

EXPORT DRIVE VACATION ROAD REPORT

1/14/2014

UMATILLA COUNTY PUBLIC WORKS DEPARTMENT

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History

In June, 1999 the Port of Umatilla granted a 60-foot wide non-exclusive easement to the City of Umatilla for roadway and utility purposes which ran east and west between Bud Draper Drive and Beach Access Road. In April, 2007 the Port granted the City a non-exclusive utility easement (no roadway mentioned) in the same location and the City relinquished its right, title, and interest in the 1999 easement. In June, 2007 the Port of Umatilla Subdivision was recorded and a portion of the strip of land which was previously the roadway and utility easement granted to the City as well as a turn-around cul-de-sac was platted and dedicated as a public road and utility easement.

A petition to vacate Export Drive was received by the Public Works Department in December, 2013. The reason for vacation, according to the petition, is so that a re-plat combining Tax Lot 800 (Parcel 2 and a portion of Parcel 1 of Partition Plat 1994-27), Tax Lot 1900 (Lot 3 of the Port of Umatilla Subdivision), Tax Lot 2000 (Lot 4 of the Port of Umatilla Subdivision), and Tax Lot 1800 (Lot 2 of the Port of Umatilla Subdivision) can be completed which would eliminate the need for Export Drive, as the entire new lot (also known as Lot 1 of the Port-Hagerman Replat) would have access off of Bud Draper Drive. The public utility easement would remain intact, as it includes an existing water main serving the easterly portion of the Port Industrial Park. See attached Umatilla County Planning Department Final Findings and Conclusions for these and other details.

Ownership and Uses of Surrounding Property

All of the owners of property abutting Export Drive signed the petition to vacate. Tax Lots 800, 1900, and 2000 are owned by AT Chase, LLC. Part of Tax Lot 800 is zoned M1-City (light industrial) and part is zoned M2-County (heavy industrial). Both Tax Lot 1900 and Tax Lot 2000 are zoned M2-County. All 3 properties are currently being used as truck maintenance, repair, salvage, and storage yards. Tax Lots 2100 and 1800 are zoned M2-County and are owned by the Port of Umatilla. They are currently undeveloped. Tax Lot 900 is zoned M1-City and M2-County and is owned by the Fillmore Family Limited Partnership. A portion of it is currently being used as a freight delivery warehouse; the other portion is undeveloped. As can be seen on the attached photos, Export Drive itself has never been improved.

Statutes

O. R. S. 368.351 allows a county governing body to vacate property without a hearing if the vacation petition was signed by 100% of the abutting property owners and the road official's assessment is that vacation would be in the public interest. O. R. S. 368.366(2) allows a county governing body to determine the vesting of vacated property.

Recommendation

The Umatilla County Public Works Director finds that vacation of Export Drive would be in the public interest, as vacation of the road would return 2.45 acres to the tax rolls. It is also recommended that ownership of the vacated road vest in the Port of Umatilla and be added to Tax Lot 1800 (Lot 2 of the Port of Umatilla Subdivision) and that the vacation does not become final until after the completion of the Port-Hagerman Replat.

PETITION FOR VACATION

TO THE BOARD OF COUNTY COMMISSIONERS FOR UMATILLA COUNTY, OREGON, IN THE MATTER OF THE VACATION OF

Export Drive

I, Kim Puzey, petition the Board of County Commissioners of Umatilla County, Oregon to vacate Export Drive, more particularly described as follows:

See Port-Hagerman Replat
(Attach legal description)

II

Petitioners are the owners, as shown in the records of Umatilla County, of property abutting the property sought to be vacated, (and petitioners are the only persons or corporations particularly affected by the proposed vacation of the property*).

III

(attached)

No portion of the street proposed to be vacated is situated within the corporate limits of any city.

IV

The particular circumstances that justify granting a vacation of the described property are: (attach extra page if necessary)

HOW PROPERTY IS USED
CONDITION OF PROPERTY
REASON FOR VACATION

Final Findings of Port-Hagerman
Replat attached which address
land use and circumstances
warranting vacation.

V

Names and addresses of all persons holding any recorded interest in and / or owning any real property abutting the property proposed to be vacated: (Including any property on the opposite side of road).

Port of Umatilla P.O. Box 879, Umatilla, OR 97882
AT chase, LLC 82891 Bid Drapel Dr., Umatilla, OR 97882
The Fillmore Family Limited Partnership 1450 N. Hickory Ave, Meridian, ID 83642

- To be included if all property owners petition.

VI

Petitioners request that after the giving of notice as required by law , a hearing be held on this petition before the Board of county Commissioners , and that an order be entered vacating the property more particularly described above.

Dated this 18th day of November, 2013.

PETITIONERS

NAME	ADDRESS	T.L.
<u>Port of Umatilla</u>	<u>P.O. Box 879, Umatilla, OR 97882</u>	<u>SN 2814, TL # 1800</u>
<u>AT chase, LLC</u>	<u>82891 Bud Araper Dr, Umatilla, OR 97882</u>	<u>SN 2814, TL # 1900, 800, 2000</u>
<u>Fillmore Family Limited Partnership</u>	<u>1450 N. Hickory Ave, Meridian, ID 83642</u>	<u>SN 2814, TL # 900</u>

NOTE: All petitions must be accompanied by a \$ 500.00 recording fee. If petitions for vacation is granted and a \$ 20.00 recording fee. This is to be paid by the petitioners and must be prepaid. If vacation is located in a subdivision , an additional \$ 12.00 survey fee is due.

K

Certification

On this 2 day of 12, 192013, before me, the undersigned, Kim B. Puzy, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF Umatilla)

Berta Schubert
NOTARY PUBLIC FOR OREGON
My Commission Expires 10/16/15



Port

Certification

On this ___ day of ___, 19___, before me, the undersigned, _____, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

AT Chase

Certification

On this ___ day of ___, 19___, before me, the undersigned, _____, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

Certification

On this ___ day of ___, 19___, before me, the undersigned, _____, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

Port

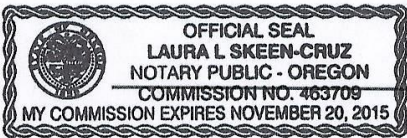
Certification

On this 21 day of November 2013 before me, the undersigned, Allan R. Chase, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF Umatilla)

AT Chase
by All R Chase ALLAN R CHASE
Laura L Skeen-Cruz
NOTARY PUBLIC FOR OREGON
My Commission Expires November 20, 2015



AT Chase

Certification

On this ___ day of ___, 19___, before me, the undersigned, _____, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON) ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

Calvin Fillmore 12/19/13

Certification

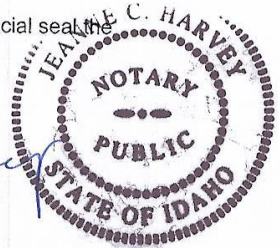
On this 19 day of Dec, 1913, before me, the undersigned

Calvin Fillmore
personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Idaho
STATE OF ~~OREGON~~)ss
COUNTY OF ADA)

Jeanne C. Harvey
NOTARY PUBLIC FOR ~~OREGON~~ Idaho
My Commission Expires 4/20/2018



Fillmore

Certification

On this ___ day of ___, 19___, before me, the undersigned ,

personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON)ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

Certification

On this ___ day of ___, 19___, before me, the undersigned, _____, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON)ss
COUNTY OF _____)

NOTARY PUBLIC FOR OREGON
My Commission Expires _____

**UMATILLA COUNTY PLANNING DEPARTMENT
FINAL FINDINGS AND CONCLUSIONS
PORT-HAGERMAN REPLAT, # LD-5N-814-13
ASSESSORS MAP # 5N 28 14, TAX LOTS # 800, 1800, 1900 and 2000
A Replat of Parcel 2 of Partition Plat No. 1994-27; and
Lots 2, 3 and 4 of the Port of Umatilla Subdivision Plat, Book 15, Page 31**

1. **APPLICANT:** Port of Umatilla, P. O. Box 879, Umatilla, Oregon 97882
2. **AGENT:** J R Cook, 3750 S.W. Marshall Place, Pendleton, Oregon 97801
3. **OWNERSHIP:** Port of Umatilla
Tax Lot 1800, Map 5N 28 14;
A T Chase, LLC (Allan and Trudy Chase)
Tax Lot 800, 1900 & 2000, Map 5N 28 14
4. **PROPERTY LOCATION:** The subject properties are located in the Port of Umatilla Industrial Park to the east of Bud Draper Drive and within the Urban Growth Boundary of the City of Umatilla.
5. **REQUEST:** The request is for the approval of a Replat of Parcel 2 of Partition Plat # 1994-27 (Tax Lot 800), and Lots 2, 3 and 4 of the 2006 Port of Umatilla Subdivision Plat, Book 15, Page 31 (Tax Lots 1800, 1900 and 2000). The applicant's proposed Replat Plan consolidates 4 parcels, vacates a 60' dedicated public roadway, Export Drive, while maintaining a 60' utility easement recorded as Document No. 2007-5170417, April 3, 2007. The proposed name for the Subdivision Replat is "Port-Hagerman Replat."
6. **ORIGINAL ACREAGE:** Tax Lot # 800 = 11.00 acres, Tax Lot # 1800 = 11.54 acres,
Tax Lot # 1900 = 7.18 acres, Tax Lot # 2000 = 7.18 acres,
Export Drive = 2.45 acres
7. **RESULTING ACREAGE:** Lot 1 of the Port-Hagerman Replat = 39.35 acres
8. **COMPREHENSIVE PLAN:** City of Umatilla, Industrial
9. **PROPERTY ZONING:** The subject properties are zoned M2, County - Heavy Industrial Zone. Additionally, Tax Lot 800 includes M1, City - Light Industrial Zone. The M1 zone occurs in a 300-foot wide strip of zoning across the west side of Tax Lot 800, east of Bud Draper Drive.
10. **ACCESS:** The properties for Replat receive access by way of Bud Draper Drive.
11. **ROAD TYPE:** Bud Draper Drive, County Road No. 1289, is a hard surface (concrete) road improved to an industrial standard.
12. **PROPERTY EASEMENTS:** The dedicated public road to be vacated (Export Drive) overlays an existing 60' utility easement, recorded in 2007 as Document Number 2007-5170417. While the public road is planned to be vacated the utility easement would remain as

it includes an existing water main serving the easterly portion of the Port Industrial Park.

13. **CURRENT LAND USE:** Tax Lot 800: Truck maintenance, repair and salvage facility (Hagermans), Tax Lot 1800: Vacant, Tax Lot 1900: Truck/equipment storage yard, Tax Lot 2000: Vacant
14. **UTILITIES:** The area is served by Pacific Power and Light, Umatilla Electric Cooperative Association, Century Link Communications and Cascade Natural Gas
15. **WATER/SEWER:** Water and sewer is available, with limitations, via the City of Umatilla.
16. **STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE:**
The criteria for approval contained in Section 152.697(C), Type III Land Divisions, are provided in underlined text. The evaluation responses follow in standard text.
(C) (1) Complies with applicable elements of the Comprehensive Plan;
(2) Complies with applicable provisions listed in the zoning regulations of the Umatilla County Development Code Chapter; The City of Umatilla's state-acknowledged Comprehensive Plan allows the subject properties and other surrounding properties to be designated industrial. The Lot proposed exceeds the Umatilla County Development Code Industrial Zone minimum lot size standard.

(3) Conforms and fits into the existing development scheme in the area, including logical extension of existing roads and public facilities within and adjoining the site; The applicant proposes to consolidate a parcel and three subdivision lots into one lot and vacate Export Drive. The current subdivision lot configuration requires a dedicated public access road (Export Drive) to ensure all subdivision lots have legal access to Bud Draper Drive. The reconfiguration into one large lot would eliminate the need for Export Drive because access to this single large lot would be provided via an existing access approach onto Tax Lot 800.

An Irrevocable Consent Agreement (ICA) is required to be signed and recorded for the future financial participation in the upgrading of Bud Draper Drive, County Road No. 1289. The Irrevocable Consent Agreement runs with the property and is binding on the heirs, assigns and all other successors in interest to the owner of the property, according to the interest of the property and does not operate as a personal contract of the owner. By the Board of Commissioners and the property owners signing the ICA agreement fulfills the County Development Code standard for an improvement agreement for the Type III Land Division.

- (4) Complies with the standards and criteria of Section 152.667 (Forest/Multiple Use Areas), if applicable due to the size, scope, and/or location of the request. The proposed Replat properties are not located within a Forest/Multiple use designated area. Therefore, the standards found in Section 152.667 for Forest/Multiple Use Areas are not applicable.

(D) Decision on a tentative replat plan. The findings and conclusions of the Planning Commission shall include two copies of the tentative plan upon which the decision is noted

and any conditions described. One copy shall be returned to the applicant, while the other is retained by the Planning Department. Approval by the Planning Commission shall be final upon signing of the findings, and stands as the county's official action unless appealed. Approval of the tentative plan shall not constitute acceptance of the final replat for recording. However, such approval shall be binding upon the county for purposes of preparation of the replat, and the county may require only such changes in the replat as are necessary for compliance with the terms of its approval of the tentative plan. The above decision on the tentative replat plan would be followed.

17. PROPERTY OWNERS/AGENCIES NOTIFIED: August 5, 2013

18. PLANNING COMMISSION HEARING DATE: August 22, 2013

19. AGENCIES NOTIFIED: Department of Environmental Quality, Oregon Water Resources, County Public Works Director, County Assessor, City of Umatilla, Umatilla Rural Fire District, Pacific Power & Light, Cascade Natural Gas, Umatilla Electric Co-op., and Century Link

20. COMMENTS RECEIVED: City of Umatilla provided comments on the Port's Replat application and the vacation of the undeveloped roadway, Export Drive. The comments were made in light of the location of the Lewis & Clark Commemorative Trail in the same vicinity. The city encouraged cooperation between the Port of Umatilla and Umatilla County to identify another route for the trail through the Port Industrial area.

The city made other suggestions including adding a condition to the Replat approval for an additional 10' setback on either side of the existing 60' utility easement. However, the city did not provide a factual basis for adding this 10' setback. If there is a need for additional protection for the utility easement then renegotiation of the easement agreement should be pursued to increase the utility easement width to 80'.

Vacating Export Drive, as a future road, does not remove or relocate the 60' utility easement or the Lewis & Clark Commemorative Trail. The Lewis & Clark Commemorative Trail is not dependent on Export Drive. Actions to recognize the trail at another location can and should be accomplished outside of the decision on the Port-Hagerman Replat. Likewise, renegotiation of the 60' utility easement agreement to add additional utility easement width should be done outside of the decision on the Replat.

DECISION: BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, THE UMATILLA COUNTY PLANNING COMMISSION IS APPROVE THE PORT-HAGERMAN REPLAT, TYPE III LAND DIVISION REQUEST, #LD-5N-814-13, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

The following "precedent conditions" must be fulfilled prior to final approval of the Replat request.

1. Pay and possibly prepay property taxes to the Umatilla County Tax Department.

2. Submit a Subdivision Replat complying with State and County regulations. The survey shall show easements and include the Replat name, *Port-Hagerman Replat*.
3. Obtain Board of Commissioners approval to vacate Export Drive.
4. Revoke the Road Improvement Agreement, Document Number 2011-5750296, for future road improvements to Export Drive.
5. Sign and record an Irrevocable Consent Agreement for future financial participation in upgrading of Bud Draper Drive, County Road No. 1289.

The following "subsequent condition" must be fulfilled for final approval of the Replat.

6. Record the Subdivision Replat, prior to conveying and recording deeds.

UMATILLA COUNTY PLANNING COMMISSION

Dated 28th day of August, 2013

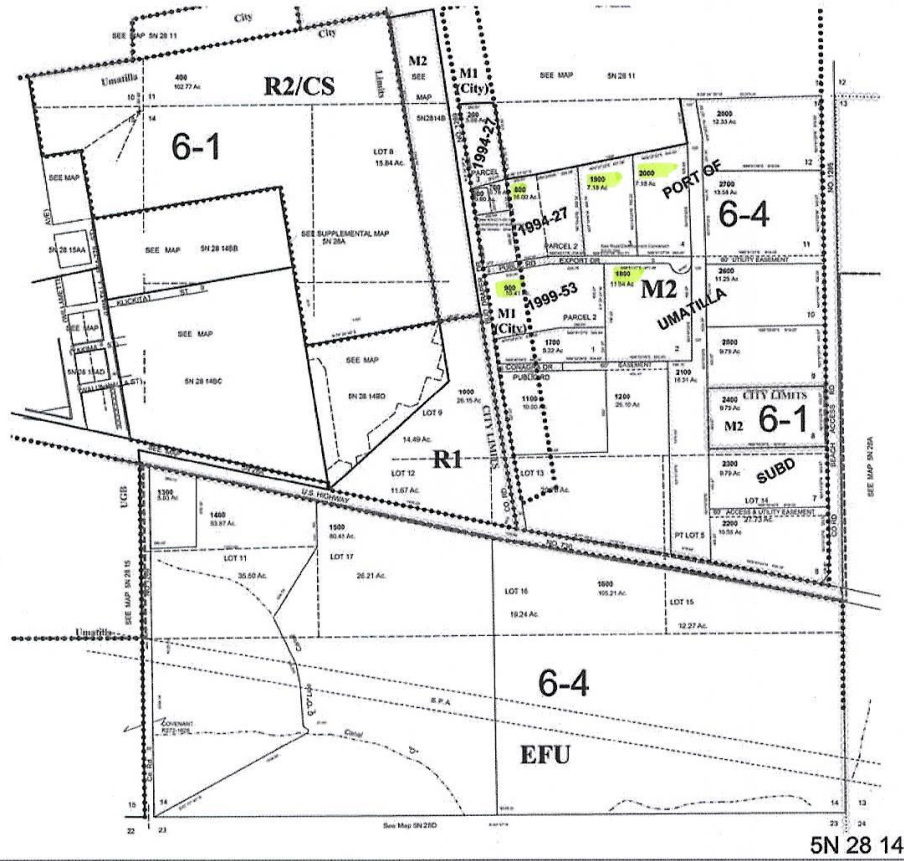

Randy Randall, *Planning Commission Chair*

Mailed 28th day of August, 2013

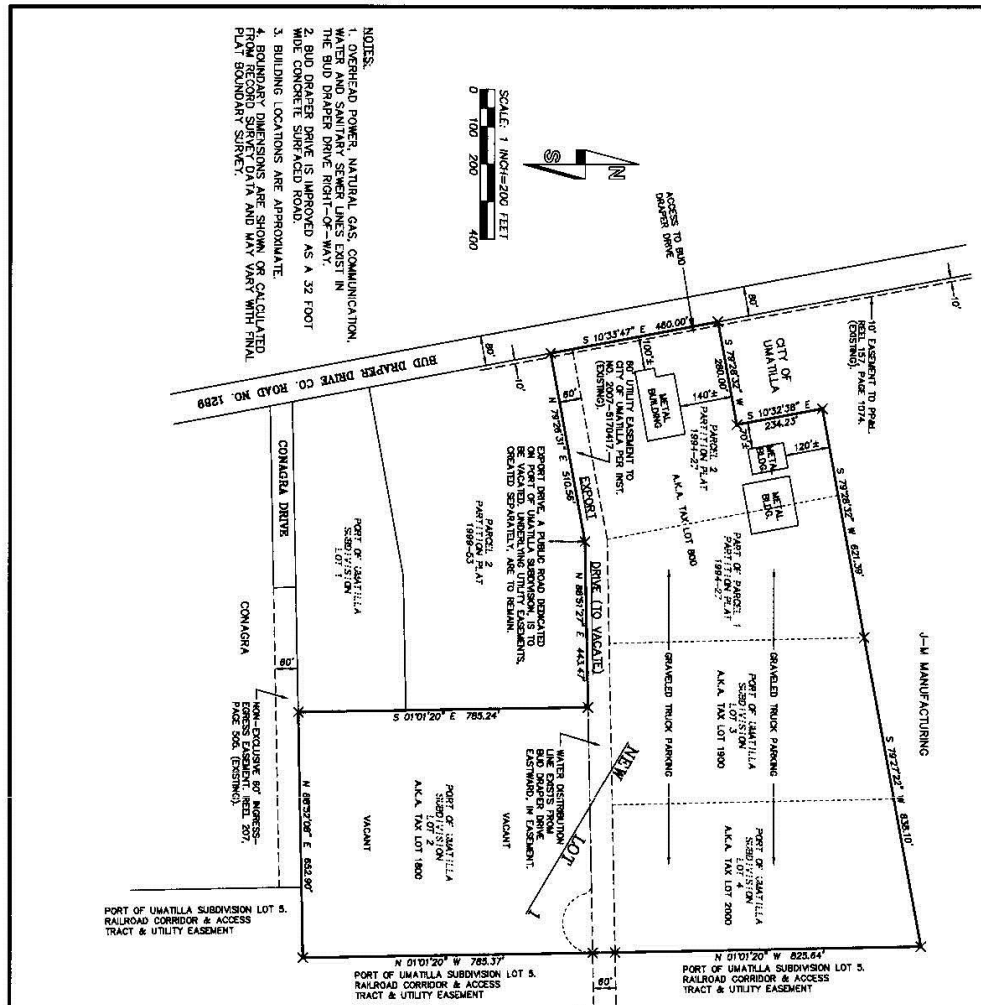
This map was prepared for assessment purposes

1"=400' SEC 14 T5N R28E WM UMATILLA COUNTY

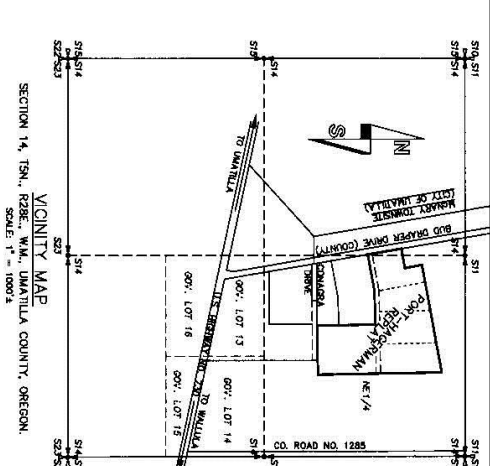
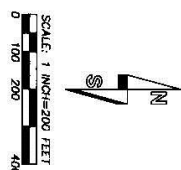
11/15/05 5N 28 14
AERIAL PHOTO NO. NZ 1P 05-00 & 102-100
Umatilla City and Urban Growth Area



PORT-HAGERMAN REPLAT
 A REPLAT OF A PORTION OF PARCEL 1, & PARCELS 2, UMATILLA COUNTY PARTITION PLAT NO. 1894-22, &
 LOTS 2, 3 & 4 OF PORT OF UMATILLA SUBDIVISION, & VACATED PUBLIC ROAD CORRIDOR FORMERLY KNOWN AS EXPORT DRIVE,
 SITUATED IN SECTION 14, T8N., R28E., W.M., UMATILLA COUNTY, OREGON.
 PREPARED BY
TENTATIVE PLAT¹
 AUGUST, 2013



NOTES:
 1. OVERHEAD POWER, NATURAL GAS, COMMUNICATION, WATER AND SANITARY SEWER LINES EXIST IN THE BUDD DRAPER DRIVE RIGHT-OF-WAY.
 2. BUDD DRAPER DRIVE IS IMPROVED AS A 32 FOOT WIDE CONCRETE SURFACED ROAD.
 3. BUILDING LOCATIONS ARE APPROXIMATE.
 4. BOUNDARY DIMENSIONS ARE SHOWN OR CALCULATED FROM RECORD SURVEY DATA AND MAY VARY WITH FINAL PLAT BOUNDARY SURVEY.



OWNERSHIP, BY TAX LOT:
 TAX LOTS 1800, 1900 & 2000, MAP SN 28 14; PORT OF UMATILLA,
 TAX LOT 800, MAP SN 28 14; ALAN & TRUDY CHASE.
ORIGINAL ACRESAGE:
 TAX LOT 800 = 11.00 ACRES;
 TAX LOT 1800 = 7.18 ACRES;
 TAX LOT 1900 = 7.18 ACRES;
 TAX LOT 2000 = 7.18 ACRES;
 EXPORT DRIVE = 2.45 ACRES;
 AREA OF NEW LOT 1 = 38.35 ACRES.

LEGEND
 X - INDICATES BOUNDARY CORNER POINT.
 - - - - - INDICATES LOT OR PARCEL LINE TO REMOVE BY REPLAT OR EXISTING RIGHT-OF-WAY LINE TO REMOVE BY VACATION.
 - - - - - INDICATES EXISTING EASEMENT LINE OR EASEMENT TO REMAIN.

REGISTERED
 PLAT
 LAND SURVEYOR
FOR TENTATIVE
 PERSON:
 A.L.V. 25197
 WILLIAM R. WELLS
 LICENSE 8762/14

WELLS SURVEYING
 1 SW NYS AVENUE, SUITE B
 P.O. BOX 1686
 PENDLETON, OR 97801
 PHONE: (841) 278-8362
 DATE: 08/13 PR. BY: WW
 OK. BY: WW NO. 13-1448

PROJECT: PORT HAGERMAN TENTATIVE PLAT OF PORT-HAGERMAN REPLAT PREPARED FOR THE PORT OF UMATILLA

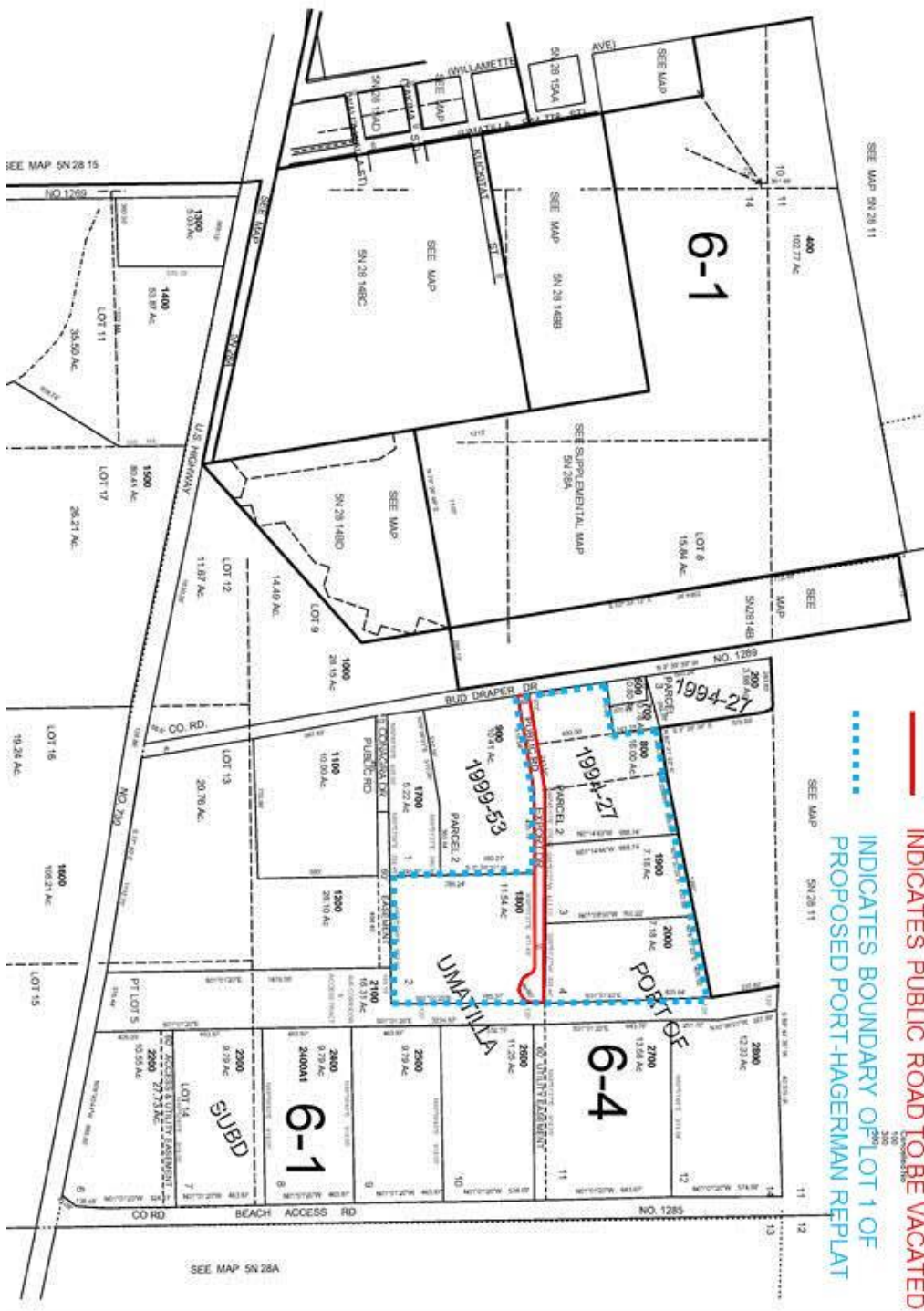
This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying.

1"=400'

**SEC 14 T5N R28E WM
UMATILLA COUNTY**

AERIAL PHOTO NO. NZ 1P 58-60 & 102-103

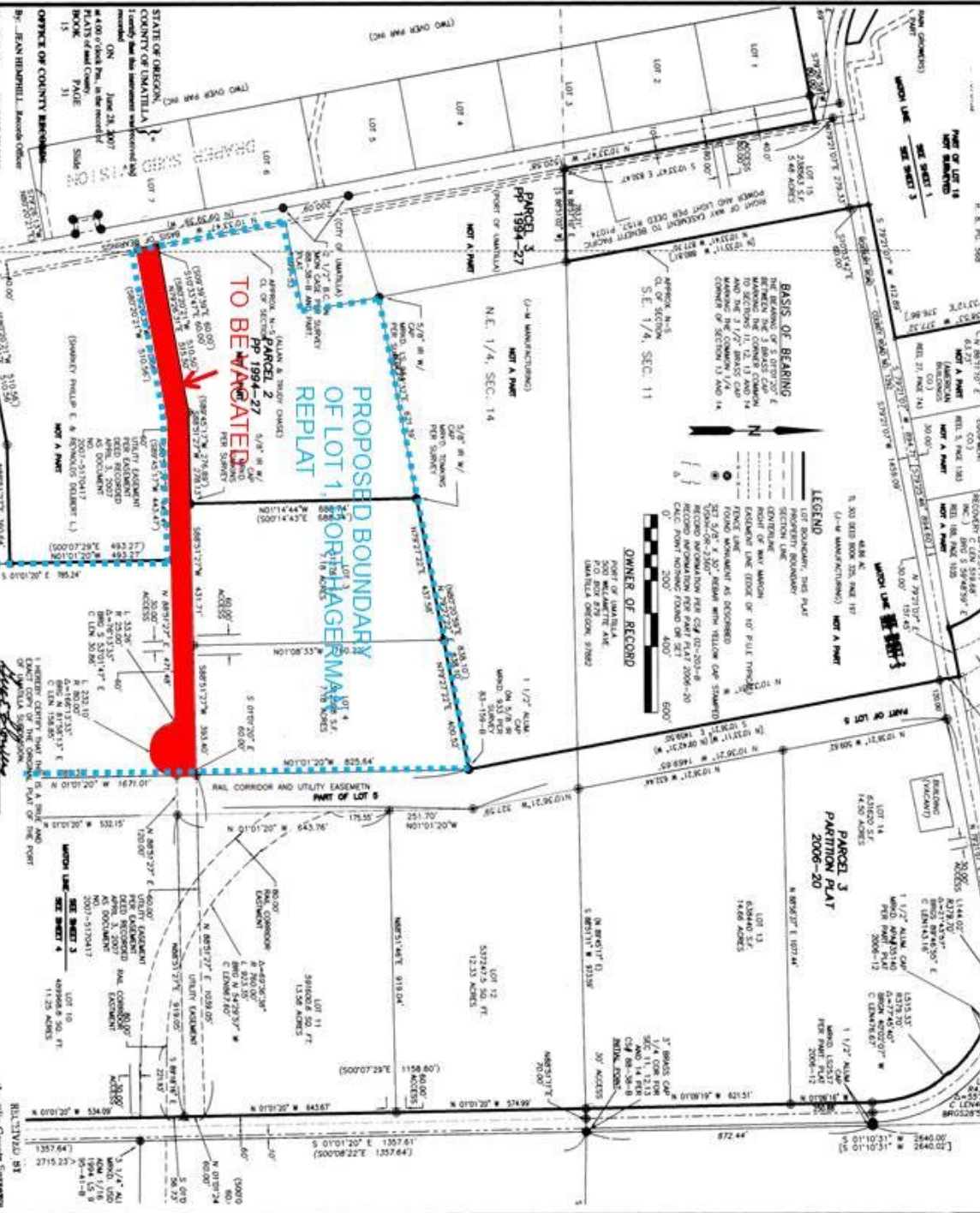
5N 28 14



— INDICATES PUBLIC ROAD TO BE VACATED
 - - - - - INDICATES BOUNDARY OF LOT 1 OF PROPOSED PORT-HAGERMAN REPLAT

PART OF UMATILLA SUBDIVISION - FINAL PLAT

A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 14 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28 EAST, COUNTY OF UMATILLA, OREGON, IN THE STATE OF OREGON BEING A REPEAT OF PARCEL 1 OF PARTITION PLAT 1994-27 AND PARCEL 2 OF PARTITION PLAT 1994-27 AND PARCEL 3 OF PARTITION PLAT 2006-20.



REGISTERED PROFESSIONAL LAND SURVEYOR

Robert E. Fisher

STATE OF OREGON
DATE EX. 08/08/98
NO. 028003
RENEWED 12/29/07

USK&H

Engineering • Land Surveying
Planning • Materials Testing

101 Thom Road
Lawston, ID 83501
Phone: (208) 746-2661
Fax: (208) 746-6225

621 W. WALLON AVE. SUITE 209
Spokane, WA 99201-4539
Phone: (509) 328-0423
Fax: (509) 328-0423

Date Stamped: 6/11/07

STATE OF OREGON:
COUNTY OF UMATILLA

By: **JAYAN HEADRILL**, Licensed Surveyor
No. 2007-5210009

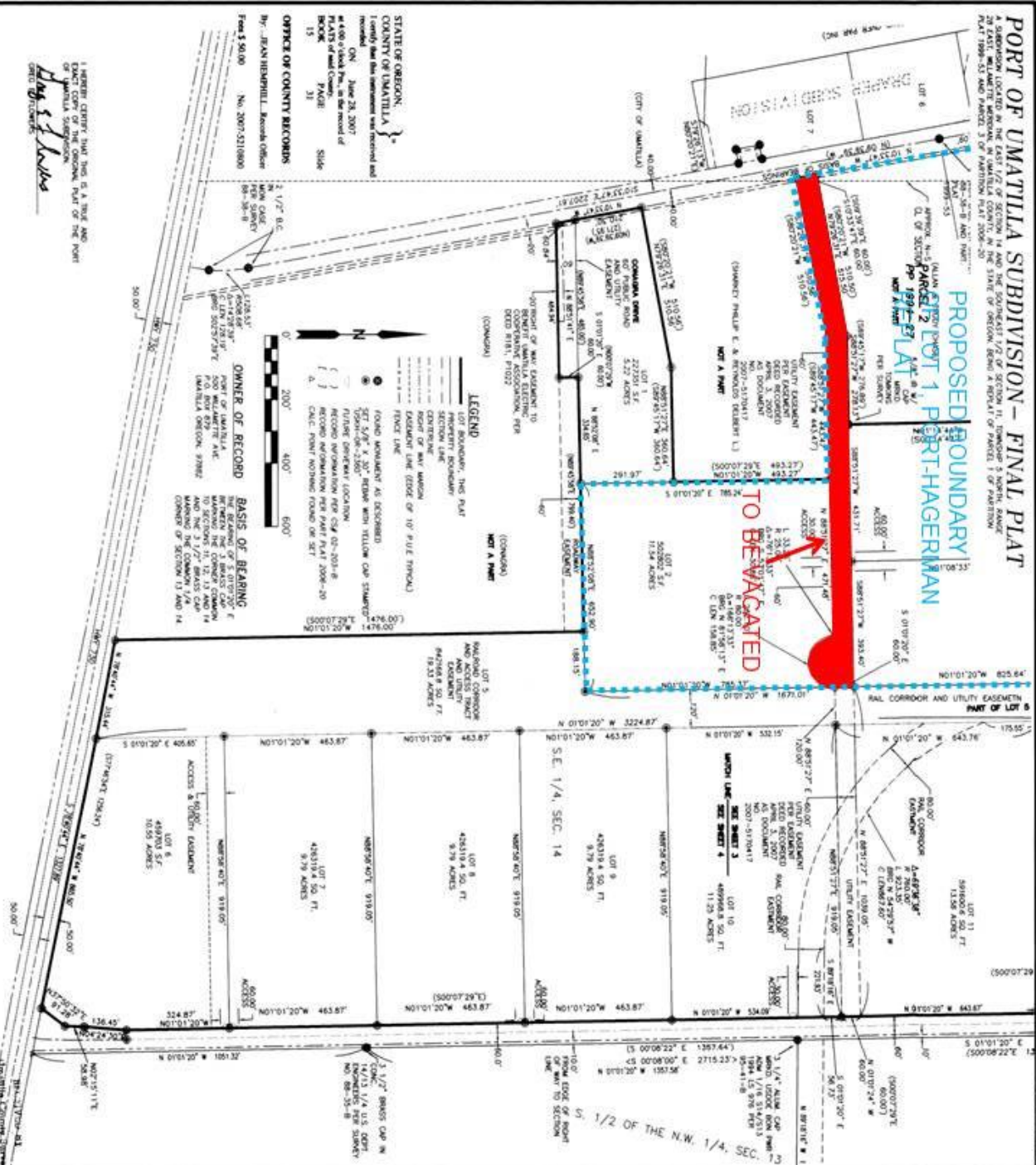
Form S-10100

PORT OF UMATILLA SUBDIVISION - FINAL PLAT

A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 14 AND THE SOUTHWEST 1/2 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 20 EAST, MERIDIAN 10 WEST, IN UMATILLA COUNTY, IN THE STATE OF OREGON, BEING A REPLAT OF PARCELS 1 OF PARTITION PLAT 1999-53 AND PARCELS 3 OF PARTITION PLAT 2000-20.

PROPOSED BOUNDARY
ALAN FINE LOT 1 PORT-HAGERMAN

TO BE REVACATED



STATE OF OREGON,
 COUNTY OF UMATILLA
 I certify that this instrument was recorded and recorded
 ON June 28, 2007
 at 4:00 o'clock P.M. in the record of
 BOOK 15 PAGE 31
 15

OFFICE OF COUNTY RECORDS
 By: JUAN HERRERA, Assessor/Recorder
 Form 3 50.00 No. 2007-5110800

LEGEND
 LOT BOUNDARY THIS PLAT
 CENTERLINE
 SECTION LINE
 LOCATOR LINE (EDGE OF 10' P.U.E. TYPICAL)
 FOUND MONUMENT AS DECOMMISSIONED
 SET 5/8" x 3/8" NAILS WITH YELLOW CAP STAMPS
 FUTURE CORNER LOCATION
 RECORD INFORMATION PER GAR 02-003-8
 RECORD INFORMATION PER PLAT 2006-20
 CONC. POINT MONUMENT FOUND ON SET

OWNER OF RECORD
 ALAN FINE
 500 W. LAUREL AVE.
 UMATILLA, OREGON 97866

BASIS OF BEARING
 THE BEARING OF 2° 07' 00" E
 ALONG THE CENTERLINE OF
 SECTION 14, TOWNSHIP 5 NORTH,
 RANGE 20 EAST, MERIDIAN 10 WEST,
 BEING THE CORNER COMMON
 TO SECTIONS 13, 12, 11 AND 14
 AND THE CORNER COMMON
 TO SECTIONS 13 AND 14
 BEING THE CORNER COMMON
 TO SECTIONS 13 AND 14

Project Mgr.	CEF
Drawn	DWM
Checked	QET
Date	06-08-07
Scale	1"=200'
QAD File	DWG05\971500 final.plt
Sheet No.	4 of 5
U.S.N.H. W.O.	971500

REGISTERED PROFESSIONAL LAND SURVEYOR
 Alan Fine
 JUNE 30, 1997
 OREGON LICENSE NO. 12213/07

USACH
 Engineering • Land Surveying
 Planning • Materials Testing
 101 Thain Road
 Lewiston, ID 83501
 Phone: (208) 746-2661
 Fax: (208) 746-6825
 621 W. MAULON AVE. SUITE 209
 Spokane, WA 99201
 Phone: (509) 328-5139
 Fax: (509) 328-0423
 5 North Colfax St.
 Boise, Oregon 83725
 Phone: (208) 322-4843
 Fax: (208) 322-1902

Project: PORT OF UMATILLA SUBDIVISION FINAL PLAT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11 AND THE EAST 1/2 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 20 EAST, MERIDIAN 10 WEST, UMATILLA COUNTY, OREGON BEING A REPLAT OF PARCELS 1 OF PARTITION PLAT 1999-53 AND PARCELS 3 OF PARTITION PLAT 2000-20.

Client: PORT OF UMATILLA
 500 W. LAUREL AVE.
 UMATILLA, OR, 97866

SECTION INDEX
 SEC. 11
 SEC. 14

PORT OF UMATILLA SUBDIVISION - FINAL PLAT

APPROVALS
UMATILLA COUNTY SURVEYOR
THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 28th DAY OF
JUNE 2007

DAVID H. BRUNSON - UMATILLA COUNTY SURVEYOR
UMATILLA COUNTY ASSESSOR
THIS SUBDIVISION IS HEREBY APPROVED THIS 29th DAY OF
JUNE 2007

Paul Chismore by Shelly Johnson
UMATILLA COUNTY ASSESSOR
HEREBY CERTIFY THAT 2006 TAXES FOR THE YEAR 2006-07
AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

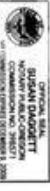
UMATILLA COUNTY COMMISSIONERS
THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 27th DAY OF
JUNE 2007.

Deanna J. Healy
William Johnson
Absent
COMMISSIONER

DELEGATION
BY THESE PRESENTS, THAT WE, MARSHALL ROOF, VICE PRESIDENT AND
BRYAN BROOK, SECRETARY OF THE PORT OF UMATILLA, OWNER OF THE LANDS DENIED
DO HEREBY DENY TO THE PUBLIC ALL RIGHTS AND RIGHTS OF WAY NOT DESIGNATED
AS PRIVATE SPECIFICALLY BEACH ROAD, EIGHTH DRIVE AND COMAUCH DRIVE, AND
ALSO ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'S) AS SHOWN
HEREIN.

PORT OF UMATILLA PUBLIC MUNICIPALITY
Marshall Roof, Vice President
Bryan Brook, Secretary
DATE 6-12-07

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF UMATILLA
KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 12th DAY OF
JUNE 2007, I, SUSAN DAGGETT, NOTARY PUBLIC FOR THE STATE OF OREGON,
WITNESS MY HAND AND OFFICIAL SEAL.



PRINTED NAME Susan Daggett
NOTARY PUBLIC FOR THE STATE OF OREGON
398871 AND COMMISSION EXPIRATION DATE 12-31-07



PRINTED NAME Susan Daggett
NOTARY PUBLIC FOR THE STATE OF OREGON
398871 AND COMMISSION EXPIRATION DATE 12-31-07

REGISTERED PROFESSIONAL LAND SURVEYOR
Shelly Johnson
June 20, 1997
606 E. RIVERS
RENEW 12/31/07

USA
Engineering • Land Surveying
Planning • Materials Testing
101 Thon Road
Levelland, TX 75041
Phone: (208) 746-2661
Fax: (208) 746-8225

Project: PORT OF UMATILLA SUBDIVISION FINAL PLAT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11 AND THE EAST 1/2 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 28 EAST, UMATILLA COUNTY, OREGON BEING A REPLAT OF PARCEL 1 OF PARTITION PLAT 1999-55 AND PARCEL 3 OF PARTITION PLAT 2006-20.
Client: PORT OF UMATILLA, 500 WILLAMETTE AVE., UMATILLA, OR, 97182
SECTION INDEX
TWN 5 N. RANG. 28 E. W.4

Table with 2 columns: Project Wgt., Description. Rows include DWG, GEF, and Scale (1:200).

DATE FILED: DMS(971500) finalplate.dwg
SHEET NO.: 5 OF 5
U.S.K.H. W.O. 971500





EXPORT DRIVE R/W LINES
(LOOKING EAST)



EXPORT DRIVE R/W LINES
(LOOKING EAST)



