

OWENS REPLAT

OF A PORTION OF LOTS 7, 8, 13 AND 14, BLOCK G OF "HERMISTON ORCHARDS" (2-81) LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 11, T 4 N, R 28 E, W.M. CITY OF HERMISTON UMATILLA COUNTY, OREGON

JUNE 24, 2024
JOB NO. 24-119

SHEET 1 OF 2

SURVEY REFERENCES:

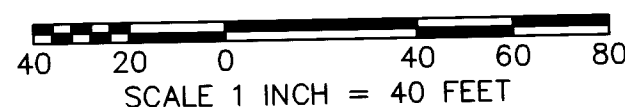
- 1) PRIMM SURVEY, 22-124-C
- 2) "HERMISTON ORCHARDS" BOOK 2, PAGE 81
- 3) EDWARDS SURVEY, 03-327-B
- 4) "BRATTON REPLAT" BOOK 16, PAGE 83
- 5) EDWARDS SURVEY, L-087-A

LEGEND

- ⊙ INDICATES SET 5/8" X 30" IRON REBAR WITH YPC STAMPED: "BETHJE 55437"
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET
- (XXXX) INDICATES RECORD DATA PER SR NO. 1 UNLESS NOTED OTHERWISE
- (XXXX)* INDICATES RECORD DATA AND MEASURED OR COMPUTED DATA ARE THE SAME

SHEET INDEX

- 1) SURVEY, MONUMENT TIES, ROAD CENTERLINES AND RIGHT-OF-WAYS
- 2) SIGNATURES, LEGAL DESCRIPTIONS, VICINITY MAP, NARRATIVE



REGISTERED PROFESSIONAL LAND SURVEYOR

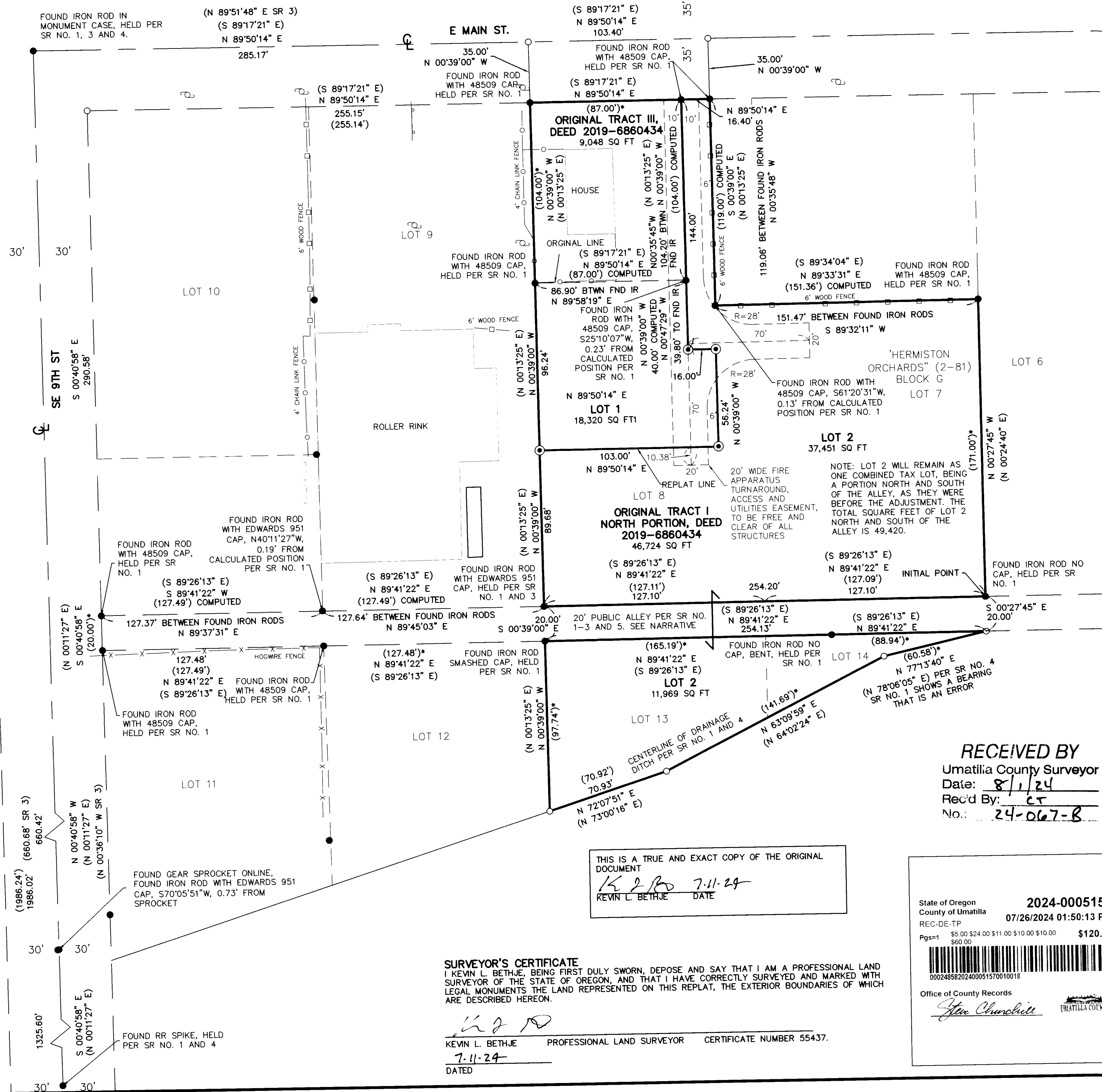
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2025

7.11.24

BASIS OF BEARING: OREGON NORTH STATE PLANE COORDINATE SYSTEM, NAD83/2011 INTERNATIONAL FEET PER OPUS SOLUTION AT THE FOUND IRON ROD AT THE NORTHWEST CORNER OF SITE. COMBINED SCALE FACTOR 0.99994496. DISTANCES SHOWN ARE GROUND DISTANCES.

PREPARED BY: MGS PASCO, INC.
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THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
Kevin L. Bethje 7.11.24
KEVIN L. BETHJE DATE

SURVEYOR'S CERTIFICATE
I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS REPLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.
Kevin L. Bethje
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
7.11.24
DATED

RECEIVED BY
Umatilla County Surveyor
Date: 8/1/24
Rec'd By: *CT*
No.: 24-067-B

State of Oregon 2024-0005157
County of Umatilla REC-DE-TP 07/26/2024 01:50:13 PM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00
00024858202400051570010018
Office of County Records
Jan Churchill UMATILLA COUNTY

OWENS REPLAT

OF A PORTION OF LOTS 7, 8, 13 AND 14, BLOCK G OF "HERMISTON ORCHARDS" (2-81) LOCATED IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 11, T 4 N, R 28 E, W.M. CITY OF HERMISTON UMATILLA COUNTY, OREGON

JUNE 24, 2024
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SHEET 2 OF 2

LEGAL DESCRIPTION:
PER WARRANTY DEED-STATUTORY FORM INSTRUMENT NUMBER 2019-6860434

TRACT I
A TRACT OF LAND LOCATED IN BLOCK "G", HERMISTON ORCHARDS, AN ADDITION TO THE TOWN, NOW THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON AND DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK "G"; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 171 FEET; THENCE SOUTH 89°53'10" WEST, A DISTANCE OF 152 FEET; THENCE NORTH 00°11'39" WEST, A DISTANCE OF 119 FEET TO THE NORTH LINE OF LOT 8 OF SAID BLOCK "G"; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 16.40 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 104 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 87 FEET TO THE WEST LINE OF SAID LOT 8; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 186 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTH LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 255.40 FEET TO THE POINT OF BEGINNING;

ALSO INCLUDING ALL THAT PORTION OF LOTS 13 AND 14 OF SAID BLOCK "G", LYING NORTHERLY OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL.

TRACT III
THE WEST 87 FEET OF THE NORTH 104 FEET OF LOT 8, BLOCK "G", HERMISTON ORCHARDS, AN ADDITION TO THE TOWN, NOW THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

ACKNOWLEDGEMENT:

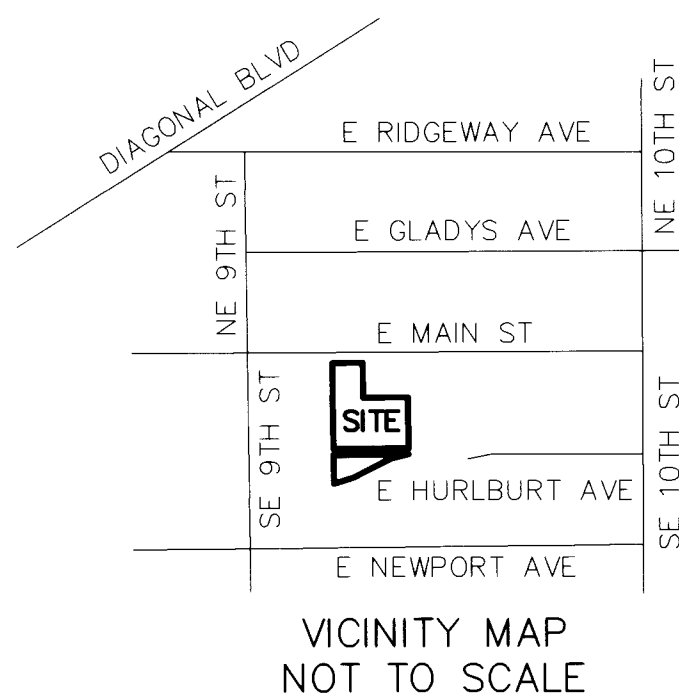
STATE OF Oregon
COUNTY OF Umatilla
THIS IS TO CERTIFY THAT ON THIS 15 DAY OF July 2024, Brian Owens PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Wendy Labeau July 15, 2024
SIGNATURE NOTARY PUBLIC-OREGON DATE
Heather KP Labeau
PRINTED NAME

COMMISSION NO: 1028674
MY COMMISSION EXPIRES: September 14, 2026

ACKNOWLEDGEMENT:

STATE OF Oregon
COUNTY OF Umatilla
THIS IS TO CERTIFY THAT ON THIS 15 DAY OF July 2024, Carolynn Owens PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT SHE SIGNED THIS INSTRUMENT AS HER VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Wendy Labeau July 15, 2024
SIGNATURE NOTARY PUBLIC-OREGON DATE
Heather KP Labeau
PRINTED NAME

COMMISSION NO: 1028674
MY COMMISSION EXPIRES: September 14, 2026



VICINITY MAP
NOT TO SCALE

SURVEYORS NARRATIVE:

THIS REPLAT IS INTENDED TO ADJUST THE BOUNDARY LINES BETWEEN TRACT I AND TRACT III AS SHOWN IN WARRANTY DEED-STATUTORY FORM UMATILLA COUNTY RECORDS, INSTRUMENT NUMBER 2019-6860434. IN ORDER TO CONDUCT THIS SURVEY, WE SETUP A TRIMBLE R12 GNSS BASE STATION ON THE FOUND IRON ROD AT THE NORTHWEST CORNER OF TRACT III AND COLLECTED DATA FOR 4 HOURS. THIS DATA WAS SUBMITTED TO TRIMBLE OPUS WEBSITE AND AN OPUS SOLUTION WAS ACQUIRED AT THAT POINT. COMBINED SCALE FACTOR 0.99994496 AS DETERMINED IN THAT OPUS SOLUTION, WAS APPLIED TO COMPUTE TO GROUND DATA. WE TIED THE IRON ROD IN THE MONUMENT CASE AT THE INTERSECTION OF MAIN ST AND SE 9TH STREET AS SHOWN IN SURVEY REFERENCES 1, 3 AND 4. WE THEN TIED THE RAILROAD SPIKE SOUTHERLY 1986.02 FEET ON THE CENTERLINE OF SE 9TH STREET AND HELD THAT WE THEN TIED SEVERAL IRON RODS THAT ARE SHOWN IN SURVEY REFERENCE NO. 1 AND 3 AND THOSE ARE SHOWN HEREON. MANY OF THOSE IRON RODS WERE HELD, WITH A FEW NOT MATCHING THE POSITION AS SHOWN IN SURVEY REFERENCE NO. 1. THE DISTANCE TO CALCULATED POSITION IS SHOWN HEREON. I THEN ANALYZED PRIMM'S NARRATIVE AND DETERMINED HIS SOLUTION TO BREAK DOWN "HERMISTON ORCHARDS" BLOCK G WAS REASONABLE AND HELD HIS BREAKDOWN PER SR NO. 1. THE CENTERLINE OF MAIN STREET WAS COMPUTED FROM FOUND IRON RODS SHOWN IN SURVEY REFERENCE NO. 1. THERE IS A 20.00 FOOT PUBLIC ALLEY WAY SHOWN HEREON, THIS WAS ESTABLISHED IN ORIGINAL PLAT OF "HERMISTON ORCHARDS" IN 1909.

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS REPLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

Kevin L. Bethje
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
7-11-24
DATED

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, BRIAN OWENS AND CAROLYN OWENS, ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING REPLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED. WE ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP OF OWENS REPLAT. ALSO, ACKNOWLEDGE EXISTING STREETS AND ALLEYS WILL NOT BE ALTERED FROM THE ORIGINAL "HERMISTON ORCHARDS" PLAT, AND THE FIRE, ACCESS AND UTILITIES EASEMENT AS SHOWN HEREON IS DEDICATED FOR USE AS DESCRIBED.

Brian Owens 7-15-2024
BRIAN OWENS DATE
Carolynn Owens 7-15-2024
CAROLYN OWENS DATE

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 24 DAY OF July 2024.

David H. Krumbein
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT.

David H. Krumbein 16 July 2024
CHAIRMAN DATE

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

David H. Krumbein 7/22/2024
MAYOR DATE

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Cynthia Kirkpatrick 7/15/24
MANAGER DATE

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 26 DAY OF July 2024.

John Alf Celinda A. Simmons
CHAIRMAN COMMISSIONER
[Signature]
COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.
DATED THIS 16 DAY OF July 2024

Rachel Reynolds Rachel Reynolds
COUNTY ASSESSOR COUNTY TAX COLLECTOR

RECEIVED BY
Umatilla County Surveyor
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No.: 24-067-B

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