

CJ EVANS REPLAT

LOCATED IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
HERMISTON, UMATILLA COUNTY, OR

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON DATED THIS _____ DAY OF _____, 20____.

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH PLATS, AND THEREFORE APPROVE SAID PLAT.

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY, AND THOSE EASEMENTS SHOWN AS VACATED HEREON ARE HEREBY VACATED.

MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT:

I DO CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER _____ DATE _____

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ COMMISSIONER _____ COMMISSIONER _____

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT. DATED THIS _____ DAY OF _____, 20____.

COUNTY ASSESSOR _____ COUNTY TAX COLLECTOR _____

SURVEYOR'S NOTES:

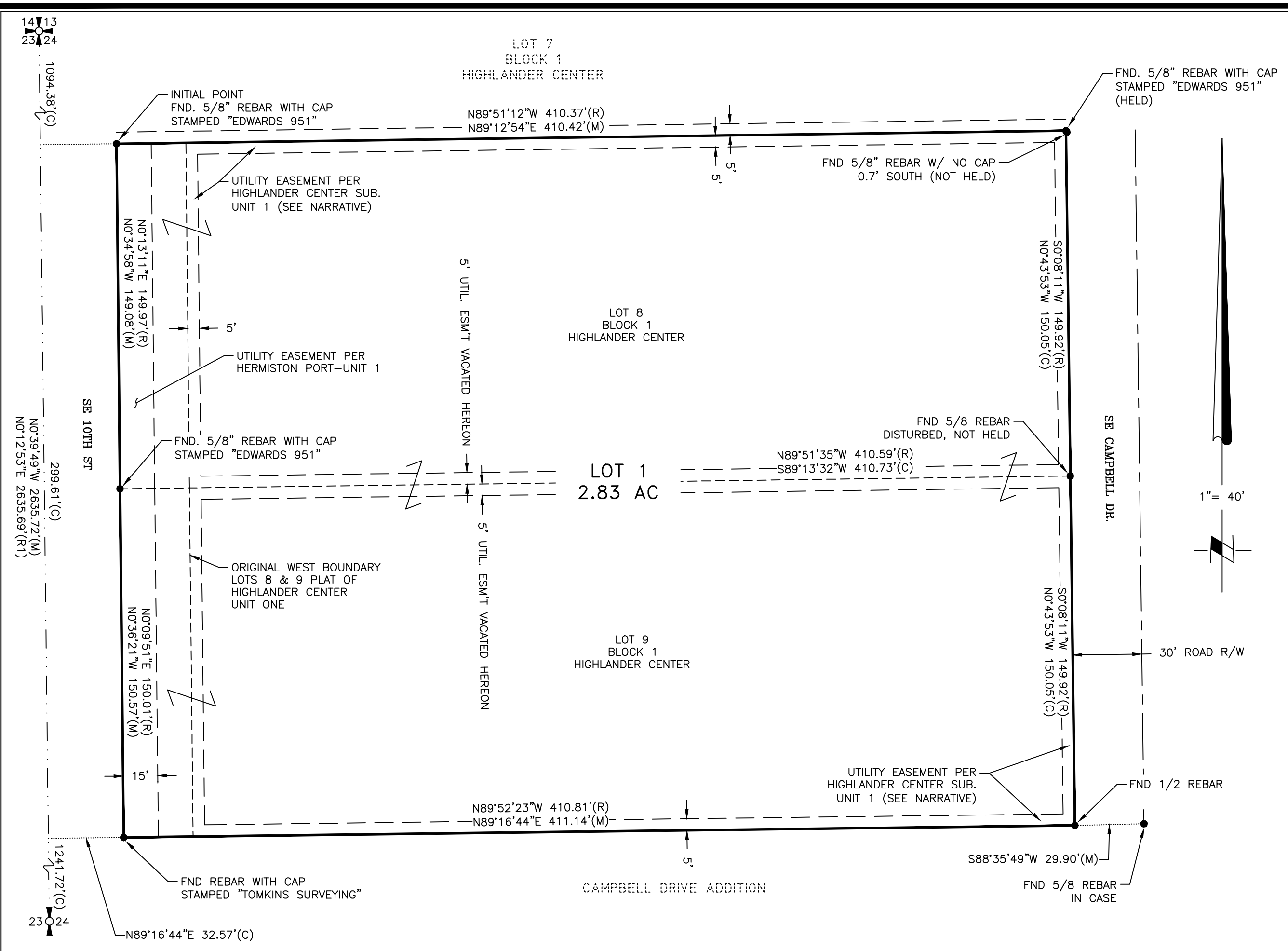
- BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GNSS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 1.00068835 FROM LAT: 45°49'0.17"N LONG: 119°16'3.22"W
- = DENOTES FOUND MONUMENT AS NOTED
- (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (R) = RECORD PER SURVEY 06-520-A (EDWARDS)

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS REPLAT IS TO COMBINE THE SUBJECT PROPERTIES INTO A SINGLE LOT AND DISSOLVE THE INTERIOR LOT LINES. CORNER MONUMENTS FOUND HEREON ORIGINATING FROM EDWARDS' SURVEY 06-520-A WERE HELD TO CONTROL THE CORNERS OF THE SUBJECT PROPERTY. AT THE NORTHEAST CORNER, A SECOND MONUMENT OF UNKNOWN ORIGIN WAS FOUND AND REJECTED AS IT DOES NOT CONFORM TO THE RECORD. A DISTURBED MONUMENT WAS FOUND AT THE EASTERLY CORNER COMMON TO LOTS 8 AND 9, AND WAS REJECTED DUE TO BEING DISTURBED.

EASEMENTS SHOWN HEREON ARE THOSE DESCRIBED ON THE PLAT OF HIGHLANDER CENTER SUBDIVISION-UNIT ONE (VOLUME 10 PAGE 28). NOTE: EASEMENTS ARE NOT DEPICTED GRAPHICALLY ON THE FACE OF SAID PLAT, INSTEAD THEY ARE DESCRIBED IN THE DEDICATION STATEMENT: "...AND A 5' UTILITY EASEMENT ADJACENT TO ALL LOT LINES." THIS IS SOMEWHAT AMBIGUOUS AS IT COULD BE INTERPRETED TO INCLUDE ONLY THE SIDE LOT LINES AND NOT THE PUBLIC ROAD RIGHT OF WAY MARGINS. FOR THIS SURVEY I HAVE INTERPRETED IT TO INCLUDE THE PUBLIC ROAD RIGHT OF WAY MARGINS AS THAT IS THE MORE RESTRICTIVE INTERPRETATION AGAINST THE GRANTOR OF THE EASEMENTS. A SEPARATE INSTRUMENT (2021-7280468) CREATES AN EASEMENT FOR UMATILLA ELECTRIC. THE DESCRIPTION CONTAINED IN SAID INSTRUMENT DOES NOT DESCRIBE A CLOSED FIGURE. I BELIEVE THE INTENT IS TO DESCRIBE THE EAST 5' OF LOT 9 BUT THERE ARE OTHER POSSIBLE INTERPRETATIONS.

REV: NONE



SURVEYOR'S CERTIFICATE:

I, DAVID P. BAALMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON DEVELOPMENT ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND EDWARDS MARKING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1) AS SHOWN BELOW.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

RENEWS: 12/31/2023

LEGAL DESCRIPTION:

(SOURCE: WARRANTY DEED INSTRUMENT 2021-7230144)

LOTS 8 AND 9, BLOCK 1, HIGHLANDER CENTER SUBDIVISION, UNIT 1, A PLANNED UNIT DEVELOPMENT IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON;

ALSO INCLUDING ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND WHICH LIES WESTERLY OF AND ADJACENT TO THE WEST LINE OF SAID LOTS 8 AND 9, SAID TRACT BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTH 00°39'55" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1841.78 FEET; THENCE NORTH 89°20'05" EAST, A DISTANCE OF 33 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, REPLAT OF LOTS 1 AND 2, BLOCK 1 AND ALL OF BLOCK 2, HERMISTON PORT-UNIT ONE AND LOT 8, BLOCK 3, HIGHLANDER CENTER SUBDIVISION-UNIT 2 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 89°13'00" EAST, A DISTANCE OF 28.29 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 1 OF SAID HIGHLANDER CENTER SUBDIVISION-UNIT 1; THENCE SOUTH 00°44'01" EAST ALONG THE WEST LINES OF LOTS 6, 7, 8, AND 9 OF SAID BLOCK 1, A DISTANCE OF 600.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 89°15'05" WEST, A DISTANCE OF 29.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST 10TH STREET; THENCE NORTH 00°39'55" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STREET, A DISTANCE OF 600.22 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD AND STREET RIGHT-OF-WAYS.

OWNER'S DECLARATION:

CJ EVANS FAMILY INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND DESCRIBED HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND THESE LANDS REPLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND CITY OF HERMISTON SUBDIVISION ORDINANCE, DO HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS OF RECORD, AND DO HEREBY VACATE THOSE EASEMENTS SHOWN AS VACATED HEREON.

MANAGING MEMBER, CJ EVANS FAMILY INVESTMENTS, LLC

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF UMATILLA

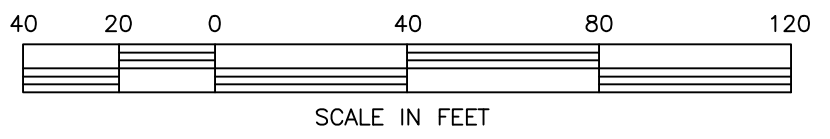
ON THIS _____ DAY OF _____, 20____, THE ABOVE NAMED INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO BE TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

SIGNATURE NOTARY PUBLIC - STATE OF OREGON

PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____



RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT		O'BRIEN CONSTRUCTION		JOB	34423
PROJECT REPLAT LOTS 8-9 HIGHLANDER CIRCLE					
PTN OF SEC. 24, T. 4 N., R. 28 E. W.M.					
DRN. BY	DCP	SCALE	1"=40'	F. B. NO.	NONE
APPROVED	DPB	DATE	9/8/23	ACAD VER	- C3D21
				FILE:	34423.DWG
				SHEET	1
				OF	1