

# Hermiston Commercial Corner

A Replat of Lots 1-5 & 8-11 of Block 8 of Hal Brandt Tracts  
 Township 4 North, Range 28, E.W.M., NW 1/4 of SW 1/4 of Section 02,  
 Hermiston, Oregon 97838, Umatilla County  
 For: Larry Campbell, Larry R. Campbell Revocable Living Trust  
 80492 Sunshine Lane  
 Hermiston, Oregon 97838

**PROPERTY DESCRIPTION:**

Tax Lot 5900 - Larry Campbell Revocable Living Trust  
 Deed 2017-6640437  
 Map No. 04N2802CB, 80802 Sq. Ft., 1.85 Acres

A parcel of land lying in the Northwest Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28 East, W.M., said parcel being in Block 8 of the Hal Brandt Tracts, and being further described as:

Beginning at the Northwest corner of said Block 8; thence Easterly along the North line of said Block a distance of 95.93 feet to the Northwest Corner of that tract of land belonging to Archie Kennedy, et, ux, by Warranty Deed recorded in Book 259, Page 67 of the Deed records of Umatilla County, OR, said point also being the Northwest Corner of that tract of land conveyed to Larry Campbell by Warranty Deed recorded on Roll 75, Book 366 of the Deed records of Umatilla County; thence continuing East along the North line of Block 8 a distance of 260 feet, more or less, to the Northeast corner of Block 8 and the Northeast corner of that tract belonging to Larry Campbell; thence South along the East line of said Block 8 a distance of 225 feet to the Southeast corner of said Campbell tract, said point being on the North line of that tract belonging to Schnell as recorded on Roll 9, Page 1887 of the Deed Records of Umatilla County; thence North 89°33'11" West along said North line, and the South line said Campbell tract a distance of 109.99 feet to the Northwest corner of the Roll 99, page 1887 tract; thence South 0°33'33" West a distance of 2.92 feet; thence continuing South 0°33'33" West along said Schnell North line and Campbell South Line and Kennedy South line a distance of 244.77 feet to the Southwest corner of said Kennedy tract, said point being on the westline of said Block 8; thence North along the West line of said Block 8 a distance of 228.24 feet to the Point of Beginning.

All being in the city of Hermiston, Umatilla County, Oregon. Area being 1.84 acres, more or less.

**SURVEYORS CERTIFICATE & NARRATIVE:**

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as Described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes. The INITIAL POINT for this Partition is my monument set at the Northwest Corner of Parcel 2, on the South edge of Oregon Avenue.

This survey is based on Block 8 of Ha Brandt Tracts and a survey by Wells for Schnell where Wells established the South line of the Campbell Parcel, being also the North line of the Schnell tract. My Basis of Bearing is that of Wells, C.S. 84-001-B. I re-established the boundaries of the subject property based on the Plat of Hal Brandt Tracts, the Deed 2017-6640437, Krumbein's survey that the legal description was based on, and the right of ways of Oregon Avenue & Hwy 395 as shown. I divided the parent Tract into Two (2) Parcels as shown in this survey and as desired by the owner. This survey was completed with a Trimble GPS RTK Total Station.

**OWNER'S DECLARATION & DEDICATION:**

I, the undersigned representative of the owner of the lands as shown on this plat, do hereby Dedicate the 25.0' Utility as depicted on the face of this Plat, I do hereby acknowledge that I have caused this plat to be created, I authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and I recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

Tyler Campbell, Authorized Representative for Larry R. Campbell  
 Larry R. Campbell Revocable Trust

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: \_\_\_\_\_  
 Notary Public for Oregon

My Printed Name is \_\_\_\_\_

My Commission No. is \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**Record Surveys:**

- R1 Thompson for Time Oil Company, C.S. H-024-Ax, 1970
- R2 Wells for E.S. Schnell, C.S. 84-001-B, 1984
- R3 Krumbein for Campbell Motors, C.S. 85-042-B, 1985
- R4 McKinnis for Johnson & Doty, C.S. 95-120-B, 1995
- R5 Wallulis for E.S. Schnell, C.S. P-057-B, 1978
- R6 Edwards for Johnson, C.S. 01-191-B, 2001

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Larry R. Campbell Trust in Umatilla County.

Ronald V. McKinnis PLS 2431

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

**PRELIMINARY**

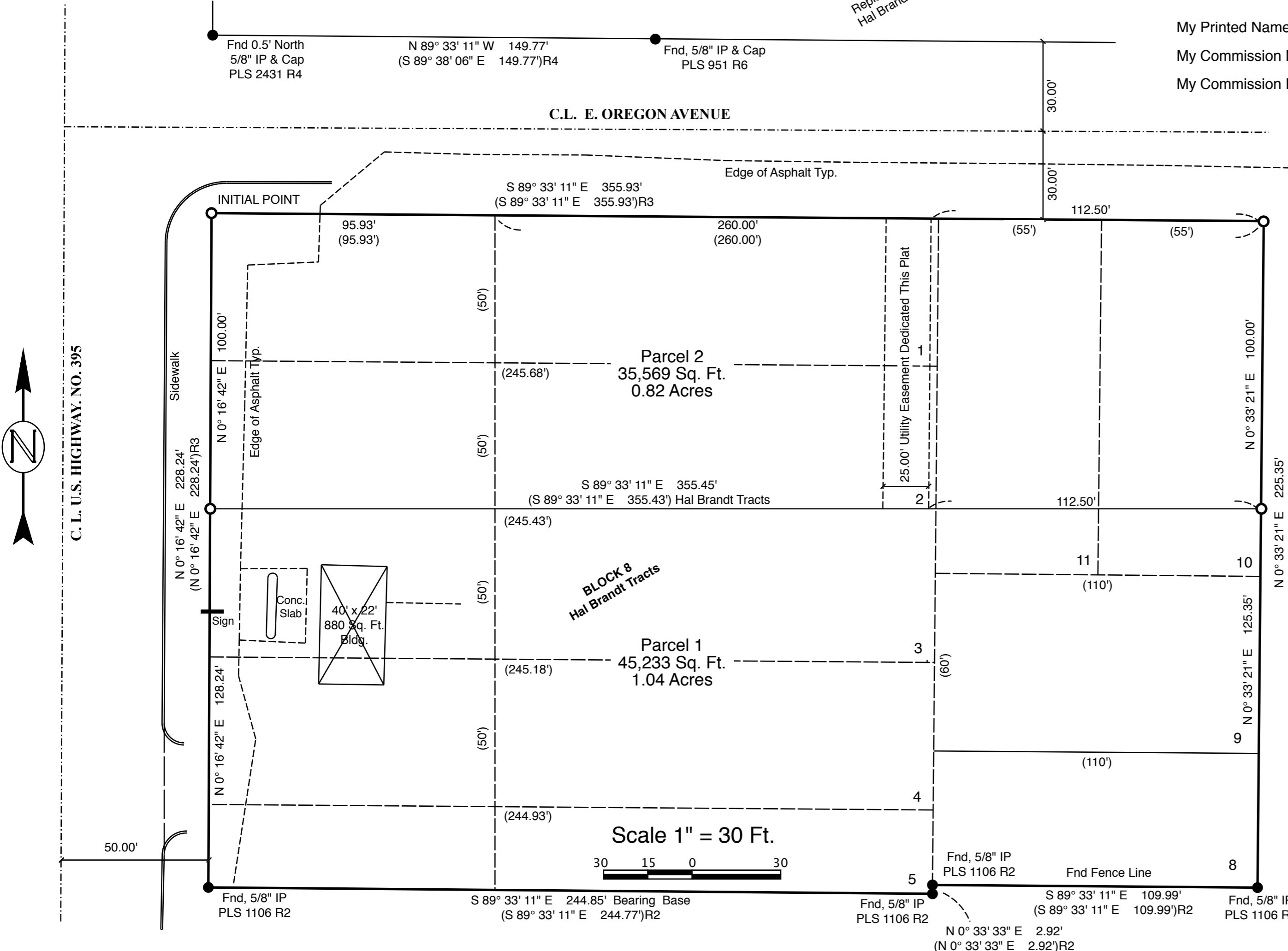
OREGON  
 RONALD V. MCKINNIS  
 JAN. 23, 1990  
 2431

Expires 12-31-22

**LEGEND**

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENTS - As Noted W / Survey Referenced
- ∅ CALCULATED CORNER (Not Set)
- Hal Brandt Tracts Lot Lines
- - - - STREET CENTER LINES
- REPLAT BOUNDARY

( 000 )R0 RECORD Bearing & Distance W/ Reference



**APPROVALS:**

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Umatilla County Surveyor

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

City of Hermiston Planning Commission

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Mayor of City of Hermiston

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Hermiston Irrigation District

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

**Umatilla County  
 Office of County Records  
 Recording Information  
 Seal**

June, 2022

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
 79980 Prindle Loop Road  
 Hermiston, Oregon 97838  
 (541) -567-2017

Rev. 06-07-22