

PARTITION PLAT NO. 2015-28

SITUATED IN THE NW1/4 SW 1/4 SW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
SEPTEMBER, 2015

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION:
EXAMINED AND APPROVED THIS:
26 DAY OF October 2015.

Rachyn A En

CHAIR
HERMISTON IRRIGATION DISTRICT
EXAMINED AND APPROVED THIS
22ND DAY OF OCTOBER 2015.

BY: Ann E. Kinkpatrick
TITLE: Manager

EXAMINED AND APPROVED THIS
29 DAY OF October 2015.

David H. Klein
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
20th DAY OF November 2015.

Bethan Emright by Krista Shonard,
UMATILLA COUNTY TAX COLLECTOR *deputy*

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded

ON November 20, 2015
at 12:55:19 o'clock pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2015 2015-28

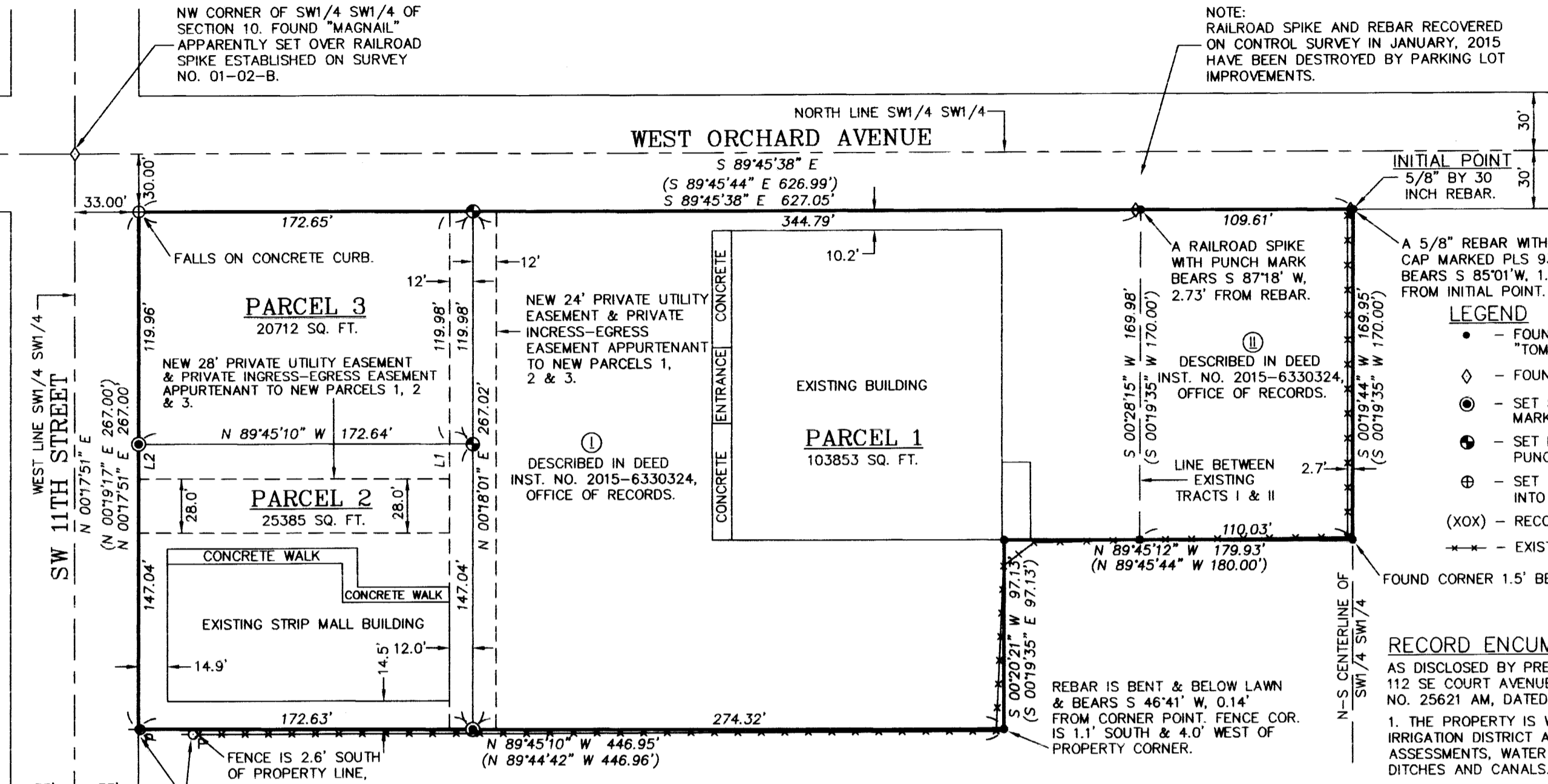
OFFICE OF COUNTY RECORDS
By: DIAS Records Officer

Fees \$ 78.00 No. 2015-6360747

RECEIVED BY
Umatilla County Surveyor
Date: 11/30/15
Rec'd By: G Nensley
No.: 15-116-B

PROJECT: CIRCLEH PP
PARTITION PLAT FOR:
2HL, LLC

SITUATED IN THE NW1/4 SW1/4 SW1/4
OF SECTION 10, T4N., R28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON.



RECORD ENCUMBRANCES:

AS DISCLOSED BY PRELIMINARY TITLE REPORT ISSUED BY AMERITITLE, 112 SE COURT AVENUE, PENDLETON, OREGON, REPORT NO. 1, FILE NO. 25621 AM, DATED NOVEMBER 13, 2014.

1. THE PROPERTY IS WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND IS SUBJECT TO THE REGULATIONS, LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS.
2. AN EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, INCLUDING THE TERMS AND CONDITIONS THEREOF, AFFECTING A PORTION OF THE PREMISES, FOR THE PURPOSES STATED IN THE INSTRUMENT RECORDED AT BOOK 345, PAGE 444, DEED RECORDS. SURVEYORS NOTE: EASEMENT DOCUMENT DOES NOT INCLUDE A SPECIFIC LOCATION. GRAPHIC EXHIBIT DEPICTS THIS EASEMENT TO BE ACROSS PROPERTY SOUTH OF THE PARTITION AND SERVING THE EXISTING APARTMENT UNITS.
3. PROPERTY IS ENCUMBERED BY AN UNRECORDED LEASE DISCLOSED BY ASSIGNMENT OF LEASE RECORDED AT REEL 165, PAGE 1609, MICROFILM RECORDS AND BY CERTIFICATE RECORDED IN REEL 168, PAGE 502, MICROFILM RECORDS OF UMATILLA COUNTY.
4. PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF A COVENANT REGARDING ENVIRONMENTAL LIABILITIES RECORDED AS INSTRUMENT NO. 2000-3800632, UMATILLA COUNTY OFFICE OF RECORDS.

NOTE: THE PROPERTY IS SUBJECT TO DEEDS OF TRUST RECORDED AS INSTRUMENT NO. 2015-6330325 AND 2015-6330327, UMATILLA COUNTY OFFICE OF RECORDS.

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND RECOVERED OR MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PARTITION PLAT.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TCR 803 THREE SECOND TOTAL STATION BY CLOSED TRAVERSES AND RADIAL TIES. CONTROL MONUMENT TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS. THE OVERALL BOUNDARY OF THE PARTITIONED PROPERTY WAS SURVEYED AND MONUMENTED UNDER COUNTY SURVEY NO. 01-02-B. I ACCEPTED THE BREAKDOWN OF THE SW1/4 SW1/4 OF SECTION 10 AND THE BOUNDARY MONUMENTS EXCEPT AS NOTED.

REAL PROPERTY DESCRIPTION, (SURVEYED PERIMETER):

TRACTS OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED BY DEED IN INSTRUMENT NUMBER 2015-6330324, UMATILLA COUNTY OFFICE OF RECORDS. THE OVERALL BOUNDARY OF THIS PARTITION PLAT IS DESCRIBED AS:

BEGINNING AT THE "INITIAL POINT", A 5/8 BY 30 INCH REBAR LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST ORCHARD AVENUE WHICH BEARS SOUTH 87°09'29" WEST A DISTANCE OF 660.70 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°19'44" WEST A DISTANCE OF 169.95 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89°45'12" WEST A DISTANCE OF 179.93 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00°20'21" WEST A DISTANCE OF 97.13 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89°45'10" WEST A DISTANCE OF 446.95 FEET TO A 5/8 INCH REBAR LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 11TH STREET; THENCE NORTH 00°17'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 267.00 FEET TO A 3/4 INCH BRASS WASHER ON THE SOUTH RIGHT-OF-WAY LINE OF WEST ORCHARD AVENUE; THENCE SOUTH 89°45'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 627.05 FEET TO THE "INITIAL POINT".

SUBJECT TO, EASEMENTS AND ENCUMBRANCES OF RECORD.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/15 DR. BY: WRW
CK. BY: WRW NO: 15-1534

OWNERS DECLARATION

2HL LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS INCLUDED IN THIS PARTITION PLAT, DOES HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

2HL, LLC DOES HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD AND HEREBY DESIGNATES THE NEW 24 FOOT AND 28 FOOT EASEMENTS DEPICTED AS PRIVATE EASEMENTS FOR INGRESS-EGRESS AND UTILITIES FOR THE BENEFIT OF NEW PARCELS 1, 2 AND 3.

2HL, LLC
BY: *Richard L. Hunsaker*
RICHARD L. HUNSAKER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Lane }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 19th DAY OF October 2015.
BY: *Richard L. Hunsaker*
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 12/9/2017
COMMISSION NUMBER: 922932

OFFICIAL STAMP
JESSICA RAY REDMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 922932
MY COMMISSION EXPIRES DECEMBER 08, 2017

TRUST DEED BENEFICIARY'S CONSENT

SELCO COMMUNITY CREDIT UNION, TRUST DEED BENEFICIARY UNDER DEEDS OF TRUST RECORDED AS INSTRUMENT NUMBERS 2015-6330325 AND 2015-6330327, UMATILLA COUNTY OFFICE OF RECORDS, HEREBY CONSENTS TO THIS LAND PARTITION AND EASEMENT DESIGNATION.

SELCO COMMUNITY CREDIT UNION
BY: *Craig Carpenter*
CRAIG CARPENTER
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Lane }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 19th DAY OF October 2015.
BY: *Craig Carpenter*
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 12/9/2017
COMMISSION NUMBER: 922932

OFFICIAL STAMP
JESSICA RAY REDMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 922932
MY COMMISSION EXPIRES DECEMBER 08, 2017