

ORDINANCE NO. 2343

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN MAP AND ZONING MAP.

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. The following described property shall be changed on the city comprehensive plan map and zoning map, to-wit:

Parcel 2 & 3 of Partition Plat No. 2021-11 Umatilla County, Oregon

Parcel 2, Partition Plat No. 2021-11 shall be designated as Industrial on the Comprehensive Plan Map and as Light Industrial on the Zoning Map.

Parcel 3, Partition Plat No. 2021-11 shall be designated as Commercial on the Comprehensive Plan Map and as Outlying Commercial on the Zoning Map.

The proposed amendments are further shown on Exhibit A to this Ordinance.

SECTION 2. The findings of fact as adopted by the City Council on January 23, 2023, are incorporated herein by reference.

SECTION 3. The effective date of this ordinance shall be the thirtieth day after enactment.

PASSED by the City Council this 23rd day of January 2023.

SIGNED by the Mayor this 23rd day of January 2023.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Exhibit A to Ordinance No. 2343

PARTITION PLAT No. 2021-11

Umatilla County, Oregon

A Replat of Parcel 2 of Partition Plat 2011-15 in Township 4 North, Range 28 East, W.M., Southwest 1/4 of Section 13

for:
Simon & Simon Land, LLC
P.O. Box 921
Hermiston, Oregon 97838

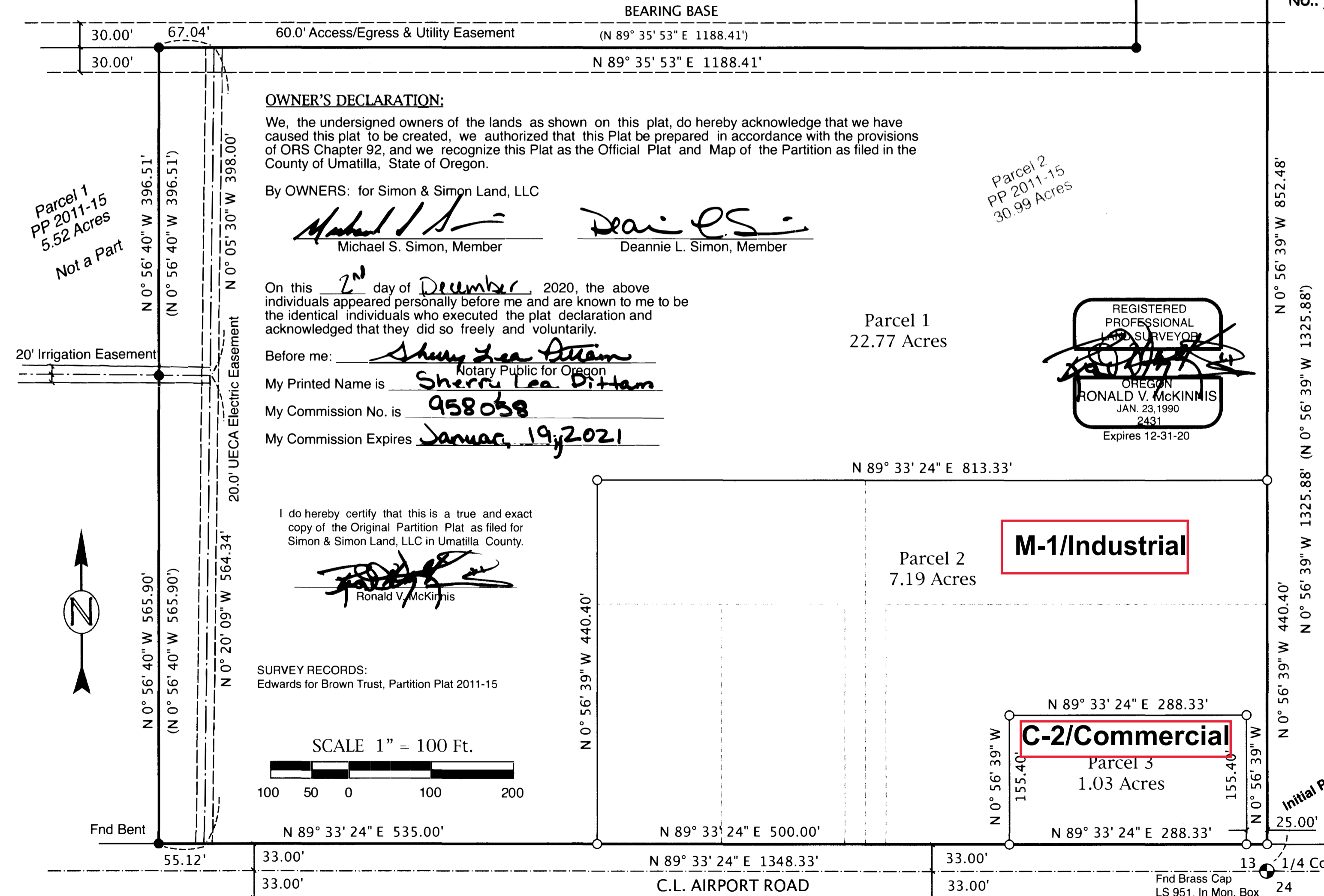
SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands depicted on this Plat, and more particularly described in the Legal Description hereon. I also certify that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on the Partition survey by Edwards for Brown PP 2011-15. I found and held all of the monuments set by Edwards in that survey. My Bearing Base was the North Line of Parcel 2 as established by Edwards in that Plat. The purpose of the survey was to divide the parent parcel into three parcels as depicted on the face of this plat. The Initial Point of this survey is my monument set 33 feet North of the Brass Cap 1/4 in the center of Airport Road. This survey was completed with a Trimble GPS RTK Total Station.

PROPERTY DESCRIPTION:

The legal description of this property being partitioned is as found in Deed 2013-6120618 of the Umatilla County Records of Deeds, Instrument No. 2013-6120032 Recorded 11-22-2013 and is more particularly described as: Parcel 2 of Partition Plat 2011-15, recorded as Document 2011-5790464, on 06-20-2011, Umatilla County Plat Records, All being East of the Willamette Meridian, Umatilla County, Oregon;



OWNER'S DECLARATION:

We, the undersigned owners of the lands as shown on this plat, do hereby acknowledge that we have caused this plat to be created, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNERS: for Simon & Simon Land, LLC

Michael S. Simon
Michael S. Simon, Member
Deannie L. Simon
Deannie L. Simon, Member

On this 2nd day of December, 2020, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat declaration and acknowledged that they did so freely and voluntarily.

Before me: *Sherry Lea Dittam*
Notary Public for Oregon
My Printed Name is Sherry Lea Dittam
My Commission No. is 958058
My Commission Expires January 19, 2021

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Simon & Simon Land, LLC in Umatilla County.
Ronald V. McKinnis
Ronald V. McKinnis

SURVEY RECORDS:
Edwards for Brown Trust, Partition Plat 2011-15
SCALE 1" = 100 Ft.
100 50 0 100 200



RECEIVED BY
Umatilla County Surveyor
Date: 4/22/21
Rec'd By: CT
No.: 21-046-B

APPROVALS:

I certify that I have examined and approved this Replat on this 14 day of Dec, 2020
David H. K...
Umatilla County Surveyor

I certify that I have examined and approved this Replat on this 2 day of December, 2020
Wendy...
City of Hermiston Planning Commission

I certify that I have examined and approved this Replat on this 20 day of April, 2021
Rachel Reynolds
Jan...
Umatilla County Tax Collector

Umatilla County
Office of County Records
Recording Information Seal

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 4-20-2021 at 9:17 o'clock a.m., in the record of PLATS of said County. YEAR 2021 NUMBER 11
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120 No. 2021-7200002

- LEGEND**
- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
 - ⊙ FOUND SECTION MONUMENTS - as Noted
 - FOUND MONUMENTS - 5/8" Rebar W/ Plastic Cap, LS 951, Or As Noted
 - ∅ CALCULATED CORNER (Not Set)
 - SECTION LINES
 - - - STREET/ROAD CENTER LINES
 - PARTITION BOUNDARY
 - (000) RECORD or DEED DISTANCE
- SCALE 1" = 100 Ft.
May, 2020

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