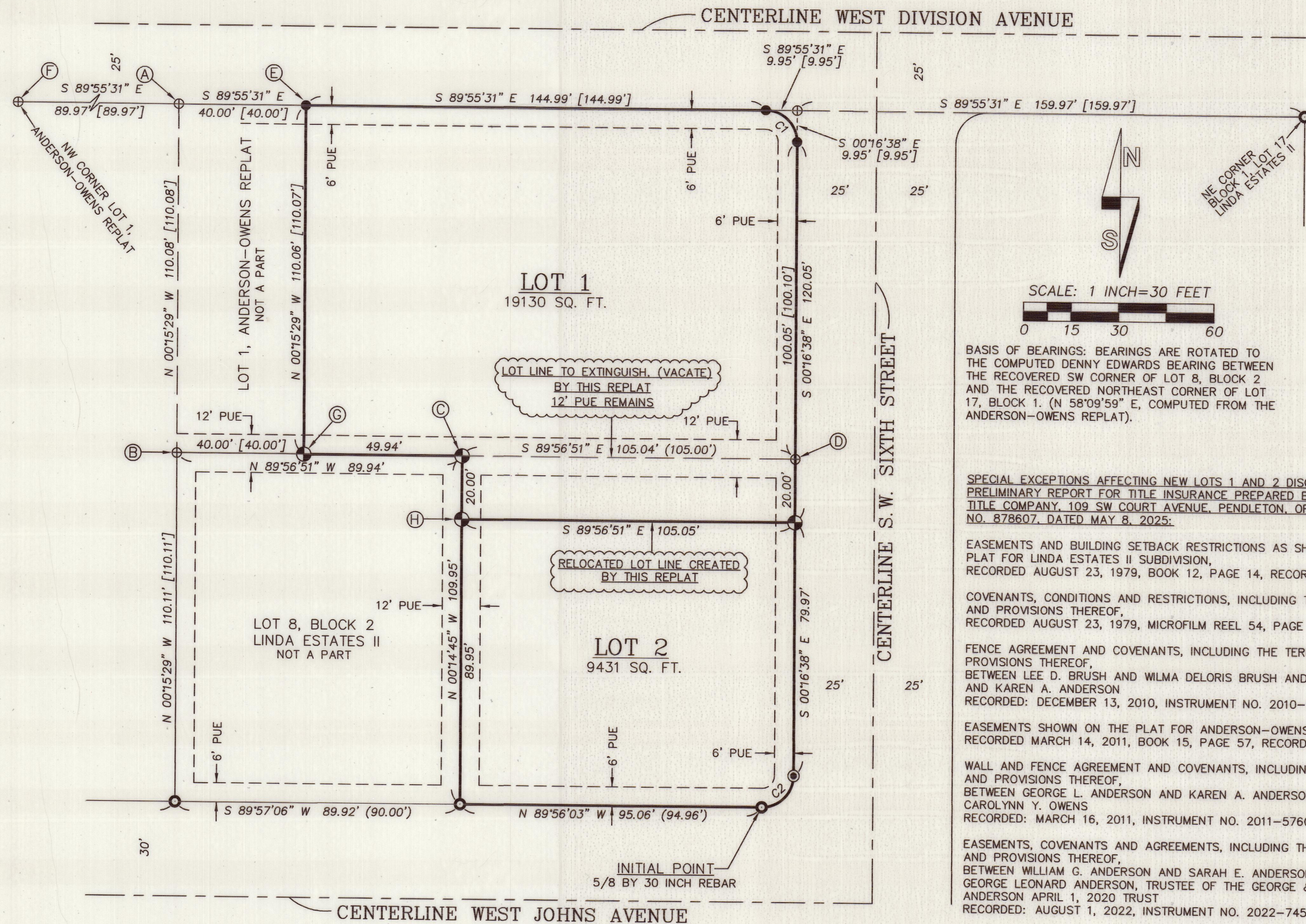


GEORGE ANDERSON REPLAT

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE CITY OF HERMISTON SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., UMATILLA COUNTY, OREGON DECEMBER, 2025

SHEET 1 OF 2



BASIS OF BEARINGS: BEARINGS ARE ROTATED TO THE COMPUTED DENNY EDWARDS BEARING BETWEEN THE RECOVERED SW CORNER OF LOT 8, BLOCK 2 AND THE RECOVERED NORTHEAST CORNER OF LOT 17, BLOCK 1. (N 58°09'59" E, COMPUTED FROM THE ANDERSON-OWENS REPLAT).

SPECIAL EXCEPTIONS AFFECTING NEW LOTS 1 AND 2 DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 109 SW COURT AVENUE, PENDLETON, OREGON, ORDER NO. 878607, DATED MAY 8, 2025.

EASEMENTS AND BUILDING SETBACK RESTRICTIONS AS SHOWN ON THE PLAT FOR LINDA ESTATES II SUBDIVISION, RECORDED AUGUST 23, 1979, BOOK 12, PAGE 14, RECORD OF TOWN PLATS.

COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 23, 1979, MICROFILM REEL 54, PAGE 1359.

FENCE AGREEMENT AND COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN LEE D. BRUSH AND WILMA DELORIS BRUSH AND GEORGE L. AND KAREN A. ANDERSON RECORDED: DECEMBER 13, 2010, INSTRUMENT NO. 2010-5730275.

EASEMENTS SHOWN ON THE PLAT FOR ANDERSON-OWENS REPLAT, RECORDED MARCH 14, 2011, BOOK 15, PAGE 57, RECORD OF PLATS.

WALL AND FENCE AGREEMENT AND COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE L. ANDERSON AND KAREN A. ANDERSON AND CAROLYNN Y. OWENS RECORDED: MARCH 16, 2011, INSTRUMENT NO. 2011-5760496.

EASEMENTS, COVENANTS AND AGREEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN WILLIAM G. ANDERSON AND SARAH E. ANDERSON AND GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE & KAREN ANDERSON APRIL 1, 2020 TRUST RECORDED: AUGUST 1, 2022, INSTRUMENT NO. 2022-7450290.

COMPUTED POINT AND NEW MONUMENT NOTES:

- (A) - HELD THE COMPUTED POSITION SHOWN ON ANDERSON-OWENS REPLAT. COMPUTED THE POSITION BY DISTANCE-DISTANCE INTERSECTION HOLDING DENNY EDWARDS' RECORD MEASURED DISTANCES FROM THE ANDERSON-OWENS REPLAT. 354.91' WEST FROM THE REBAR AT NE CORNER OF LOT 17, BLOCK 1, AND 220.19' NORTH FROM THE REBAR AT THE SW CORNER OF LOT 8, BLOCK 2, LINDA ESTATES II.
- (B) - CORNER POSITION TIED ON ANDERSON-OWENS REPLAT IS OBTAINED BY FENCING. COMPUTED POSITION FROM RECORD DISTANCES FROM ANDERSON-OWENS REPLAT.
- (C) - THIS CORNER WAS NOT RECOVERED ON THE ANDERSON-OWENS REPLAT. GEORGE ANDERSON FOUND AND NOTED THE CORNER POSITION RELATIVE TO THE NORTH-SOUTH WALL BEFORE THE CONCRETE FENCE WALL EXTENDING WEST COVERED IT. MR. ANDERSON PROVIDED A SWORN AFFIDAVIT FOR THE LOCATION OF THIS CORNER WHICH I ACCEPTED AS BEST EVIDENCE OF THE ORIGINAL CORNER LOCATION. SET WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, (BURIED), N 00°14'45" W, 2.00' FROM CORNER POINT.
- (D) - THIS CORNER MONUMENT WAS RECOVERED ON THE ANDERSON-OWENS REPLAT. THE CORNER MONUMENT WAS REMOVED WHEN INSTALLING A BURIED ELECTRIC LINE FROM THE ELECTRIC TRANSFORMER TO THE STREET LIGHT 70 FEET SOUTH. I COMPUTED THE CORNER POSITION AS SHOWN.
- (E) - CORNER MONUMENT FROM ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT. SET BRASS WASHER N 00°15'29" W, 2.00' FROM CORNER POINT.
- (F) - THE EXISTING CORNER MONUMENT FOUND ON ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT.
- (G) - THE WITNESS CORNER SET BY EDWARDS ON THE ANDERSON-OWENS REPLAT IS COVERED BY A CONCRETE WALL AND WAS NOT RECOVERED. SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, N 00°15'29" W, 1.50' AND S 89°56'51" E, 1.50' FROM CORNER POINT.
- (H) - SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP S 89°56'51" E, 2.00' TO AVOID CONCRETE WALL AND BURIED SPRINKLER LINE.

LEGEND

- - FOUND 5/8 INCH REBAR, ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION, BOOK 12, PAGE 14 RECORD OF PLATS, 1978.
- - FOUND 3/4 INCH BAR, BELIEVED TO BE AN ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION.
- ⊕ - COMPUTED POINT ONLY, NOT SET OR FOUND.
- ⊕ - SET 5/8 BY 24 INCH REBAR WITH RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- - CORNER FALLS IN CONCRETE, SET 3/4" BRASS DISK STAMPED "PLS 1106", WITH SCREW, IN LEAD FILLED HOLE DRILLED IN CONCRETE.
- (XOX) - RECORD DIMENSION, LINDA ESTATES II SUBDIVISION.
- [XOX] - RECORD DIMENSION, ANDERSON-OWENS REPLAT.
- prop. line - EXISTING PUBLIC UTILITY EASEMENT, (PUE) LINE PER PLAT OF LINDA ESTATES II SUBDIVISION. EXISTING EASEMENTS ARE TYPICALLY 6 FEET IN WIDTH AND SOME EXIST ON BOTH SIDES OF PROPERTY LINE, AS SHOWN.
- ② - INDICATES COMPUTED POINT OR NEW MONUMENT NOTE--SEE "COMPUTED POINT AND NEW MONUMENT NOTES" TABLE.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/26

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 12/25 DR. BY: WRW
CK. BY: WRW NO: 25-1912

PROJECT: ANDERSON FINAL REPLAT
GEORGE ANDERSON
REPLAT

SITUATED IN THE NW1/4NE1/4 OF SECTION 15, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

GEORGE ANDERSON REPLAT

SHEET 2 OF 2

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE CITY OF HERMISTON SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., UMATILLA COUNTY, OREGON DECEMBER, 2025

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS

DAY OF 2026.

CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS

DAY OF 2026.

MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

29 DAY OF January 2026.

BY: Tyler Murray TILER MURRAY MANAGER OF THE HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS DAY OF 2026.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS DAY OF 2026.

CHAIR COMMISSIONER

COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONTAINED IN THE ACCOMPANYING REPLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS DAY OF 2026.

ASSESSOR

TAX COLLECTOR

ANDERSON FINAL REPLAT S2

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:

GEORGE ANDERSON
REPLAT

SITUATED IN THE NW1/4NE1/4
OF SECTION 15, T4N., R28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON.

DATE: 12/25 DR. BY: WRW
CK. BY: WRW NO: 25-1912

OWNER'S DECLARATION

GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE AND KAREN ANDERSON APRIL 1, 2020 TRUST, AS FEE OWNER AND MATTHEW ST. HILAIRE AND MELONY ST. HILAIRE, AS CONTRACT PURCHASERS/EQUITABLE OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED AND THE LAND USE CODES OF THE CITY OF HERMISTON AND UMATILLA COUNTY, OREGON. WE HEREBY ACKNOWLEDGE EXISTING PUBLIC EASEMENTS OF RECORD AND THE VARIOUS EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS IDENTIFIED IN "SPECIAL EXCEPTIONS" SHOWN ON SHEET 1 OF 2 OF THIS PLAT.

FEE OWNER:

George Leonard Anderson
GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE AND KAREN ANDERSON APRIL 1, 2020, TRUST

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY
OF January 2026, BY GEORGE LEONARD ANDERSON

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

CONTRACT PURCHASERS/EQUITABLE OWNERS:
(PER MEMORANDUM OF CONTRACT OF SALE RECORDED
AS INSTRUMENT NO. 2025-09160, UMATILLA COUNTY
OFFICE OF RECORDS).

Matthew St. Hilaire
MATTHEW ST. HILAIRE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 29 DAY OF January 2026,
BY MATTHEW ST. HILAIRE

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 29 DAY OF January 2026,
BY MELONY ST. HILAIRE

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

SURVEYOR'S CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE LAND USE CODES OF THE CITY OF HERMISTON AND UMATILLA COUNTY, OREGON, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF THE GEORGE ANDERSON REPLAT.

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT OF LINDA ESTATES II SUBDIVISION AND THE ANDERSON-OWENS REPLAT. THE SURVEY WAS MADE WITH A TRIMBLE S-6 3 SECOND TOTAL STATION ROBOT. MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOT 2 OF THE ANDERSON-OWENS REPLAT, RECORDED MARCH 14, 2011 IN THE RECORD OF PLATS OF UMATILLA COUNTY AT BOOK 15, PAGE 57, INSTRUMENT NO. 2011-5760457 AND LOT 7, BLOCK 2, OF LINDA ESTATES II SUBDIVISION, RECORDED AUGUST 23, 1979 IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY AT BOOK 12, PAGE 14.
ALL LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWES 6/30/26