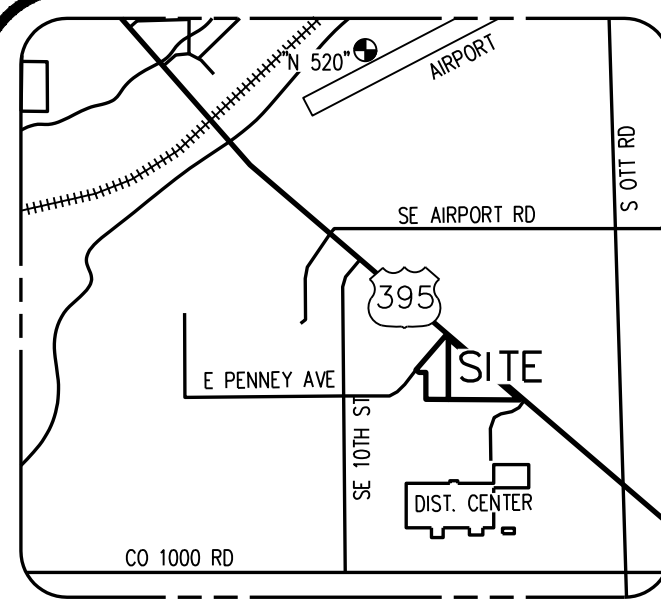




VICINITY SKETCH
NOT TO SCALE

FOUND SURFACE
BRASS CAP
LS 951
CS 89-06-B
DATED 1989

RANCH AND HOME 2ND REPLAT
OF LOTS 1 AND 2 OF PARTITION PLAT 16-71
LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

EASEMENT AND R-O-W NOTES

- ① = EASEMENTS SHOWN ON THE PLAT FOR HERMISTON PORT-UNIT ONE AND THE REPLAT RECORDED: DECEMBER 6, 1989 IN BOOK 13, PAGE 11, PLAT RECORDS, INSTRUMENT NO. 150976 OFFICE OF UMATILLA COUNTY RECORDS; AND RECORDED: JUNE 1, 1995 IN BOOK 13, PAGE 67, PLAT RECORDS, INSTRUMENT NO. 95-206818, OFFICE OF UMATILLA COUNTY RECORDS.
- ② = 30' ACCESS AND UTILITY EASEMENT PER P.P. BOOK 16, PAGE 71
- ③ = SIGN AND SIGN UTILITY EASEMENT PER P.P. BOOK 16, PAGE 71
- ④ = ACCESS AND UTILITY EASEMENT GRANTED PER P.P. BOOK 16, PAGE 71
- ⑤ = 40' ACCESS EASEMENT GRANTED PER P.P. BOOK 16, PAGE 71
- ⑥ = 100'x60' ROAD EASEMENT AREA, DEDICATED AS PUBLIC STREET RIGHT-OF-WAY P.P. BOOK 16, PAGE 71
- ⑦ = EASEMENT GRANTED TO UMATILLA ELECTRIC, UMATILLA COUNTY RECORDS INSTRUMENT NUMBER 2015-6350393, RECORDED OCTOBER 13, 2015; HEREBY RELINQUISHED
- ⑧ = EXISTING RIGHT-OF-WAY PER P.P. BOOK 16, PAGE 85
- ⑨ = EXISTING RIGHT-OF-WAY, INSTRUMENT NO. 2018-6780383
- ⑩ = EXISTING RIGHT-OF-WAY, INSTRUMENT NO. 2022-7500086
- ⑪ = HEREBY DEDICATED PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1, 2, AND 3; AND PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	61.76	S89°37'54"E
L2	60.00	N49°06'54"W
L3	60.00	S49°06'54"E



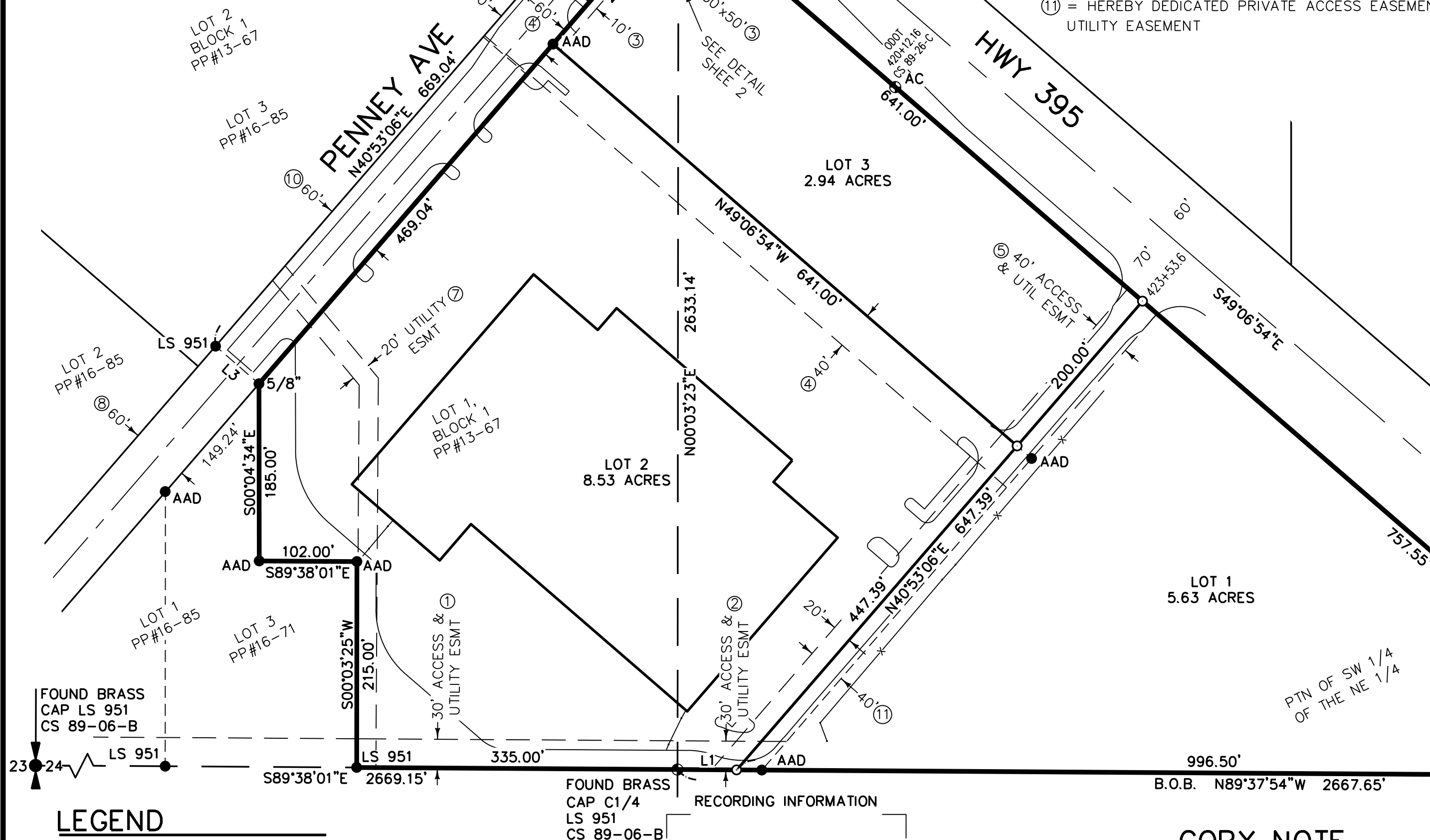
SCALE 1" = 100'



BASIS OF BEARING
CS 90-71-A

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
TOPCON RTK GPS

FOUND W.C.
BRASS CAP
33' WEST
P25-92-45C



LEGEND

- = SET 5/8"x30" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATTON DCI 86082"
- AAD ● = FOUND 5/8" REBAR MARKED, AAD 86050
- = FOUND AS INDICATED
- 5/8" ● = FOUND 5/8" REBAR
- LS 2431 ● = FOUND 5/8" REBAR LS 2431
- LS 951 ● = FOUND 5/8" REBAR LS 951
- AC ● = FOUND OSHD R-O-W MONUMENT ALUMINUM CAPPED REBAR
- = FOUND AS INDICATED
- W.C. = WITNESS CORNER
- B.O.B. = BASIS OF BEARING
- = FENCE
- - - = OLD LOT LINE
- - - = EASEMENT
- == = PROPERTY BOUNDARY
- == = CENTERLINE

COPY NOTE

I DO CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DEREK C. INGALSBE PLS86082

DRAFT COPY

OREGON
NOVEMBER 13, 2012
DEREK C. INGALSBE
86082

RENEWS: 06/30/2027

SURVEY FOR
RANCH & HOME

INDEX

1/4	1/4	SEC	T.	R.
1/4	1/4	24	04N	28E



**STRATTON SURVEYING
& MAPPING P.C.**

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
stratton@strattonsurvey.com

4939RP2B.DWG	© 2026
DATE: 07/15/26	SHT. 1 OF 3
DRAWN BY: DCI	JOB # 4939

4939RP2B.DWG	© 2026
DATE: 07/15/26	SHT. 2 OF 3
DRAWN BY: DCI	JOB # 4939

DESCRIPTION

LOTS 1 AND 2, RANCH AND HOME REPLAT, TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THOSE TRACTS OF LAND CONVEYED TO THE CITY OF HERMISTON BY DEDICATION DEEDS RECORDED IN INSTRUMENT NO.2018-6780383 AND INSTRUMENT NO. 2022-7500086, OFFICE OF UMATILLA COUNTY RECORDS.

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAY SHOWN WITHIN THIS PLAT, AND DO HEREBY GRANT ALL EASEMENTS, NOT PREVIOUSLY GRANTED OR CONVEYED, AS SHOWN OR NOTED WITHIN THIS PLAT. WE, TOO, HEREBY, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED AND RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

DRESS BROTHERS LLP OF WASHINGTON, A WASHINGTON LLP

SIGNED TITLE DATE

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED:

PRINTED NOTARY PUBLIC

SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

NARRATIVE & REFERENCES

I DEREK C. INGALSBE, 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 ORS CHAPTER 92, AS REVISED, AND THE CITY OF UMATILLA, AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS ACCOMPANYING THIS PARTITION PLAT

THIS SURVEY WAS DONE AT THE REQUEST OF PAUL KNUTZEN AS THE ACTING CONSULTANT FOR THE DRESS BROTHERS, OWNERS' OF RANCH AND HOME.

THE PURPOSE OF THIS REPLAT IS TO FURTHER DIVIDE LOT 1 OF PARTITION PLAT 16-71 INTO 2 LOTS, AND TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2, 20 FEET WEST TO CENTER THE DRIVE ISLE. ALSO TO GRANT NEW EASEMENTS AND ALSO TO RELINQUISH AN EXISTING UMATILLA ELECTRIC COOPERATIVE UTILITY EASEMENT, AS SHOWN HEREON. THIS REPLAT IS BASED UPON A MAP THAT I ORIGINALLY DRAFTED IN 2018 FOR AARON A DYCK, PLS 38021.

THE WESTERLY RIGHT-OF-WAY LINE OF US-395 WAS COMPUTED FROM C.S. 89-026-C, A SURVEY DONE BY ODOT. WE FOUND THE MONUMENTS AT 420+12.16 AND 433+00.07, SAID MONUMENTS WERE HELD TO COMPUTE THE US-395 ALIGNMENT. SEVERAL OTHER ODOT MONUMENTS WERE ALSO FOUND PER SAID SURVEY AS USED AS A COMPUTATIONAL CHECK. THE PENNEY AVE RIGHT-OF-WAY WAS COMPUTED FROM THE HERMISTON FOODS REPLAT. SECTION LINES WERE COMPUTED FROM THE EDWARDS SURVEY, C.S. 89-86-B.

THE MONUMENTS THAT WERE ORIGINALLY SET FOR THE RANCH AND HOME REPLAT WERE RECOVERED, ONES THAT WERE DISTURBED OR DESTROYED BY CONSTRUCTION WERE RESET WITH MY MONUMENTS.

EQUIPMENT USED:
-SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION
-SPECTRA PRECISION SP85 RTK GPS

REFERENCES:
- REPLAT RECORDED IN BOOK 13 AT PAGE 67, G. DENNIS EDWARDS PLS 951, DATED JUNE 1ST, 1995
- HERMISTON PORT - UNIT ONE, RECORDED IN BOOK 13 AT PAGE 11, G. DENNIS EDWARDS PLS 951, DATED DECEMBER 6TH, 1989
- CERTIFICATE OF SURVEY NO. 90-71-A, DENNIS EDWARDS PLS 951, DATED AUGUST 8TH, 1990
- HERMISTON - STANFIELD JUNTION SECTION, OSHD PLANS, DRAWING NUMBER 1S-42, SHEETS 1-6, DATED APRIL 19TH, 1989
- RANCH AND HOME REPLAT RECORDED IN BOOK 16 AT PAGE 71, AARON A DYCK PLS PLS 85050, DATED JUNE 22ND, 2018
- HERMISTON FOODS REPLAT RECORDED IN BOOK 16 AT PAGE 85, MICHAEL B. POSADA PLS 2849, DATED APRIL 24TH, 2019.

TITLE REPORT NOTE:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE TITLE SEARCH REPORT PREPARED BY PIONEER TITLE COMPANY, ORDER NUMBER 909641, DATED 06/17/2026, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

RANCH AND HOME 2ND REPLAT
OF LOTS 1 AND 2 OF PARTITION PLAT 16-71
LYING IN THE NORTH HALF OF SEC. 24, T.4N., R.28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

APPROVALS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

PLANNING COMMISSION CHAIR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

HERMISTON CITY COUNCIL

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

COUNTY COMMISSIONERS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS DAY OF ,20

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT TAXES ARE PAID ON THIS DAY OF ,20

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION

COPY NOTE

I DO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

DEREK C. INGALSBE PLS86082

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
DEREK C. INGALSBE
86082

RENEWS: 06/30/2027

DRAFT COPY

STRATTON
SURVEYING

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& MAPPING P.C.
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