAST-WEST CENTERLINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE WEST ALONG SAID EAST-WEST CENTERLINE OF SAID NORTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

EXCEPTING THE NORTH 30 FEET THEREOF;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON;

ALSO EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TRACT II

BEGINNING AT A POINT 1160.1 FEET EAST AND 104.85 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DIAGONAL ROAD #207, RUNNING THENCE NORTH 177.2 FEET; THENCE IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY #207, 503.08 FEET TO A POINT WHICH IS 177.2 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY AND 265.86 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 59.07 FEET; THENCE IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE SAID NORTHERLY RIGHT OF WAY LINE OF THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER, WHICH IS 48.08 FEET SOUTH OF THE NORTHEAST QUARTER TO A POINT INTERSECTING THE SAID NORTHERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY; THENCE SOUTHWESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM LAND CONVEYED TO FARWELL S. BOOTH, BY WARRANTY DEED, RECORDED IN BOOK 242, PAGE 24, UMATILLA COUNTY DEED RECORDS;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON;

ALSO EXCEPTING ANY AND ALL ROADS AND WATER RIGHTS OF WAY.

NOTES:

1. BASIS OF BEARING IS GRID, US STATE PLANE NAD_83/2011, OREGON NORTH ZONE, BASED ON GNSS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 0.99994651, COMPUTED AT LAT 45°50'44.6"N LON 119°16'10.3"W.
2. ● = DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 02735 LS".
3. ○ = DENOTES SET 5/8"x30" REBAR WITH BLUE PLASTIC CAP STAMPED "GRIFFIN, RSI LS93754"
4. (M) = MEASURED (C) = COMPUTED (R) = RECORD PER SURVEY 97-236-B, UMATILLA COUNTY SURVEY RECORDS.
5. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS IF ANY EXIST.
6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY TRIMBLE R8-4 GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. STATE PLANE COORDINATES WERE ESTABLISHED FROM STATIC OBSERVATIONS. GPS OBSERVATIONS WERE PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS).
7. BOUNDARIES SHOWN HEREON PER FOUND UNDISTURBED MONUMENTS OF RECORD AND FROM SURVEY RECORDS.

N57°29'37"E 126.32'(M)
N58°22'39"E 126.32'(R)

N0°43'51"W 177.16'(M)
N0°08'43"E 177.20'(R)

UMATILLA COUNTY SURVEYOR:

APPROVED THIS 15 DAY OF May, 2021.

David H. Hill
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION:

APPROVED THIS 12 DAY OF May, 2021.

Marsanel Saylor
CITY OF HERMISTON PLANNING COMMISSION

UMATILLA COUNTY TAX COLLECTOR:

TAXES HAVE BEEN PAID IN FULL

APPROVED THIS 5 DAY OF May, 2021.

Richard Arnold
UMATILLA COUNTY TAX COLLECTOR

OWNER'S DECLARATION:

I, CAROL J. OTTMAR, THE OWNER OF THE LAND DESCRIBED HEREON, DECLARE THAT I HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND CITY OF HERMISTON SUBDIVISION ORDINANCE, THAT I DEDICATE TO THE CITY OF HERMISTON THE ADDITIONAL RIGHT-OF-WAY FOR E JENNIE AVE REQUIRED AS SHOWN HEREON, AND THAT I DEDICATE THOSE EASEMENTS FOR THEIR INTENDED PURPOSES AS SHOWN HEREON.

Carol J. Ottmar
CAROL J. OTTMAR



ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF Umatilla

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) May 11, 2021

BY (NAME(S) OF INDIVIDUAL(S)) Carol J. Ottmar

Shelly Rae Smiley
NOTARY PUBLIC - STATE OF OREGON

Shelly Rae Smiley

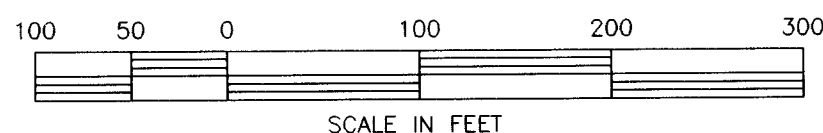
PRINTED NAME
972436A

COMMISSION NO.
3-15-2022

MY COMMISSION EXPIRES

FND 2 1/2" BRASS CAP FLUSH AT INTERSECTION FO 10TH AND RIDGEWAY, STAMPED "PLS 61420 2019"

LINE	DIRECTION	LENGTH
L1	N89°11'13"E	75.17
L2	N32°34'47"W	162.80



REGISTERED PROFESSIONAL LAND SURVEYOR

Brenton A. Griffin
OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWS: 06/30/2023

Brenton A. Griffin
THIS IS AN EXACT COPY OF THE ORIGINAL

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 5-27-2021

at 12:07 o'clock p. m., in the record of PLATS of said County.
YEAR 2021 NUMBER 15

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2021-7220041

REV: 5/06/21 BAG

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

CLIENT	CAROL OTTMAR		JOB	35020
PROJECT	PARTITION PLAT NE1/4 PTN S11 T4N R28E			
DRN. BY	ALM	SCALE 1"= 100'	F. B. NO. 855	SHEET 1
APPROVED	BAG	DATE 11/10/20	ACAD VER -2019	OF 1
			FILE: 35020.DWG	