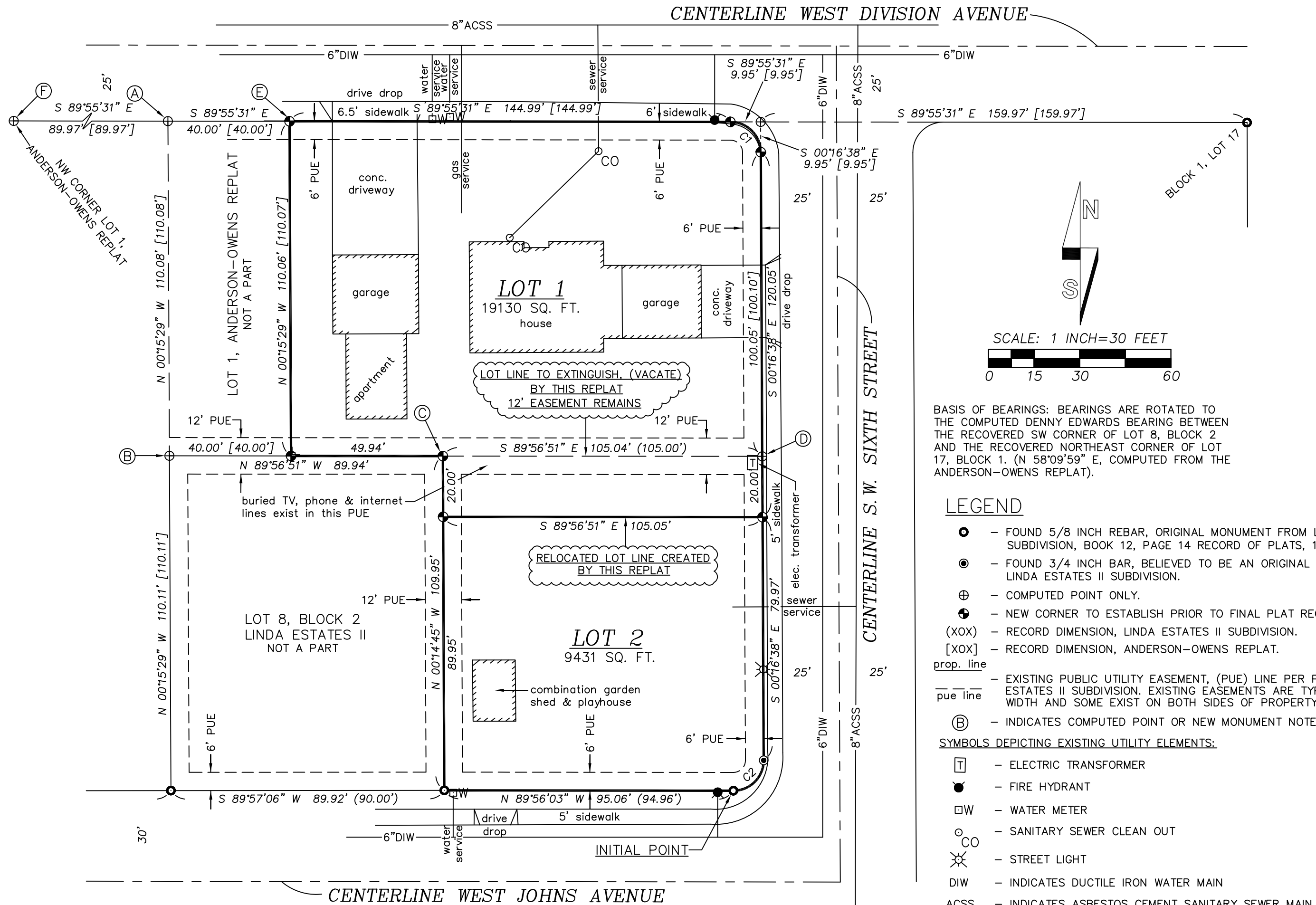


# GEORGE ANDERSON REPLAT

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

## PRELIMINARY PLAT

OCTOBER, 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).

### 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.
- - NEW CORNER TO ESTABLISH PRIOR TO FINAL PLAT RECORDING.
- (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.
- Ⓟ - INDICATES COMPUTED POINT OR NEW MONUMENT NOTE--SEE TABLE.

### SYMBOLS DEPICTING EXISTING UTILITY ELEMENTS:

- Ⓢ - ELECTRIC TRANSFORMER
- - FIRE HYDRANT
- W - WATER METER
- CO - SANITARY SEWER CLEAN OUT
- ⊗ - STREET LIGHT
- - - - - INDICATES DUCTILE IRON WATER MAIN
- ACSS - INDICATES ASBESTOS CEMENT SANITARY SEWER MAIN
- PUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT

### CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°46'37"	10.00'	15.67'	14.11' S 45°06'04" E	
C2	89°52'44"	10.00'	15.69'	14.13' S 44°59'59" W	
C1	RECORD:	(10.00')	(15.65')		
C2	RECORD:	(10.00')	(15.76')		

### NOTES:

- THE VARIOUS SERVICE LINES SHOWN, SEWER, WATER GAS, ETC., ARE EXISTING LINES.
- EXISTING SPRINKLER AND SPRINKLER CONTROL LINES EXTENDING FROM NEW LOT 1 ONTO NEW LOT 2 ARE TO BE CUT AND CAPPED AT THE SOUTH LINE OF NEW LOT 1.
- THE EXISTING PRIVATE BURIED ELECTRICAL LINE TO THE COMBINATION COMBINATION GARDEN SHED AND PLAYHOUSE, WHICH CROSSES NEW LOT 1 BEFORE ENTERING NEW LOT 2 IS TO BE DEACTIVATED AT THE ELECTRIC PANEL BOX ON THE EXISTING HOUSE ON NEW LOT 1.

### INFORMATION REGARDING PRELIMINARY REPLAT:

LOT 2 OF THE ANDERSON-OWENS REPLAT IS COMMONLY KNOWN AS TAX LOT 13300, ASSESSOR MAP NO. 4N2815AB, WITH A STREET ADDRESS OF 625 W. DIVISION AVENUE.  
LOT 7, BLOCK 2 OF LINDA ESTATES II IS COMMONLY KNOWN AS TAX LOT 13400, ASSESSOR MAP NO. 4N2815AB, WITH A STREET ADDRESS OF 610 W. JOHNS AVENUE.  
SUBDIVIDER: GEORGE L. ANDERSON, 625 W. DIVISION AVENUE, HERMISTON, OR 97838  
PHONE: 541-571-2109.

ZONING DESIGNATION: R-1

COMPREHENSIVE PLAN DESIGNATION: LDR, LOW DENSITY RESIDENTIAL

FOR THIS REPLAT, SUBDIVIDER REQUESTS THAT THE PLANNING COMMISSION WAIVE  
NON-APPLICABLE PORTIONS OF SECTION 154.15 THROUGH 154.21 AND SECTION  
154.35.

### COMPUTED POINT AND NEW MONUMENT NOTES:

- Ⓐ - HELD THE COMPUTED POSITION SHOWN ON ANDERSON-OWENS REPLAT. RECOMPUTED THE 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.
- Ⓑ - CORNER POSITION TIED ON ANDERSON-OWENS REPLAT IS OBSCURED BY FENCING. COMPUTED POSITION FROM RECORD DISTANCES FROM ANDERSON-OWENS REPLAT.
- Ⓒ - 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. THE ORIGINAL CORNER LOCATION TO BE REFERENCED ON THE FINAL PLAT.
- Ⓓ - 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.
- Ⓔ - CORNER MONUMENT FROM ANDERSON-OWENS REPLAT IS COVERED BY BRICK PILASTER, COMPUTED POSITION PER ANDERSON-OWENS REPLAT--NEW MONUMENT REFERENCE TO BE SET ON FINAL PLAT.
- Ⓕ - THE EXISTING CORNER MONUMENT FOUND ON ANDERSON-OWENS REPLAT IS COVERED BY A BRICK PILASTER, COMPUTED POSITION PER ANDERSON-OWENS REPLAT.

REVIEW COPY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

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

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DATE: 10/25

DR. BY: WRW

CK. BY: WRW

NO: 25-1912

PROJECT: \ANDERSON REPLAT

SUBDIVISION REPLAT  
FOR:  
GEORGE L. ANDERSON