

LUDCON VENTURES REPLAT

A Replat of Lots 1, 2, 3, and a Portion of Lot 4, Block 1, Original Town of Hermiston

City of Hermiston, Umatilla County, Oregon

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

Northwest 1/4 of Southeast 1/4 of Section 11

for:

LUDCON VENTURES, LLC

230 SE 2ND Street

Hermiston, Oregon, 97838

LEGAL DESCRIPTION: Deed: XXXX-XXXXXXX

Lots 1, 2, 3, and the East 9.75 feet of the South 31.80 feet of Lot 4, Block 1, ORIGINAL TOWN, now City of Hermiston, located in the Northwest Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

The Real Property or its address is commonly known as 230 SE 2ND Street, Hermiston, OR 97838

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 Plastic Cap, PLS 2431 set at the Northeast corner of newly created Lot 1 of this Plat.

This Survey is Based on a surveys by Edwards Gandy & Kik, C.S. #97-170-B. My Bearing Base is that of Edwards' along the East Side of Block 1, Original Town of Hermiston. I found the corners of Edwards from both his survey for Gandy & Kik butsolos his survey for Peterson, Ken's Replat. I held Edwards work and established the remaining corners of Block 1, specifically for Lots 1, 2, 3, & 4. I then segregated out Lot 2 according to the owner's desires. I established the line between Lots 1 & 2 as the center of the paved roadway between the two building located on the property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby acknowledge that they have caused this Plat to be created, they authorizes that this Plat be prepared in accordance with provisions of ORS Chapter 92, and they recognizes this Plat as the Official Map and Plat of theReplat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Heather A Bacon
Member, Ludcon Ventures, LLC

On this _____ day of _____, 2024, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: _____
Notary Public for Oregon

My Printed Name is _____

My Commission No. is _____

My Commission Expires _____

APPROVALS:

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

_____ day of _____, 2024

Umatilla County Surveyor

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

_____ day of _____, 2024

City of Hermiston
Planning Commission Chair

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

_____ day of _____, 2024

City of Hermiston
City Council, Mayor

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

_____ day of _____, 2024

Hermiston Irrigation District

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

_____ day of _____, 2024

Umatilla County Tax Assessor

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

_____ day of _____, 2024

Umatilla County Tax Collector

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

_____ day of _____, 2024

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SEAL

LEGEND

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431

Expires 12-31-24

I certify that this is a true and exact copy of the Original Replat as filed for Ludcon Ventures, LLC & Heather Bacon in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431

SCALE 1" = 100 Ft.
January, 2024

ENGINEERING - LAND SURVEYING - WATER RIGHTS

R. V. MCKINNIS ENGINEERING

79980 Prindle Loop Road
Hermiston, Oregon 97838
(541) -567-2017

