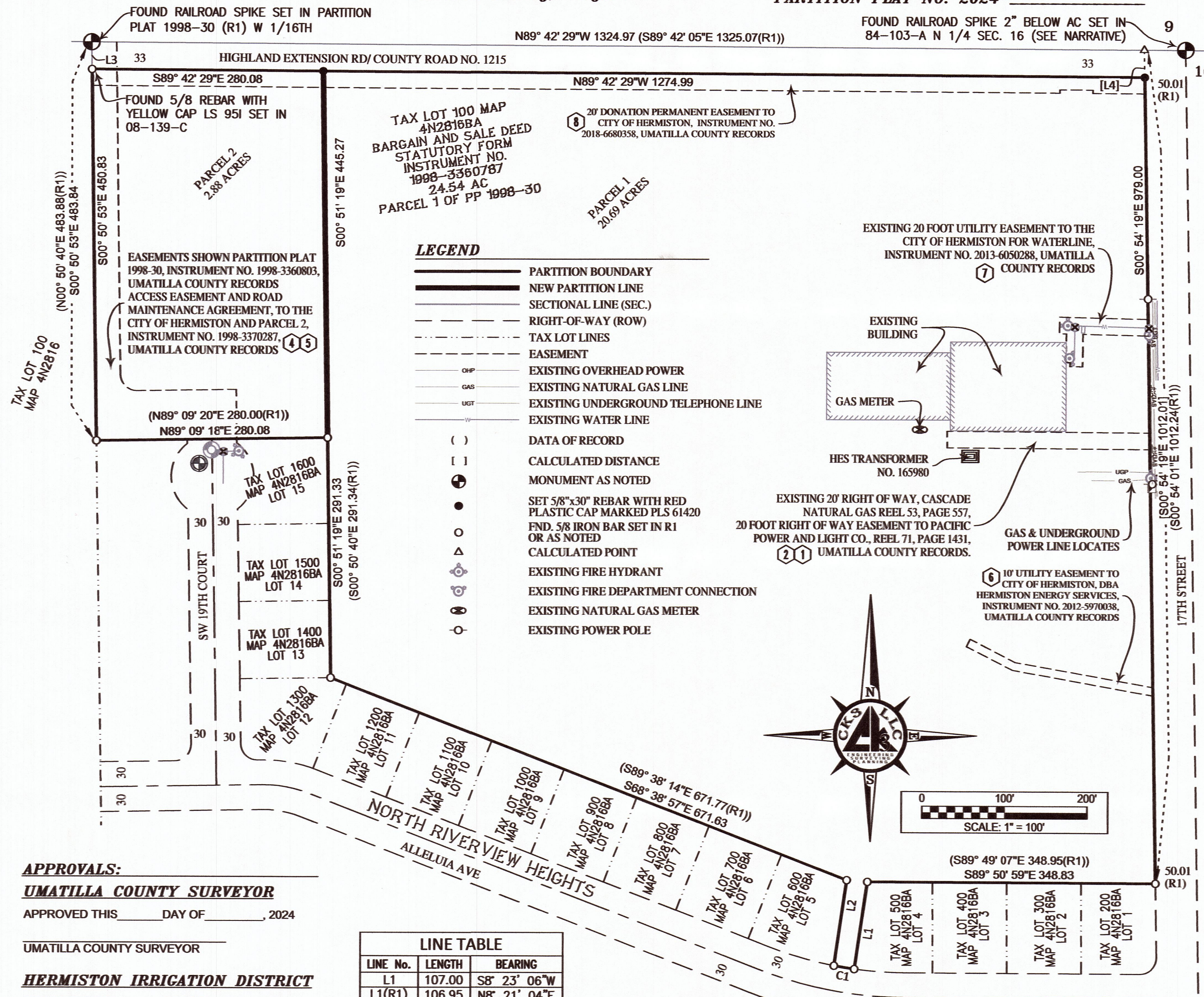


TENTATIVE PARTITION PLAT of PARCEL 1 OF PARTITION PLAT NO. 1998-30
within the NE1/4, the NW1/4, Section 16, Township 4 N., Range 28 E., W.M.,
Umatilla County, Oregon

PARTITION PLAT NO. 2024-



LEGEND

- PARTITION BOUNDARY
- NEW PARTITION LINE
- SECTIONAL LINE (SEC.)
- RIGHT-OF-WAY (ROW)
- TAX LOT LINES
- EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING NATURAL GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE
- DATA OF RECORD
- CALCULATED DISTANCE
- MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8" IRON BAR SET IN R1 OR AS NOTED
- CALCULATED POINT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING NATURAL GAS METER
- EXISTING POWER POLE

APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT

APPROVED THIS _____ DAY OF _____, 2024

MANAGER

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY TAX COLLECTOR

HERMISTON CITY PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024

UMATILLA COUNTY PLANNING DIRECTOR

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	107.00	S8° 23' 06"W
L1(R1)	106.95	N8° 21' 04"E
L2	104.93	S8° 19' 53"W
L2(R1)	104.86	S8° 21' 04"W
L3	33.01	S0° 50' 53"E
[L4]	33.01	N0° 54' 19"W

CURVE TABLE						
CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	470.00	3°02'26"	24.94	12.47	S80°43'03"E	24.94
C1(R1)	470.00	3°02'54"	25.01		S80°43'24"E	25.00

REFERENCE TABLE

- R1 PARTITION PLAT 1998-30 FOR DAN BRAMMER, BY FERGUSON SURVEYING ENGINEERING, FILED UNDER COUNTY SURVEY 98-188-B
- R2 SUBDIVISION PLAT FOR NORTH RIVERVIEW HEIGHTS BOOK 13, PAGE 136, FILED UNDER COUNTY SURVEY 99-028-B.

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF COREY GRIGGS OF HERMISTON CHRISTIAN CHURCH, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED AS PARCEL 1 IN PARTITION PLAT 1998-30, CREATING A 20.69 ACRE PARCEL, AND A 2.88 ACRE PARCEL, AS APPROVED BY HERMISTON CITY 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

THIS PARCEL WAS ORIGINALLY SURVEYED IN MARCH OF 1998 BY FERGUSON SURVEYING ENGINEERING, FOR FOR SANTIAM PROPERTIES, LLC. AS SHOWN ON (R1) THE BOUNDARY LINES WERE ESTABLISHED IN SAID SURVEY AND RECOVERED HERE, CURVE C1 BETWEEN FOUND PINS IS NOT A TANGENT CURVE.

REGARDING THE N1/4 SECTION 16 (J-11) AND SURVEY NO. 22-006-C. ON 8/29/2024 MR. KRUMBEIN WAS CONTACTED REGARDING SAID CORNER ADDITIONALLY MR. PRIMM WAS AS WELL BUT NEVER RESPONDED. THIS IS A DUAL STAMPED DOCUMENTS AS OUTLINED IN OAR 820-025-0025 (LACKING IN WORK PRODUCT SPECIFICITY). MR. KRUMBEIN STATED AS COUNTY SURVEYOR THE RXR SPIKE AS NOTED IN SAID SURVEY IS THE CORNER AND RECOGNIZED AS THE OFFICIAL CORNER MONUMENTS. MR. KRUMBEIN ALSO STATED THAT FOR FUTURE REFERENCE THE TABLE LABELED "CORNER VISITED" ON SAID SURVEY PROVIDING COORDINATES ARE THE CORNERS/MONUMENTS ACCEPTED AND RECOGNIZED AS OFFICIAL BY THE COUNTY SURVEYORS OFFICE BUT THAT THE COMMENTS COLUMN SHOULD BE IGNORED AS IT CONFUSES THE ISSUE. MR. KRUMBEIN MENTIONED HE PLANS TO ADD SOME NOTES AND EXPLANATIONS TO SAID SURVEY AT SOME POINT.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND THE MONUMENTED 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 7/7/7777, 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 1, PARTITION PLAT NO. 1998-30, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. RECORDED SEPTEMBER 17, 1998, INSTRUMENT NO. 1998-3360803, OFFICE OF UMATILLA COUNTY RECORDS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT HERMISTON CHRISTIAN CHURCH, IS THE OWNER 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, AND ACKNOWLEDGE THE FOLLOWING EASEMENTS (EASEMENTS AS PER TITLE REPORT NO. 165079):

- 20 FOOT RIGHT OF WAY, CASCADE NATURAL GAS REEL 53, PAGE 557, UMATILLA COUNTY RECORDS.
- 20 FOOT RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT CO., REEL 71, PAGE 1431, UMATILLA COUNTY RECORDS
- 10 FOOT RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT CO., REEL 73, PAGE 802, UMATILLA COUNTY RECORDS, NOT PLOTTABLE
- EASEMENTS SHOWN PARTITION PLAT 1998-30, INSTRUMENT NO. 1998-3360803, UMATILLA COUNTY RECORDS
- ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT, TO THE CITY OF HERMISTON AND PARCEL 2, INSTRUMENT NO. 1998-3370287, UMATILLA COUNTY RECORDS
- 10 FOOT UTILITY EASEMENT TO CITY OF HERMISTON, DBA HERMISTON ENERGY SERVICES, INSTRUMENT NO. 2012-5970038, UMATILLA COUNTY RECORDS
- 20 FOOT UTILITY EASEMENT TO THE CITY OF HERMISTON FOR WATERLINE, INSTRUMENT NO. 2013-6050288, UMATILLA COUNTY RECORDS
- 20 FOOT DONATION PERMANENT EASEMENT TO CITY OF HERMISTON, INSTRUMENT NO. 2018-6680358, UMATILLA COUNTY RECORDS

CHRISTOPHER GRIGGS
MEMBER

STATE OF OREGON
COUNTY OF UMATILLA

BEFORE ME THIS _____ DAY OF _____, 2024 APPEARED
THE OWNER AND ACKNOWLEDGED THE FOREGOING DECLARATION.

NOTARY PUBLIC FOR OREGON

PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

UMATILLA COUNTY OFFICE OF RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2025

SURVEY FOR:

HERMISTON CHRISTIAN CENTER



CK3, LLC

ENGINEERING-SURVEYING & PLANNING

ONTARIO
368 SW 5TH AVE.
ONTARIO, OR 97914
PHONE (541) 889-5411
FAX (541) 889-2074
WEB: CK3LLC.NET

HERMISTON
945 W. ORCHARD AVE.
HERMISTON, OR 97838
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FAX (541) 567-2305

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DATE: 9/6/2024	DATE REVISED:	SHEET: 1 of 1