

# PARTITION PLAT No. 2020-22

City of Hermiston,  
Umatilla County, Oregon  
Township 4 North,  
Range 28 East, W.M.,  
Northeast 1/4 of  
Southwest 1/4 of  
Section 10

for:  
Kelly C. Nobles  
K.C. Nobles Enterprises, LLC  
1050 Stephens Avenue  
Umatilla, Oregon 97882

### SURVEY RECORDS:

- D Deed, Nobles, Reel 302, Page 0109, 1996
- R1 Fraley for Vickers, Vicker's Addition, 1951, 7-31
- R2 Krumbein for Metrenos, 1976, K-064-A
- R3 Edwards for Carey, 1976, K-085-AX
- R4 Edwards for Ketrenos, 1976, K-086-AX
- R5 Edwards for Tmms & Thomas, 1976, K-094-A
- R6 Edwards for McMichael, Etter & Nelson, 1980, R-0106-A
- R7 Primm for Traner, 2006, 06-035-B
- R8 McKinnis for Nobles, P.P. 2020-18

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received  
and recorded on 10-29-2020

at 3:46 o'clock p. m., in the record of  
PLATS of said County.  
YEAR 2020 NUMBER 22

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7100218

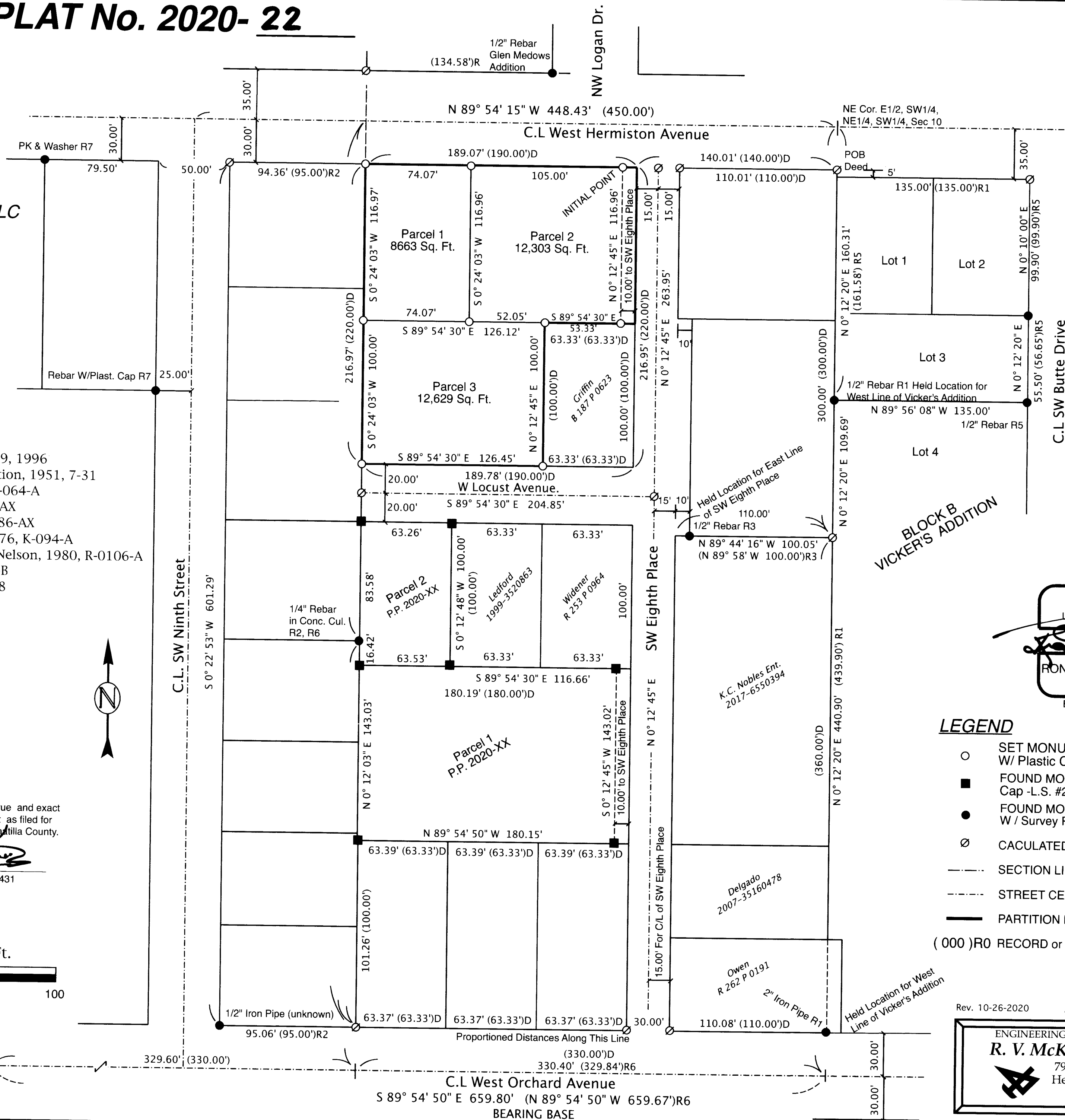
I do hereby certify that this is a true and exact  
copy of the Original Partition Plat as filed for  
K. C. Nobles Enterprises, LLC in Umatilla County.

Ronald V. McKinnis ELS 2431

SCALE 1" = 50 Ft.



Fnd RR Spike  
1/16 th  
R6, Edwards Reported  
A Nail & Brass Washer



RECEIVED BY  
Umatilla County Surveyor  
Date: 11/2/20  
Rec'd By: [Signature]  
No.: 20-097-6

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-20

### LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- FOUND MONUMENTS - 5/8" Rebar W/ Plastic Cap - L.S. #2431 From Partition Plat 2020-XX
- FOUND MONUMENTS - As Noted W / Survey Referenced
- ∅ CALCULATED CORNER (Not Set)
- SECTION LINES
- - - STREET CENTER LINES
- PARTITION BOUNDARY
- ( 000 ) R0 RECORD or DEED DISTANCE W/ Reference

Page 1 of 2  
August, 2019  
Rev. 10-26-2020

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

# PARTITION PLAT No. 2020 - 22

City of Hermiston,  
Umatilla County, Oregon  
Township 4 North, Range 28 East, W.M.,  
Northeast 1/4 of Southwest 1/4 of Section 10

for:  
Kelly C. Nobles  
K.C. Nobles Enterprises, LLC  
1050 Stephens Avenue  
Umatilla, Oregon 97882

### PROPERTY DESCRIPTION:

The legal description of this property being partitioned is a portion as found in Deed 2017-6550394 (Tract IV) of the Umatilla County Records of Deeds, Recorded March 10, 2017, and is more particularly described as:  
TRACT IV: Commencing at a point 5 feet North of the Northwest Corner of Lot 1, Block B, VICKER'S ADDITION; Thence West along the South line of Hermiston Avenue 140 feet to the West side Southwest 8th Place and the Point of Beginning, thence South along the West side of 8th Place 220 feet, thence West 190 feet, thence North parallel with the West line of Southwest 8th Place 220 feet more or less to the South line of West Hermiston Avenue; thence East along said South line 190 feet more or less to the Point of Beginning;

### EXCEPTING THEREFROM THE FOLLOWING:

That portion conveyed to Earl L. Griffin, et ux, by Deed recorded in Book 187, Page 623, Deed Records, Umatilla County, Oregon.

### 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 as Described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes. The INITIAL POINT for this Partition is my monument set at the Northeast Corner of Parcel 2, adjacent to the additional 10 feet to be dedicated to SW Eighth Place.

This survey is based on a survey by Edwards for McMichael, Etter, & Nelson where Edwards assumed a bearing along the centerline of West Orchard Avenue. I found the 16th monument at the intersection of Orchard & 9th, a railroad spike where Edwards found a Nail & Brass Washer. I then found the Initial Point of Vicker's Addition, being a 2" Iron Pipe. I held an offset of 30 feet to establish the Center Line of Orchard Avenue, my Basis of Bearing being that of Edwards. In that survey, Edwards set pins at the corners of three lots adjacent to 8th Place. I found none of those monuments. Along Hermiston Avenue I held Primm's PK & Washer West of 9th Street and the Record Distance North of a pin set by Edwards for Timms & Thomas. That line match fairly well with a monument I found on the North side of Hermiston Avenue in Glen Meadows Addition. I then established the West line of Vicker's Addition. Krumbain established the West side of this Deed description in a 1976 survey for Metrenos. I was only able to recover one of the monuments in that survey, a 1/4" rebar in a concrete filled section of culvert. I held Primm's record distance to the West line of 9th Street and the record distance for the lot on the North side of Hermiston Avenue. I projected that line through the 1/4" rebar and it proved to be reasonably accurate. I continued to delineate the Nobles Tract and divided it into two (2) Parcels as shown. The Eastern 10 feet of their Tract is required to be added to 8th Place and the Nobles make that dedication in their declaration. This survey was completed with a Trimble GPS RTK Total Station.

### OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby Dedicate the East 10 feet of Parcel 2 to Eighth Place as shown on this Plat. We also dedicate the 10.0 foot wide Sewer easements as shown on this plat. We 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 OWNER:

*Kelly Nobles*  
Kelly C. Nobles, Sole Proprietor  
for KC Nobles Enterprises, LLC

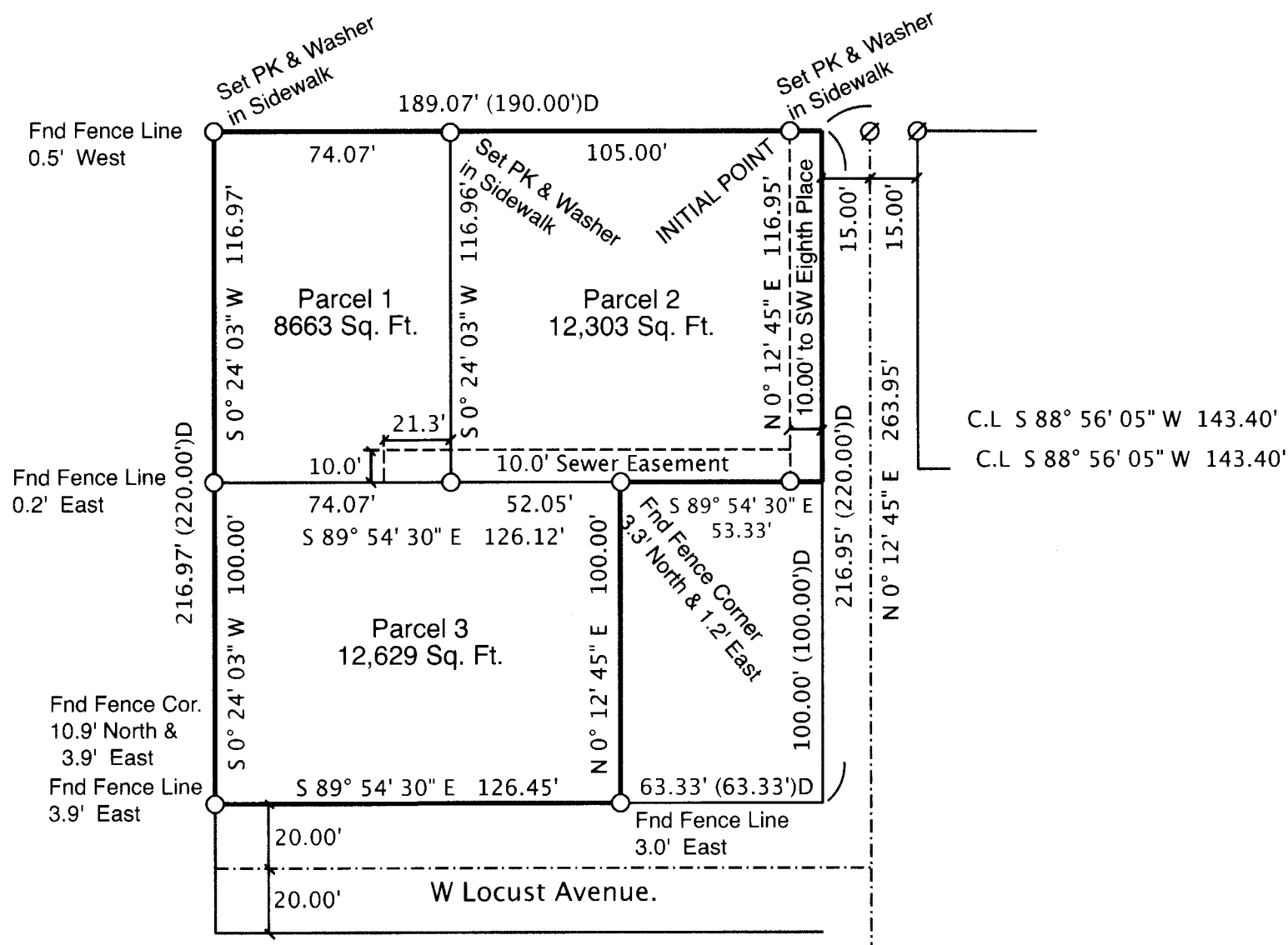
On this 27 day of October, 2020, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: Tracie M Dietz  
Notary Public for Oregon

My Printed Name is Tracie M Dietz

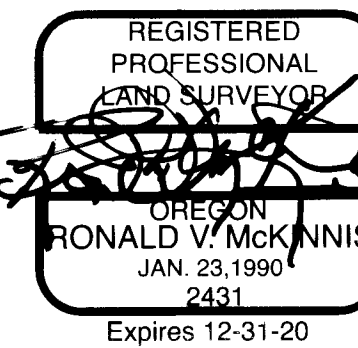
My Commission No. is 963370

My Commission Expires 06/18/21



I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for K. C. Nobles Enterprises, LLC in Umatilla County.

*Ronald V. McKinnis*  
Ronald V. McKinnis PLS 2431



RECEIVED BY  
Umatilla County Surveyor  
Date: 11/2/20  
Rec'd By: CT  
No.: 20-097-8



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

### APPROVALS:

I certify that I have examined and approved this Partition Plat on this 20 day of Oct., 2020  
*David H. Hulse*  
Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 27<sup>th</sup> day of October, 2020  
*[Signature]*  
City of Hermiston Planning Commission

I certify that I have examined and approved this Partition Plat on this 26 day of October, 2020  
*Annelle Kapatnick*  
Hermiston Irrigation District

I certify that I have examined and approved this Partition Plat on this 27 day of October, 2020  
*Kathleen Reynolds*  
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 10-29-2020  
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