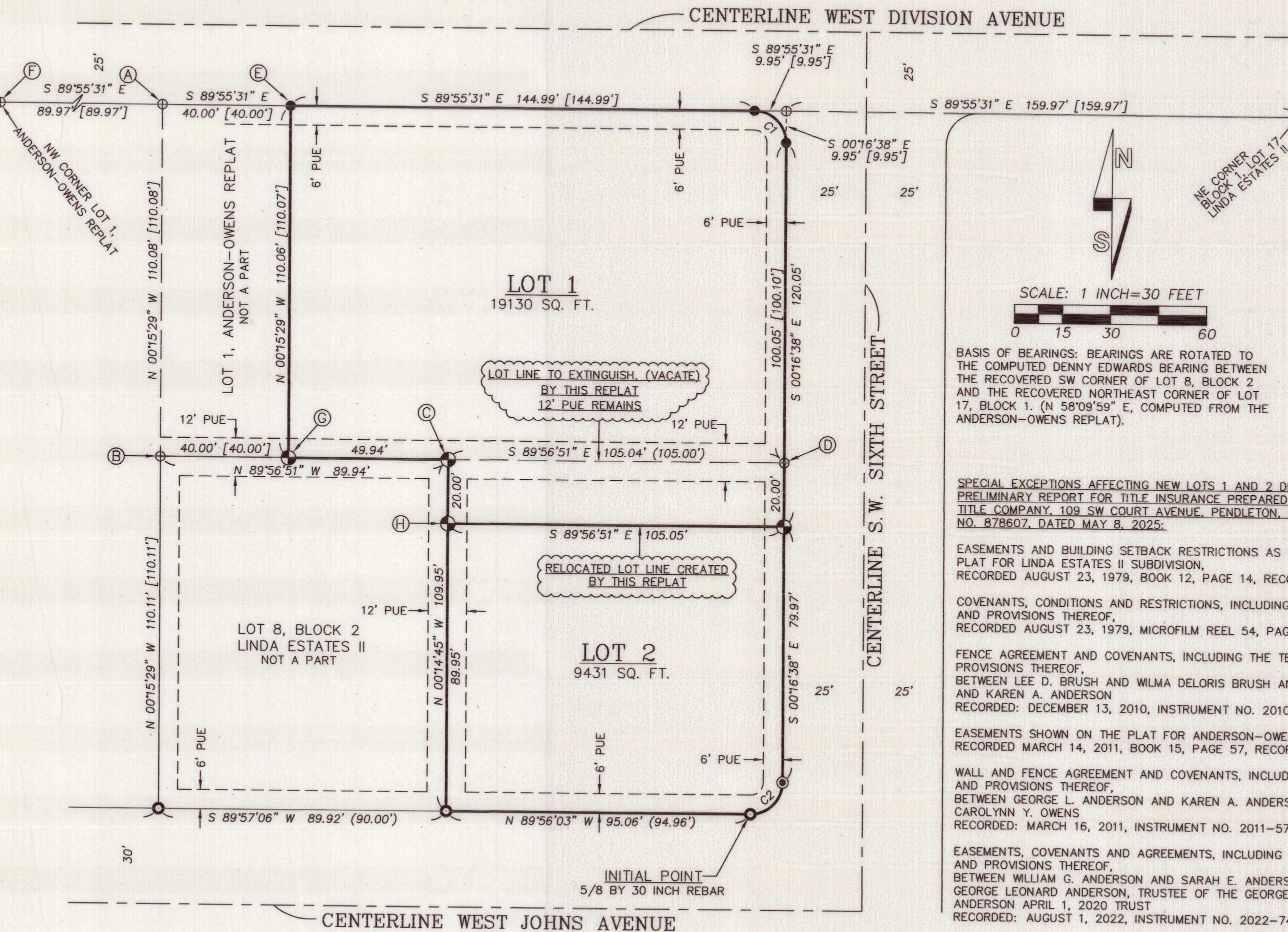


# GEORGE ANDERSON REPLAT

SHEET 1 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



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 CAROLYN 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 POSITION BY DISTANCE-DISTANCE INTERSECTION HOLDING DENNY EDWARD'S 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 OBSCURED 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
- pue 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.
- (○) INDICATES COMPUTED POINT OR NEW MONUMENT NOTES—SEE "COMPUTED POINT AND NEW MONUMENT NOTES" TABLE.

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

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.

