

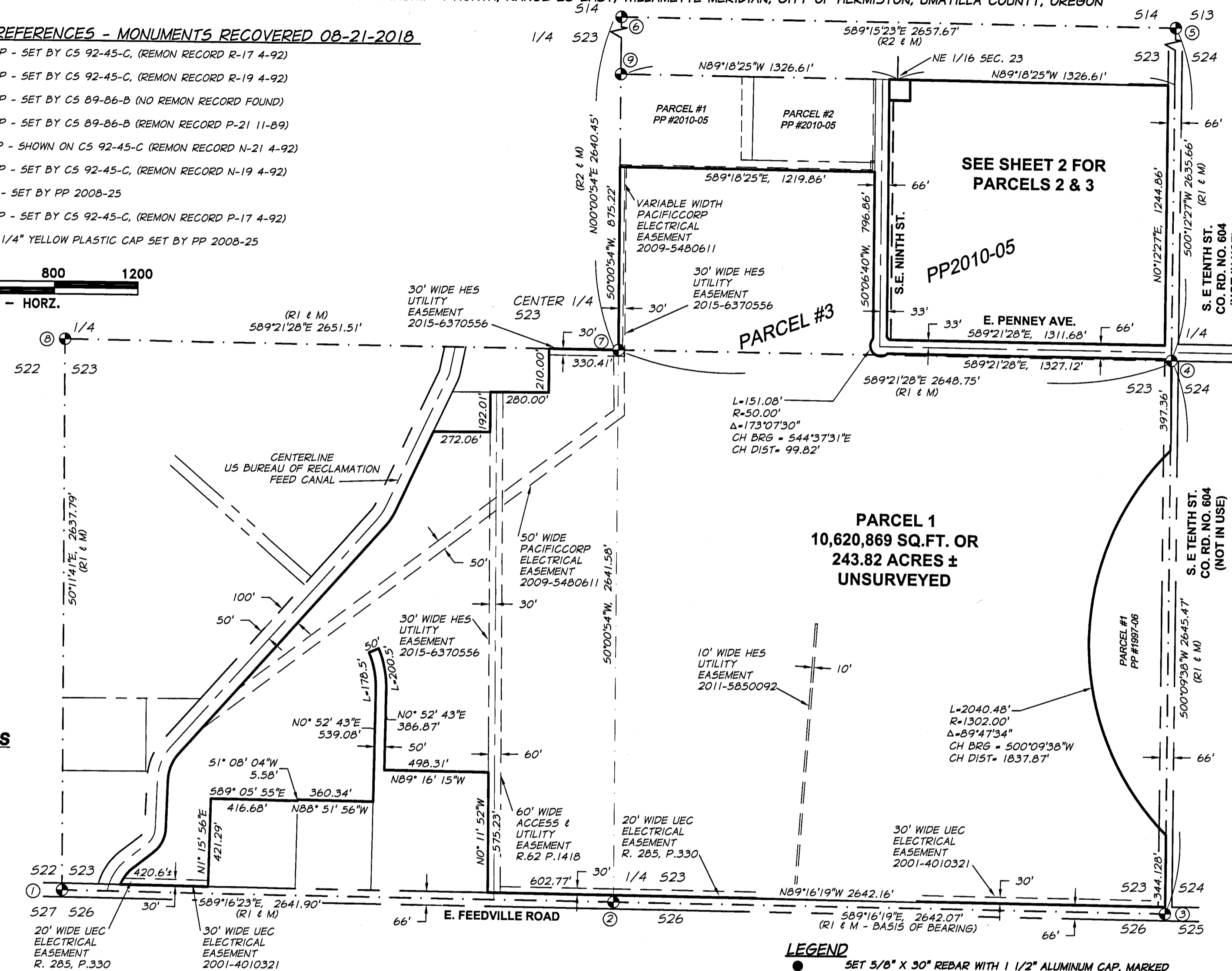
# PARTITION PLAT 2018-20

# A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

### FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 08-21-2018

- ① FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD R-17 4-92)
- ② FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD R-19 4-92)
- ③ FOUND 2-3/8" BRASS CAP - SET BY CS 89-86-B (NO REMON RECORD FOUND)
- ④ FOUND 2-3/8" BRASS CAP - SET BY CS 89-86-B (REMON RECORD P-21 11-89)
- ⑤ FOUND 2-1/2" BRASS CAP - SHOWN ON CS 92-45-C (REMON RECORD N-21 4-92)
- ⑥ FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD N-19 4-92)
- ⑦ FOUND 2" ALUMINUM CAP - SET BY PP 2008-25
- ⑧ FOUND 2-3/8" BRASS CAP - SET BY CS 92-45-C, (REMON RECORD P-17 4-92)
- ⑨ FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25



### EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 27<sup>TH</sup> DAY OF NOVEMBER, 2018  
*Michael B. Posada*  
 MICHAEL B. POSADA, PLS 2849LS

### RECEIVED BY

Umatilla County Surveyor  
 Date: 12/7/18  
 Rec'd By: CT  
 No.: 18-116-3

RECORDING INFORMATION,  
 UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 12-05-2018  
 at 1:20 o'clock p. m., in the record of PLATS of said County.  
 YEAR 2018 NUMBER 20  
 OFFICE OF COUNTY RECORDS  
 By: STEVE CHURCHILL Records Officer  
 Fee \$ 120.00 No. 2018-6800105

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael B. Posada*  
 OREGON  
 JANUARY 20, 1998  
 MICHAEL B. POSADA  
 02849LS  
 EXPIRES: 12-31-20  
 SIGNED: 11-27-18

### REFERENCE MATERIALS

- UMATILLA COUNTY SURVEY RECORDS:
- R1. PP 2010-05
  - R2. PP 2008-25
  - R3. PP 2009-25
  - R4. PP 1999-58
  - R5. CS 82-121-B
  - R6. CS 13-120-B
  - R7. CS 08-141-B
  - R8. CS M-67
  - R9. CS 61-C
  - R10. CS PP 1997-06
  - R11. CS R-5-B
  - R12. CS 09-05-C
  - R13. CS 92-045-C
  - R14. CS 89-86-B

### SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF IVAN COOK, IN CONJUNCTION WITH THE CITY OF HERMISTON FOR THE PURPOSE OF REPLATING PARCEL 3 OF PARTITION PLAT (PP) 2010-05 INTO THREE PARCELS, AS SHOWN ON SHEET 1 AND 2 OF THIS PLAT. THE MONUMENT RECOVERY FOR THE PARTITION INCLUDED THE PRIMARY PUBLIC LAND CORNERS MARKING SECTION 23, AS SHOWN ON PP 2010-05 AND THE PREVIOUS PARTITION OF THIS PROPERTY PP 2008-25. THE FOUND MONUMENTS MARKING SECTION 23 WERE FOUND TO FIT VERY WELL WITH THE RECORDS CALLS FROM PP 2010-05 & 2008-25, SO FOR THE PURPOSES OF THIS PARTITION THE LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 23 AND THE SOUTH ONE-QUARTER CORNER OF SECTION 23 WAS USED AS THE BASIS OF BEARING FOR THE SURVEY AND THE RECORD CALLS OF THE SECTION BREAKDOWN WERE HELD AND WERE CONSIDERED IDENTICAL TO FOUND CALLS, AS SHOWN. THE LOCATION OF PARCEL 3 WAS DETERMINED AT THE DIRECTION OF MR. COOK, BASED ON AN EXISTING WELL LOCATION. THE LOCATION OF PARCEL 2 WAS DETERMINED BASED ON THE LOCATIONS OF THE DEDICATED RIGHT OF WAYS OF SE NINTH ST. AND E. PENNEY AVE.. PARCEL 1 IS THE UNSURVEYED REMAINDER PORTION OF FORMER PARCEL 3 OF PP 2010-05.

DIFFERENCES BETWEEN FOUND MONUMENT LOCATIONS AND RECORD CALLS, INTERIOR TO THE SECTION BREAKDOWN ARE NOTED WHERE THEY HAVE BEEN FOUND. MONUMENTS HAVE BEEN SET OR HELD, IF FOUND, AT THE PROPERTY CORNERS FOR PARCELS 3 AND 2, AS SHOWN. THE BOUNDARY OF PARCEL 1 WAS NOT MONUMENTED, AND REMAINS UNSURVEYED. A DUAL FREQUENCY TOPCON HIPER MODEL GPS RECEIVER IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 1 CM + 1 PPM WAS USED TO COMPLETE THIS SURVEY. NO VISIBLE POSSIBLE ENCROACHMENTS WERE NOTED DURING THIS SURVEY.

### LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA OR 2849 WA 41295", UNLESS NOTED OTHERWISE
- ⊗ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ANDERSON PERRY & ASSOCIATES, INC.  
 1901 N. FIR STREET  
 LA GRANDE, OREGON 97850  
 1-541-963-8309

**PARTITION PLAT A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05, SEC. 23, T.4N., R.28E., W.M. CITY OF HERMISTON, UMATILLA CO. OR.**

IVAN J. COOK 333 E. FEEDVILLE ROAD HERMISTON, OREGON 97838

SCALE: 1"=400

DATE: NOV. 21, 2018

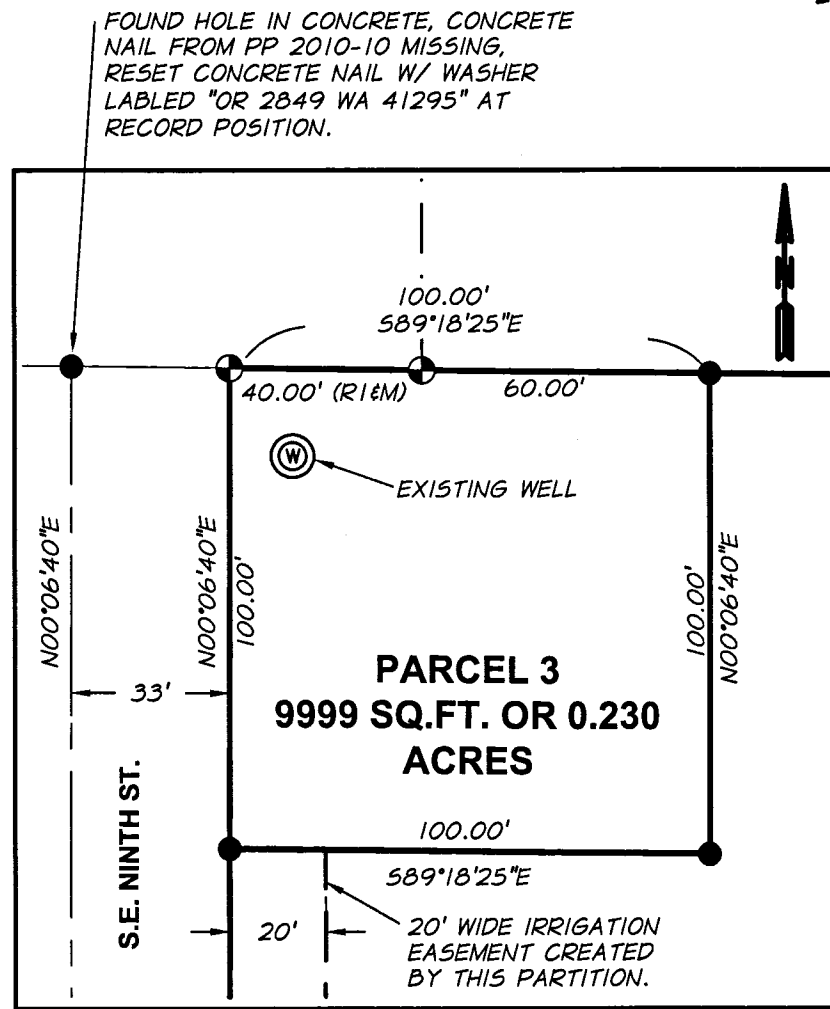
JOB NO. 736-77 (101)

**anderson perry & associates, inc.**  
 engineering surveying natural resources

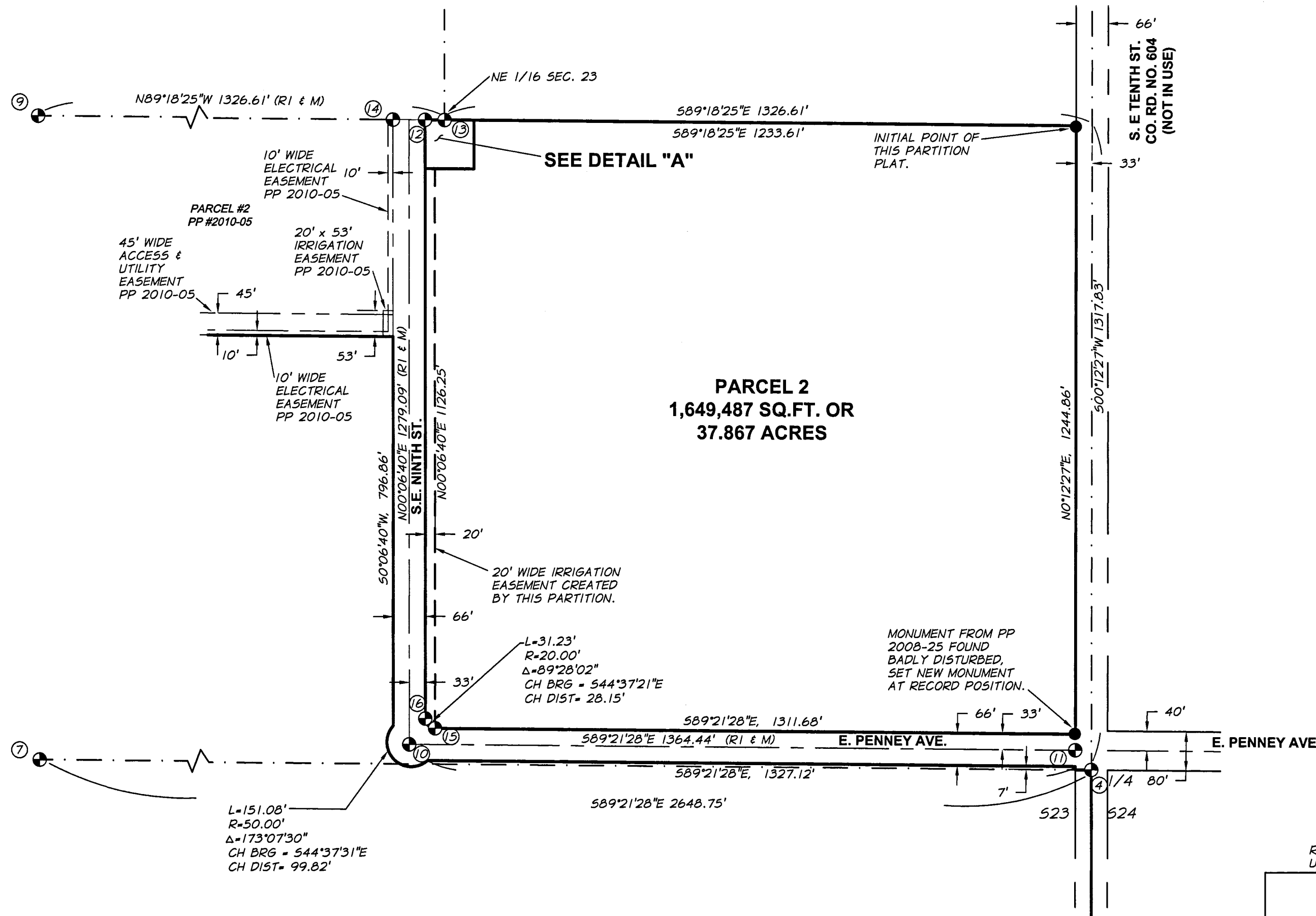
SHEET 1/3

# PARTITION PLAT 2018-20 A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



DETAIL "A"  
SCALE: 1" = 40'



RECEIVED BY  
Umatilla County Surveyor  
Date: 12/7/18  
Rec'd By: CT  
No.: 18-116-3

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received  
and recorded on 12-05-2018  
at 1:20 o'clock p. m., in the record of  
PLATS of said County.  
YEAR 2018 NUMBER 20  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 120.00 No. 2018-6800105

**FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 08-21-2018**

- (10) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (11) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (12) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (13) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY CS 08-141-B
- (14) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (15) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25
- (16) FOUND 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC CAP SET BY PP 2008-25

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael B. Posada*  
OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS  
EXPIRES: 12-31-20  
SIGNED: 11-27-18

**EXACT COPY STATEMENT**  
I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 27<sup>TH</sup> DAY OF NOVEMBER, 2018.  
*Michael B. Posada*  
MICHAEL B. POSADA, PLS 2849LS



ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

**PARTITION PLAT A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05, SEC. 23, T.4N., R.28E., W.M. CITY OF HERMISTON, UMATILLA CO. OR.**

IVAN J. COOK 333 E. FEEDVILLE ROAD HERMISTON, OREGON 97838

SCALE: 1" = 200'

DATE: NOV. 21, 2018

JOB NO. 736-77 (101)

**anderson perry & associates, inc.**  
engineering surveying natural resources

SHEET 2/3

# PARTITION PLAT 2018-20

# A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05

LOCATED WITHIN SECTION 23 IN TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

### SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PARTITION, AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF PARCELS 2 AND 3, AND SET THE NORTHEAST CORNER OF PARCEL 2 AS THE INITIAL POINT OF THIS PARTITION AND THAT PARCEL 1 OF THE LAND REPRESENTED ON THE ATTACHED PARTITION IS UNSURVEYED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE CITY OF HERMISTON ORDINANCES. SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 23, T.4N., R.28 E., WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, PARTITION PLAT NO. 2010-05, RECORDED APRIL 2, 2010, AS INSTRUMENT NUMBER 2010-5640139, PLAT RECORDS OF UMATILLA COUNTY, OREGON;

CONTAINING 12,275,208 SQUARE FEET OR 281.8 ACRES ±

### EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 21<sup>ST</sup> DAY OF NOVEMBER, 2018.

MICHAEL B. POSADA, PLS 2849LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

EXPIRES: 12-31-20  
SIGNED: 11-27-18

ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

### APPROVALS

#### CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT AND ACKNOWLEDGE THAT IT MEETS THE REQUIREMENTS OF THE CITY OF HERMISTON ORDINANCES AND THE PROVISIONS OF O.R.S. CHAPTER 92.

APPROVED THIS 30 DAY OF Nov. 2018

*Margaret Taylor*  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

APPROVED THIS 30 DAY OF November, 2018

*[Signature]*  
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

#### HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND HEREBY APPROVE THE SAME FOR FILING.

APPROVED THIS 30 DAY OF December 2018

*Cynthia Kapatnick*  
HERMISTON IRRIGATION DISTRICT

#### UMATILLA COUNTY SURVEYOR

APPROVED THIS 5 DAY OF December, 2018

*David H. Krumbein*  
UMATILLA COUNTY SURVEYOR - DAVID H. KRUMBEIN

### DECLARATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, IVAN J. COOK, THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID LANDS TO BE PARTITIONED AND EASEMENTS CREATED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

*Ivan J. Cook*  
IVAN J. COOK

### ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Umatilla<sup>55</sup>

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF November, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED IVAN J. COOK AND, ON OATH, STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF SAID LAND, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

*Wesley Jean*  
NOTARY PUBLIC OF THE STATE OF Oregon  
980187  
NOTARY NUMBER

10-14-2022  
MY COMMISSION EXPIRES

### UMATILLA COUNTY TAX COLLECTOR

I, THE UMATILLA COUNTY TAX COLLECTOR, DO VERIFY THAT THE TAXES ARE CURRENT.

DATED THIS 5 DAY OF December, 2018

*Bethina Eng*  
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/7/18  
Filed By: CT  
No: 18-116-B

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 12-05-2018  
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PARTITION PLAT A REPLAT OF PARCEL 3 OF PARTITION PLAT #2010-05, SEC. 23, T.4N., R.28E., W.M. CITY OF HERMISTON, UMATILLA CO. OR.

IVAN J. COOK

333 E. FEEDVILLE ROAD  
HERMISTON, OREGON 97838

SCALE: N/A  
DATE: NOV. 21, 2018  
JOB NO. 736-77 (101)

**apanderson**  
**perry**  
& associates, inc.  
engineering surveying natural resources

SHEET  
**3/3**