

TENTATIVE PARTITION PLAT NO. 2025-
Being a REPLAT of LOT 3, & PORTIONS OF
LOT 17 & 18 OF RIDGEWAY TRACTS
within the NW1/4, Section 11,
Township 4 N., Range 28 E., W.M.,
Umatilla County, Oregon

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF CONNIE MARET, FOR THE PURPOSE OF FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED AS LOT 3, PORTIONS OF LOT 17 & 18 IN THE PLAT OF RIDGEWAY TRACTS. AS APPROVED BY THE CITY OF HERMISTON, OREGON PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM R1 & R2. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM:
LOW DISTORTION PROJECTION: COLUMBIA RIVER EAST ZONE
(LAMBERT CONFORMAL CONIC)
DATUM: NAD83-2011, CENTRAL MERIDIAN 120°30'00" W LATITUDE 45°40'00" N
FALSE NORTHING = 30,000.00 M FALSE EASTING = 150,000.00 M
SCALE FACTOR = 1.000008

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND THE MONUMENTED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS A SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1), I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON ??/??/????, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITION IS DESCRIBED AS FOLLOWS:
PARCEL I. LOT 3, IN BLOCK 1, RIDGEWAY TRACTS ADDITION TO CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
PARCEL II. THE NORTH 92 FEET OF LOT 17 OF RIDGEWAY TRACTS AS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.
PARCEL III. THE NORTH 140 FEET OF LOT 18, RIDGEWAY TRACTS, AN ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON. EXCEPTING THEREFROM THE WEST 65.00 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 140.00 FEET THEREOF.
RECORDED SEPTEMBER 12, 2003, INSTRUMENT No. 2003-4470441 OFFICE OF UMATILLA COUNTY RECORDS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92.
WE ACKNOWLEDGE THE FOLLOWING EASEMENTS:
WE HEREBY VACATE ALL PRIOR LOT LINES AND/OR PARCEL LINES WITHIN THE EXTERIOR BOUNDARIES SHOWN HERE AND CREATE NEW PARCEL LINES AS SHOWN

- 1 5 FOOT EASEMENT TO PACIFIC POWER & LIGHT COMPANY, BOOK 185, PAGE 438, UMATILLA COUNTY RECORDS.
2 5 FOOT EASEMENT TO PACIFIC POWER & LIGHT COMPANY, BOOK 185, PAGE 435, UMATILLA COUNTY RECORDS.

REFERENCE TABLE

- R1 RECORD OF SURVEY FOR CONNIE MARET, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 13-223-B.
R2 RECORD OF SURVEY LENARD SHUPE, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 96-117-B
R3 SUBDIVISION PLAT FOR PLAT OF RIDGEWAY TRACTS, BOOK 5, PAGE 29, UMATILLA COUNTY RECORDS
R4 BARGAIN AND SALE DEED, INSTRUMENT NO. 2003-4470441 UMATILLA COUNTY RECORDS.

LEGEND

- PARTITION BOUNDARY () DATA OF RECORD
— NEW PARTITION LINE [] CALCULATED DISTANCE
— SECTIONAL LINE (SEC.)
— RIGHT-OF-WAY (ROW)
- - - TAX LOT LINES
- - - EASEMENT
● FOUND BRASS CAP
● REMONUMENTED CS 19-080-C
● SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
○ FND. 5/8 IRON BAR SET IN CS 13-223-B
○ FND. 1/2 IRON BAR SET IN PLAT OF RIDGEWAY TRACTS BK 5, PG 29
○ FND. 1 1/4 IRON PIPE AS PER 13-223-B
△ CALCULATED POINT

FOUND 2 1/2" BRASS CAP
SET IN C.S. 19-080-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWES: 6/30/2027

UMATILLA COUNTY OFFICE OF RECORDS

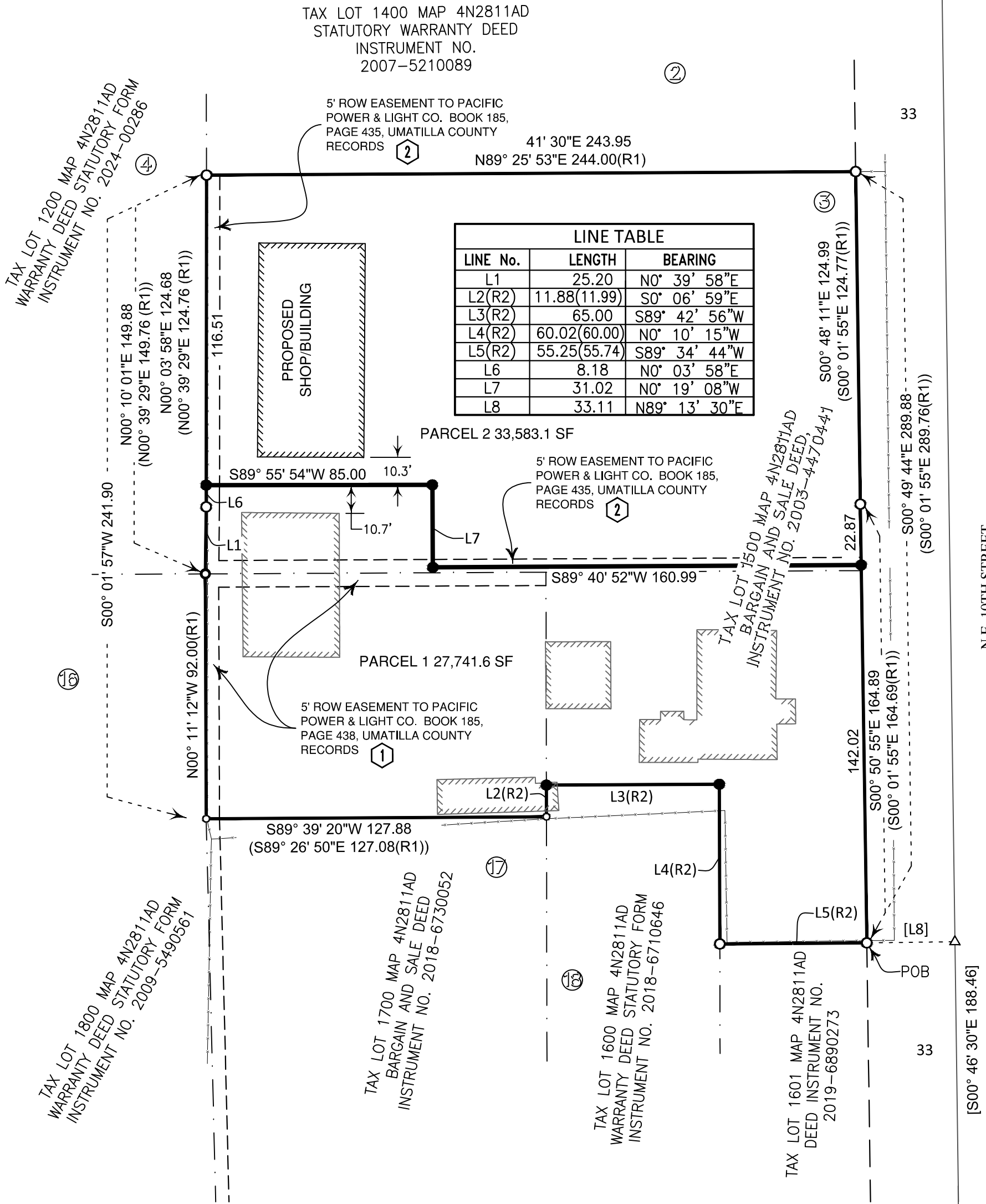
SURVEY FOR:
JIM MARET

CK3, LLC
ENGINEERING-SURVEYING & PLANNING

ONTARIO HERMISTON
368 SW 5TH AVE. 945 W. ORCHARD AVE.
ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
FAX (541) 889-2074 FAX (541) 567-2305
WEB: CK3LLC.NET



CHECKED BY: LCK	FIELDBOOK No. O-357	PAGE(S): 15-
DRAWN BY: RWF	DWG FILE No.: B-1372	
APPROVED BY: LCK	FILENAME: VO24034.dwg	JOB No.: VO-24034
DATE: 6/17/2025	DATE REVISED:	SHEET: 1 of 1



APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2025

UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT

APPROVED THIS _____ DAY OF _____, 2025

MANAGER

UMATILLA COUNTY COMMISSIONER

APPROVED THIS _____ DAY OF _____, 2025

COMMISSIONER

COMMISSIONER

COMMISSIONER

HERMISTON CITY COUNCIL, MAYOR

APPROVED THIS _____ DAY OF _____, 2025

COUNCIL MAYOR

HERMISTON CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2025

HERMISTON PLANNING COMMISSION CHAIRMAN

UMATILLA COUNTY TAX ASSESSOR

TAXES ARE PAID IN FULL

APPROVED THIS _____ DAY OF _____, 2025

UMATILLA COUNTY TAX COLLECTOR