

1995-33

PARTITION PLAT No. 1995-33
City of Hermiston
Umatilla County
T. 4N., R. 28E., W.M. Section 02,
Northwest 1/4 of Southwest 1/4
for
John J. Uceny
1825 N. First Street
Hermiston, Oregon 97838

LEGAL DESCRIPTION:

AS described in Reel 234, page 60 of the Deed Records of the County of Umatilla - A tract of land in the North Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 4 North Range 28 EWM being more particularly described as follows: Beginning at the Southwest Corner of the North Half of the Northwest Quarter of said Section 2; thence South 89° 35' East 54 feet to the Located Easterly right of way line of Umatilla Dam - Hermiston Section of the Old Oregon Trail Hwy; thence along said Easterly right of way line North 0° 15' East 200 feet to a true point of beginning for this description; thence continuing along said Easterly right of way line North 0° 15' East 200 feet to a point; thence South 89° 35' East 393.6 feet to a 3/4" Iron Pipe; thence South 0° 07' West 400 feet to the North Pin of Hal Brandt Tracts as shown on Plat as now recorded in the Records of Town Plats of Umatilla County Oregon; thence along the North line of said Hal Brandt Tracts North 89° 35' West 250.4 feet; thence North 0° 15' East parallel with the Easterly right of way line of the Umatilla Dam - Hermiston Section of the Old Oregon Trail Hwy., 200 feet; thence North 89° 35' West 150 feet to the true point of beginning.
EXCEPTING THEREFROM the following: Beginning at a point which is South 89° 35' East a distance of 204 feet from the Southwest Corner of the North Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28; thence North 0° 15' East 100 feet to an iron pin; thence South 89° 35' East 208.60 feet to an iron pin on the West line of North Street extended Southerly as shown on the Plat of "Elwood Tracts"; thence South 0° 29' West along the West line of the above mentioned North Street, 100 feet to an iron pin on the North line of Hal Brandt Tracts; thence North 89° 35' West along the North line of the Hal Brandt Tracts, 208 feet to the point of beginning.
IN ADDITION TO: As Described in Reel 257, Page 441 of the Deed Records of the County of Umatilla - That portion of the Southwest Quarter of Section 2, Township 4 North, Range 28, including within lands of Allen L. Stilwill, et al, recorded in Meridian R-264, Page 1270, Deed Records and described as beginning at a point on Easterly right of way line of U.S. Highway No. 395, at a point which lies South 89° 35' 00" East 54 feet and North 0° 15' 00" East 100 feet from the Southwest Corner of the North Half of the Northwest Quarter of the Southwest Quarter of Section 2; thence continuing North 0° 15' 00" East along said Easterly right of way line 100 feet to the Northeast Corner of said Stilwill Tract; thence South 89° 35' 00" East along the North line of said Stilwill Tract, 150 feet to the Northeast Corner of said Stilwill Tract; thence South 0° 15' 00" West along the East line of the Stilwill Tract, 100 feet to a point which lies 100 feet North of the South line of said Stilwill Tract; thence North 89° 35' 00" West parallel with the South line of said Stilwill Tract, 150 feet to the point of beginning. ALL BEING East of the Williams Meridian in the County of Umatilla, State of Oregon. SUBJECT TO any and all water rights of ways and roads.

APPROVALS:

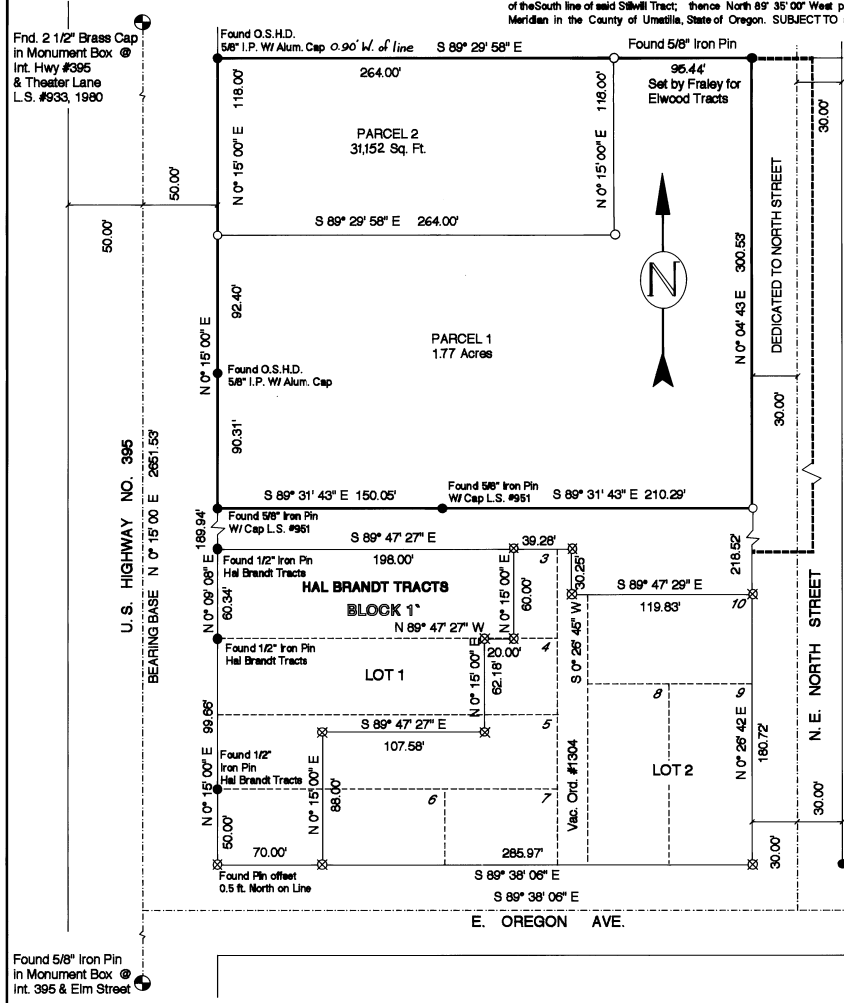
I certify that I have examined and approved this Partition Plat on this 16th day of August, 1995
David H. Klein
City of Hermiston Planning Comm.
16 day of August, 1995
Tom Stank
City of Hermiston City Council
I certify that I have examined and approved this Partition Plat on this 15 day of August, 1995
David H. Klein
Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 24 day of August, 1995
John J. Uceny
Hermiston Irrigation District

I certify that the Taxes are paid on the Tax lot portrayed in this Partition.
2 day of October, 1995
James J. Uceny
Umatilla County Tax Collector Deputy

Recording Information
Office of County Records Seal

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON October 2, 1995
at 9:43 o'clock AM, in the
record of Excelsion Plat of said
County on
BOOK PAGE
1995 33
OFFICE OF COUNTY RECORDS
By: *Patricia Chapman* Records Officer
Fees \$: 15.00 No. 2-110572



NARRATIVE:

This Survey is Based on a survey by Edwards for Stilwill in 1994 (#M-059-B) The Basis of Bearing for this Survey is the center of First Street between East Elm Ave. and East Theater Lane as I established it for the Replat of Hal Brandt Tracts. I found the monuments set by Edwards for the Lot Line Adjustment of the property between Stilwill and Uceny. I also found the set by the Oregon State Highway Dept. for the right of way of First Street or Hwy No. 395. I established the boundary of the original Parcel based on all the monuments found and then split the property according to the areas required to develop two businesses in the parcels.

WATER RIGHTS STATEMENT: This property does not contain any Water Rights of record but does lie within the Hermiston Irrigation District.

DEDICATION:

Know All Men By These Presents, that the undersigned owner of the lands shown on this plat, does hereby dedicate to the use of the Public forever the lands shown lying in right of way of North Street as described as being Easterly of a line as extended along the West side of North Street as shown in the Plat of "Elwood Tracts" in the Records of Town Plats of Umatilla County, Oregon, from the Southeast corner of Lot 6, Block 1 of Elwood Tracts to the Northeast corner of Lot 12, Block 1 of Hal Brandt Tracts. The Owner does also acknowledge that he has caused this Plat to be created and does establish this plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

John J. Uceny
John J. Uceny

On this 25th day of August, 1995, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat and acknowledged that he did so freely and voluntarily.

Before me: *Cyril Nelson*
SEAL Notary Public for Oregon



I certify that this is a true and exact copy of the Original Plat as filed for John Uceny in Umatilla County Oregon

David H. Klein

REGISTERED PROFESSIONAL LAND SURVEYOR
Set by Storms for Hal Brandt Tracts
Ronald J. McKinnis
OREGON
RONALD J. MCKINNIS
JAN 23, 1980
Expires 12-31-96

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rods W/ Plastic Caps Stamped - L.S. #2431
- ⊗ Found Plast. Caps #2431 set for Replat of Block 1, Hal Brandt Tracts
- Found Monuments - As Noted
- ⊕ FOUND SECTION MONUMENTS - As Noted
- PARTITION BOUNDARY.
- (000) Record Distances

August, 1995
SCALE 1" = 50'

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
Rt 1 Box 1122 Hermiston, Oregon 97838
503-567-2017