

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 03, 2024
JOB NO. 24-119

SHEET 1 OF 2

SURVEY REFERENCES:

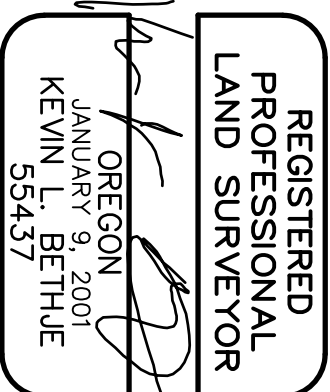
- PRIMA SURVEY, 22-124-C
- "HERMISTON ORCHARDS" BOOK 2, PAGE 81
- EDWARDS SURVEY, 03-327-B
- "BRATTON REPLAT" BOOK 16, PAGE 83
- EDWARDS SURVEY, L-087-A

LEGEND

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

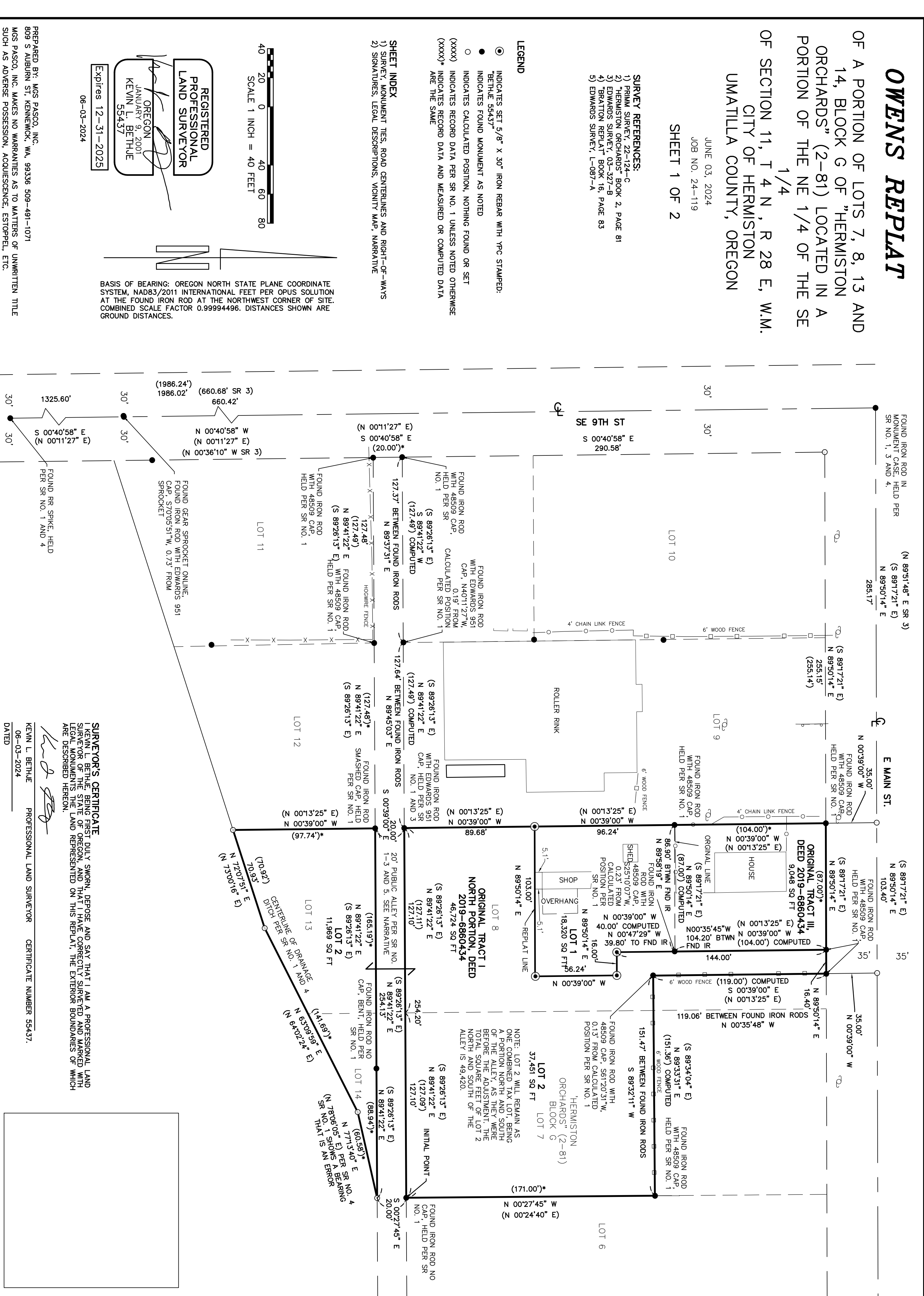
SHEET INDEX

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



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.

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SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHUE, 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 THE LEGAL MONUMENTS THE LAND REPRESENTED ON THIS REPLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
DATED 06-03-2024

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 3, 2024
JOB NO. 24-119

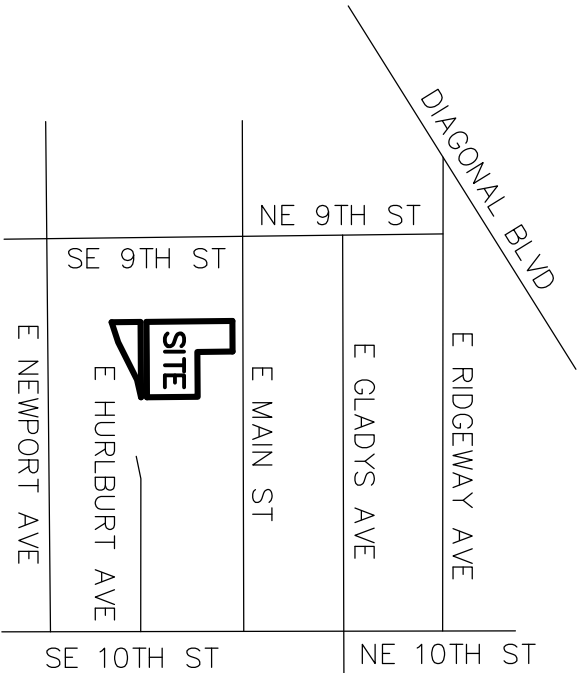
SHEET 2 OF 2

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 10.4 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.



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 1966.02 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 WATCHING THE POSITION AS SHOWN IN SURVEY REFERENCE NO. 1. THE DISTANCE TO CALCULATED POSITION IS SHOWN HEREON. I THEN ANALYZED PRIMA'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. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR IN 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. BETHUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
DATED 06-03-2024

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 202____,
AND BEING DULY SWORN, ACKNOWLEDGED TO ME
THAT SHE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN
WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR
FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC-OREGON _____ DATE _____

PRINTED NAME _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT:
STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 202____,
AND BEING DULY SWORN, ACKNOWLEDGED TO ME
THAT SHE 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.

SIGNATURE NOTARY PUBLIC-OREGON _____ DATE _____

PRINTED NAME _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

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

BRIAN OWENS _____ DATE _____

CAROLYN OWENS _____ DATE _____

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEN, 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 ____ DAY OF _____, 202____.

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.

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

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.

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 ____ DAY OF _____, 202____.

CHAIRMAN _____ COMMISSIONER _____

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 ADN WE HEREBY APPROVE SAID PLAT.
DATED THIS ____ DAY OF _____, 202____

COUNTY ASSESSOR _____

COUNTY TAX COLLECTOR _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHUE
55437

Expires 12-31-2025

06-03-2024

PREPARED BY: MGS PASCO, INC.
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