

TERRA NOVA TERRACE

A Replat of Lots 21-24 & 26 of Sunset Estates
Lots 1 & 2 of Holt Addition

City of Hermiston, Umatilla County, Oregon

Township 4 North, Range 28 East, W.M.

Northwest 1/4 of Northeast 1/4 of Section 2
for:

City of Hermiston
180 NE 2nd Street
Hermiston, Oregon, 97838

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996

R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007

R3 - Edwards for Holmes, C.S. #S-037-A

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgth.
C1 -	23.58'	15.00'	90°02'39"	N 45°23'11" W	21.22'
C2 -	23.59'	15.00'	89°53'02"	S 45°21'22" E	21.24'
C3 -	23.53'	15.00'	90°06'58"	S 44°38'35" W	21.19'

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 2431 set at the Southeast corner of newly created Lot 6 of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots in Phase 2. The purpose of the survey was to Replat the southerly lots to allow construction of a future road to properties to the East. The future road was prompted by the City of Hermiston. I have reconfigured the lots to facilitate the new road right of way. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION / DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby dedicate to the public NE Hill View Drive and we Recognize previous dedications of Hill View Drive and Sunny View Lane. We also Dedicate or Recognize the previous Utility easements as portrayed upon this Plat. We acknowledge that they have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognize this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith A. Holt
Edith A. Holt, Trustee, Holt Revocable Living Trust
Owner

Larry D. Ables Diana L. Ables
Larry D. Ables Diana L. Ables
Ables & Ables, LLC, Purchasing Agent

LEGAL DESCRIPTION:

Lots 21 - 24 & Lot 26 of Sunset Estates and Lots 1 & 2 of Holt Addition located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

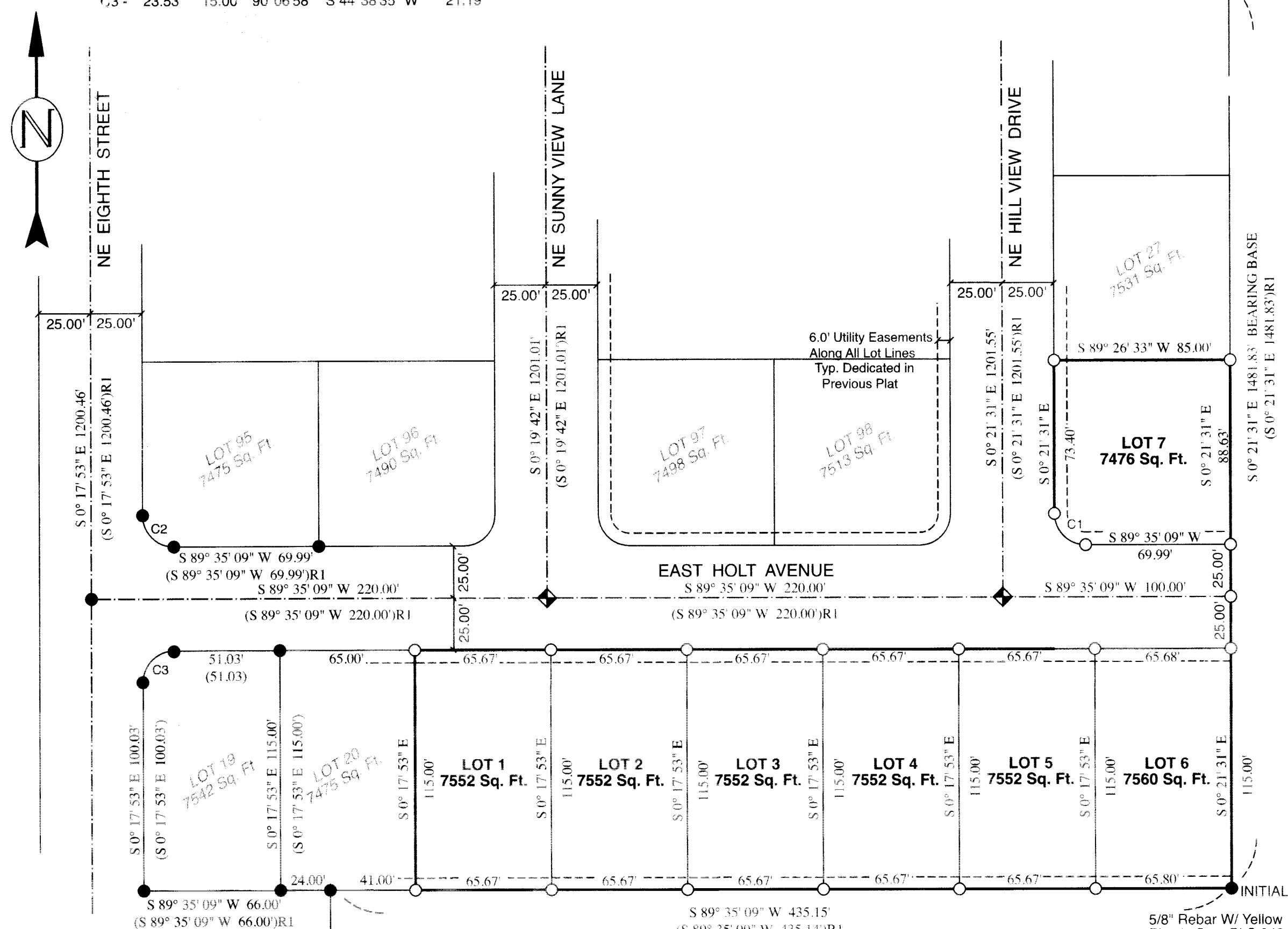
On this 13th day of January, 2025, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Heather KP Labeau*
Notary Public for Oregon
My Printed Name is Heather KP Labeau
My Commission No. is 1028674
My Commission Expires September 14, 2026

RECEIVED BY
Umatilla County Surveyor
Date: 1/23/25
Rec'd By: CT
No.: 25-007-B

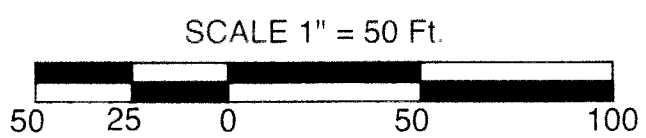
LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- ◆ SET MONUMENTS - Brass Cap in Monument Box Stamped - L.S. #2431
- Found Monuments - From R1 or as Noted
- ⊗ Calculated Point - Not Set
- REPLAT BOUNDARY
- - - Section / Street Center Line
- (000)R0 Record - Per Reference Noted



I certify that this is a true and exact copy of the Original Replat as filed for Edith A. Holt & Ables & Ables, LLC in Umatilla County, Oregon

Ronald V. McKinnis
Ronald V. McKinnis, PLS #2431



REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald V. McKinnis
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-26

SCALE 1" = 50 Ft.
September, 2024
Rev. 01-09-25

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

APPROVALS:

I certify that I have examined and approved this Replat on this

16 day of January, 2025
Rand H. Ke
Umatilla County Surveyor

I certify that I have examined and approved this Replat on this

4th day of January, 2025
Debbie
City of Hermiston
Planning Commission Chair

I certify that I have examined and approved this Replat on this

13 day of JANUARY, 2025
Patricia
City of Hermiston
City Council, Mayor

I certify that I have examined and approved this Replat on this

14 day of January, 2025
Cynthia K. Patrick
Hermiston Irrigation District

I certify that I have examined and approved this Replat on this

17 day of January, 2025
Richard Reynolds
Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this

17 day of January, 2025
Richard Reynolds
Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this

17th day of January, 2025
Celinda A. Simmons
Umatilla County Commissioner

[Signature]
Umatilla County Commissioner
[Signature]
Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SEAL

State of Oregon 2025-0000368
County of Umatilla REC-DE-TP 01/17/2025 11:46:11 AM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
Jan Churchill
UMATILLA COUNTY