

PARTITION PLAT NO. 2022-10

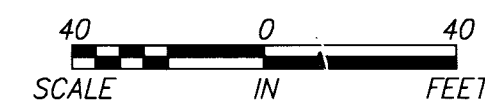
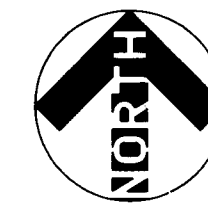
RE-PLAT OF LOT 2 OF PARTITION PLAT NO. 2005-11, S.E. 1/4 OF SECTION 3, T.4 N., R. 28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON

DATE: JANUARY 11, 2022

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC "WELKIN ENGINEERING PC", SET ON FEBRUARY 8, 2022
- FOUND 5/8" I.R. W/RPC "LS 2171", SET IN PP NO. 2005-11, UNLESS OTHERWISE NOTED.
- I.P. IRON PIPE.
- I.R. IRON REBAR.
- R.O.W. RIGHT OF WAY.
- W/YPC WITH YELLOW PLASTIC CAP.
- W/RPC WITH RED PLASTIC CAP.
- SN SURVEY NUMBER, UMATILLA COUNTY SURVEY RECORDS.
- DOC. NO. DOCUMENT NUMBER, UMATILLA COUNTY DEED RECORDS.
- PP PARTITION PLAT.
- () RECORD DATA PER PP NO. 2005-11, MEASURED DATA IS THE SAME AS RECORD UNLESS OTHERWISE NOTED.
- ETTCE ELECTRICAL TELEVISION TELEPHONE & COMMUNICATION LINE EASEMENT. (SEE NOTE 1).

- SF SQUARE FEET.
- C.L. CENTER LINE.
- W.L. WATER LINE.
- ESMT EASEMENT
- UE UTILITY EASEMENT
- SS SANITARY SEWER



LINE TABLE

C.L. ELECTRICAL EASEMENT		
LINE	LENGTH	BEARING
L1	79.00'	N8°32'E
L2	138.00'	N8°33'E
L3	52.00'	N32°16'E
L4	187.00'	S64°31'E

C.L. W.L. EASEMENT

LINE	LENGTH	BEARING
L5	392.66'	S89°31'48"E
L6	175.35'	N78°16'48"W
L7	41.32'	N57°40'41"W

BEGINNING C.L. 10' WIDE ELECTRICAL, TELEPHONE, TELEVISION & COMMUNICATION LINES EASEMENT (ETTCE) BEARS: S24°55'W 289.00' FROM THE NORTH PROPERTY CORNER OF LOT 2, PLAT NO. 2005-11, DOC. NO. 20075160567.

MONUMENT NOTES

- "A" FOUND 5/8" I.R. W/ALUMINUM CAP ILLEGIBLE, FLUSH WITH ASPHALT, SET IN PP 2003-24.
- "B" FOUND 5/8" I.R., NO CAP, 3" DEEP, PER PP 2003-24.
- "C" FOUND 5/8" I.R. WITH PLASTIC CAP, "LS 951", SET IN PP 2003-24.
- "D" FOUND 5/8" I.R., NO CAP, BADLY BENT, 6" DEEP, PER PP 2005-11. SET NEW MONUMENT PER RECORD PLAT DATA.
- "E" FOUND 5/8" I.R., NO CAP, BADLY BENT, 16" DEEP, PER PP 2005-11. SET NEW MONUMENT PER RECORD PLAT DATA.

PARCEL 2
23,704 SF

PARCEL 1
39,699 SF

EXISTING BUILDING
10,163 SF

HERMISTON DRAIN DITCH EASEMENT BOOK 51, PAGE 36, WAS REDUCED TO 50' WIDE ON SOUTHWESTERLY SIDE OF C.L., PER DOC. NO. 1998-3340219.

RECIPROCAL CROSS PARKING AND ACCESS EASEMENT BETWEEN LOTS 2 AND 3 PLAT NO. 2005-11, DOC. NO. 2006-5080121

RECIPROCAL ACCESS EASEMENT FOR PEDESTRIAN AND VEHICLES PER RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, SECTION 1.04, DOC. NO. 2006-5080121

LINE TABLE

C.L. SS, W.L. & PUE EASEMENT		
LINE	LENGTH	BEARING
L8	23.96'	N53°39'03"E
L9	174.31'	S81°43'21"E
L10	25.02'	N20°06'46"E
L11	87.19'	N20°06'46"E

NARRATIVE

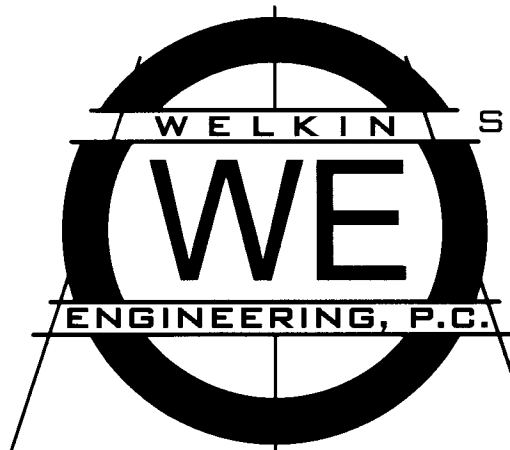
THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 2 OF PARTITION PLAT NO. 2005-11, UMATILLA COUNTY RECORDS, FOR PLANNED IMPROVEMENTS. RECOVERED AND HELD MONUMENTS "A" AND "B" FOR THE BASIS OF BEARINGS PER PARTITION PLAT NO. 2005-11. ALL EXTERIOR DIMENSIONS (BEARINGS AND DISTANCES) AND FOUND MONUMENTS ARE HELD AS RECORD AND MEASURED PER PARTITION PLAT NO. 2005-11. MISSING MONUMENTS WERE CALCULATED AT RECORD LOCATIONS PER SAID PARTITION PLAT NO. 2005-11 AND PARTITION PLAT NO. 2003-24. PARTITION CORNERS WERE SET AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR

Dan Sporer
OREGON
JANUARY 15, 1987
DAN SPORER
2266

VALID THROUGH: 06-30-22

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



ENGINEERING SURVEYING • PLANNING
WELKIN
25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1866
FAX: (503) 598-1868
ekc@WelkinPC.com
www.WelkinPC.com

RECEIVED BY
Umatilla County Surveyor
Date: 4/14/22
Rec'd By: CT
No.: 22-038-B

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 4-11-2022
at 10:01 o'clock a.m., in the record of PLATS of said County.
YEAR 2022 NUMBER 10
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2022-7390352

PARTITION PLAT NO. 2022-10

RE-PLAT OF LOT 2 OF PARTITION PLAT NO. 2005-11, S.E. 1/4 OF SECTION 3, T.4 N., R. 28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

DATE: JANUARY 11, 2022

APPROVALS:

CITY OF HERMISTON PLANNING DEPARTMENT

APPROVED THIS 24 DAY OF March, 2022
BY [Signature]
CHAIRMAN

HERMISTON IRRIGATION DISTRICT

APPROVED THIS 23 DAY OF March, 2022
BY [Signature]
MANAGER

HERMISTON CITY COUNCIL

APPROVED THIS 20th DAY OF March, 2022
BY [Signature]
MAYOR

UMATILLA COUNTY SURVEYOR

APPROVED THIS 1 DAY OF April, 2022
BY [Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL THRU JULY 31, 2022

APPROVED THIS 11 DAY OF April, 2022
BY [Signature]
DEPUTY

UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 2022
BY _____
UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 2022
BY _____
UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 2022
BY _____
UMATILLA COUNTY COMMISSIONER

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, ROBERT N. MAGID IS THE OWNER OF THE LAND DEPICTED HEREON AND DOES HEREBY DECLARE THE PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL PARCELS BEING OF THE DIMENSIONS SHOWN HEREON AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. FURTHERMORE I HEREBY GRANT A 15' WIDE UTILITY EASEMENT AS SHOWN AND DESCRIBED ON THE ADJACENT PLAT.

[Signature]
ROBERT N. MAGID

STATE OF OREGON)
COUNTY OF Umatilla) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 22 DAY OF MARCH, 2022

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON
PATRICIA WORMAN
PRINTED NAME

COMMISSION NUMBER: 981933

MY COMMISSION EXPIRES: 12/11/2022

PLAT NOTES

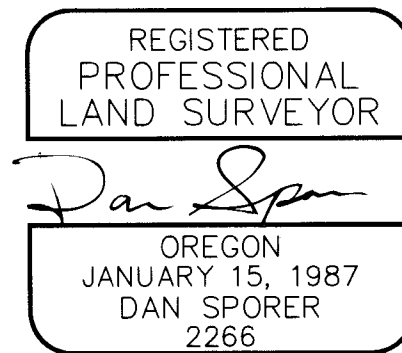
1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF HERMISTON PLANNING DEPARTMENT, APPROVED NOVEMBER 10, 2021.
2. PARCEL 1 IS SUBJECT TO A 10' WIDE PUBLIC AND PRIVATE UTILITY EASEMENT, BENEFITING PARCEL 2 OF THIS PLAT.
3. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, RECORDED SEPTEMBER 22, 2006, DOC. NO. 2006-5080121, INCLUDING A 25' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AND A 16' WIDE WATERLINE EASEMENT ACROSS THE SOUTHERLY PORTION OF PARCEL 1, BENEFITING HOME DEPOT.
4. THIS PLAT BENEFITS FROM A RECIPROCAL, 25' WIDE INGRESS/EGRESS EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT 3, PROVIDING ACCESS TO AND FROM US HWY 395 AND ALSO AN INGRESS/EGRESS EASEMENT ACROSS PORTIONS OF THE HOME DEPOT PROPERTY AS REASONABLY NECESSARY TO AND FROM HARPER ROAD.
5. A \$500.00 MAINTENANCE FEE SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF PARCEL 1 AND PARCEL 2, WHICH SHALL BE PAID TO HOME DEPOT ONCE A YEAR TO COVER A PORTION OF THE RECIPROCAL ACCESS EASEMENT MAINTENANCE COST.

SURVEYOR'S CERTIFICATE

I, DAN SPORER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP, BEING A RE-PLAT OF LOT 2 OF PARTITION PLAT NO. 2005-11, IN THE S.E. 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

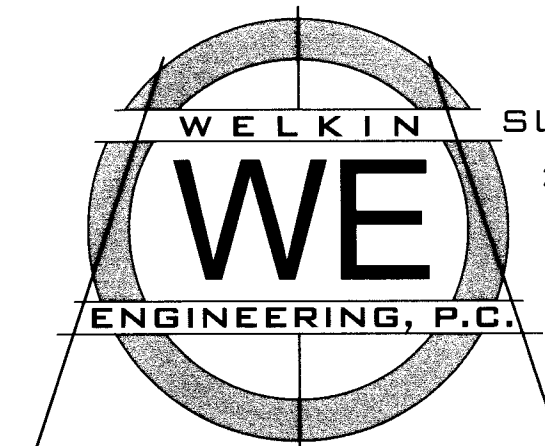
BEGINNING AT THE INITIAL POINT, A 5/8" IRON FOUND AT THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 3, OF PARTITION PLAT NO. 2005-11; THENCE N79°22'05"W ALONG THE SOUTHERLY LINE OF LOT 2, A DISTANCE OF 213.34 FEET TO THE EASTERLY LINE OF LOT 1 OF PARTITION PLAT NO. 2005-11; THENCE N0°29'24"E ALONG THE EAST LINE OF SAID LOT 1 AND WEST LINE OF SAID LOT 2 A DISTANCE OF 29.56 FEET; THENCE N8°01'49"E ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 79.81 FEET; THENCE N32°19'16"E ALONG SAID COMMON LINE OF LOTS 1 AND 2, A DISTANCE OF 214.92 FEET TO THE CENTERLINE OF THE HERMISTON DRAIN DITCH; THENCE S64°23'15"E ALONG SAID CENTERLINE A DISTANCE OF 192.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID PARTITION PLAT NO. 2005-11; THENCE S20°06'46"W ALONG THE COMMON LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 262.36 FEET TO THE INITIAL POINT. CONTAINING 63,403 SQUARE FEET MORE OR LESS.

RECEIVED BY
Umatilla County Surveyor
Date: 4/14/22
Rec'd By: CT
No: 22-038-B



VALID THROUGH: 06-30-22

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



ENGINEERING
SURVEYING • PLANNING
25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1866
FAX: (503) 598-1868
ekc@WelkinPC.com
www.WelkinPC.com

STATE OF OREGON,)
COUNTY OF UMATILLA)
I certify that this instrument was received
and recorded on 4-11-2022

at 10:01 o'clock a m., in the record of
PLATS of said County.
YEAR 2022 NUMBER 10

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2022-7390352