

2003-16

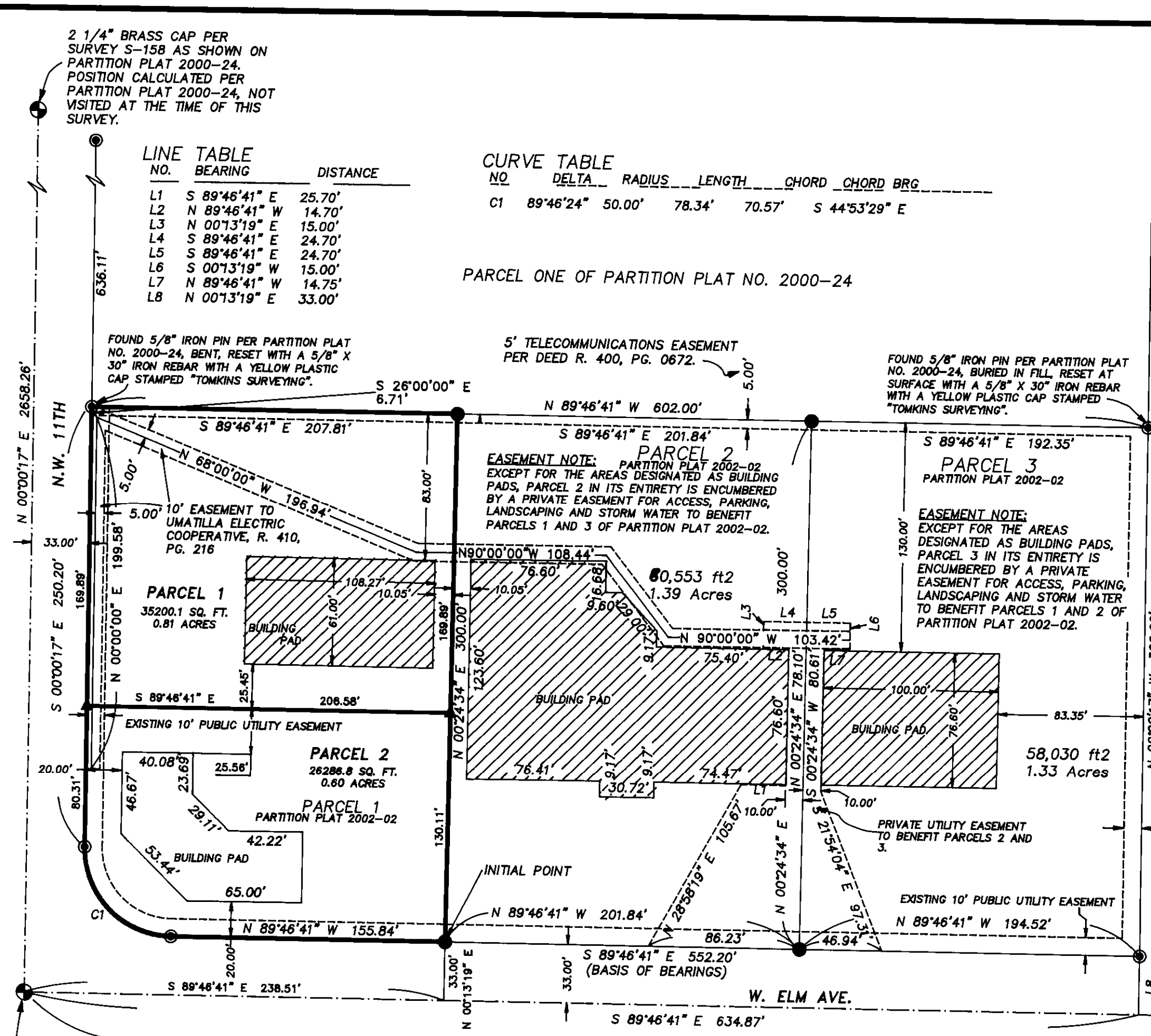
PARTITION PLAT 2003-16

A PARTITION OF PARCEL 1 OF PARTITION PLAT NO. 2002-02, LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LINE NO.	BEARING	DISTANCE
L1	S 89°46'41" E	25.70'
L2	N 89°46'41" W	14.70'
L3	N 00°13'19" E	15.00'
L4	S 89°46'41" E	24.70'
L5	S 89°46'41" E	24.70'
L6	S 00°13'19" W	15.00'
L7	N 89°46'41" W	14.75'
L8	N 00°13'19" E	33.00'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°46'24"	50.00'	78.34'	70.57'	S 44°53'29" E

PARCEL ONE OF PARTITION PLAT NO. 2000-24



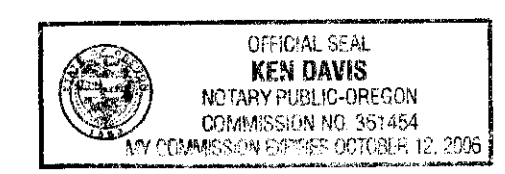
OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT COLUMBIA PROFESSIONAL PLAZA, LLC, IS THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN OR NOTED ON THE PLAT AND DO HEREBY GRANT THE PRIVATE EASEMENTS AS SHOWN. WE HEREBY ACKNOWLEDGE THE EXISTING PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS

S89°46'41"E ALONG THE SOUTH LINE OF PARCEL 2 OF PARTITION PLAT 2000-24.

Tom Skarr
TOM SKARR
MEMBER OF COLUMBIA PROFESSIONAL PLAZA, LLC



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF UMATILLA } SS
BEFORE ME THIS 10 DAY OF July, 2003 APPEARED GREG TOM ANTONSEN, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS A MEMBER OF COLUMBIA PROFESSIONAL PLAZA, LLC., AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF COLUMBIA PROFESSIONAL PLAZA, LLC., AND DOES HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND EASEMENT GRANTS TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July, 2003.
MY COMMISSION EXPIRES OCTOBER 12, 2006

Ken Davis
NOTARY PUBLIC FOR THE STATE OF OREGON
Gresham, Oregon
RESIDING IN

LEGEND

- PLAT BOUNDARY
- PARCEL LINE
- MONUMENT LINE
- EASEMENT
- SURVEY MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP INSCRIBED "RSI-GW 02817LS" PER PARTITION PLAT 2000-06 OR 2000-24.
- FOUND A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" ATTACHED PER PARTITION PLAT 2002-02.
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" ATTACHED.

BRASS CAP IN MONUMENT CASE AS SHOWN ON PARTITION PLAT 2000-24. POSITION CALCULATED PER PARTITION PLAT 2000-24, NOT VISITED AT THE TIME OF THIS SURVEY.

HERMISTON IRRIGATION DISTRICT
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT HEREBY APPROVE THE SAME FOR FILING IN THE RECORDS OF THE COUNTY OF UMATILLA, STATE OF OREGON. THIS 30 DAY OF July, 2003 BY:
Richard Wilcox
HERMISTON IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT BEING PARCEL 1 OF PARTITION PLAT NO. 2002-02. THE INITIAL POINT BEING A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "TOMKINS SURVEYING" MARKING THE THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2002-02.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, THENCE S89°46'41"E ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 238.51 FEET; THENCE AT RIGHT ANGLES N00°13'19"E A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2002-02 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°24'34"W ALONG THE EAST LINE OF SAID PARCEL 1 A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER THEREOF, THENCE N89°46'41"W ALONG THE NORTH LINE OF SAID PARCEL 1 FOR 207.81 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S00°00'17"E ALONG THE WEST LINE OF SAID PARCEL 1 FOR 250.20 FEET TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°46'24", SUBTENDED BY A CHORD OF S44°53'29"E 70.57 FEET, AN ARC LENGTH OF 78.34 FEET; THENCE S89°46'41"E ALONG THE SOUTH LINE OF SAID PARCEL 1 A DISTANCE OF 155.84 FEET, TO THE POINT OF BEGINNING.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PACIFIC WESTERN HOMES, INC. TO DIVIDE PARCEL 1 OF PARTITION PLAT NO. 2002-02 INTO TWO PARCELS. AS NOTED BOTH NEW PARCELS ARE ENCUMBERED BY ACCESS, PARKING, LANDSCAPING AND STORM WATER EASEMENTS TO BENEFIT THE OTHER LOT AS WELL AS LOTS 2 AND 3 OF PARTITION PLAT 2002-02. THE PROPERTY WILL ACCESS ELEVENTH STREET NEAR THE NORTHWEST CORNER OF PARCEL 1 AND ELM STREET NEAR THE MIDPOINT OF THE SOUTH LINE OF PARCEL 2 OF PARTITION PLAT 2002-02. UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE RECORD AND MEASURED. THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY GPS RECEIVERS OPERATING IN RTK MODE HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND A GEODIMETER SYSTEM 600 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'02" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. EXCEPT AS NOTED ALL MONUMENTS WERE VISITED IN JANUARY 2002 OR AT THE TIME OF THIS SURVEY.



Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/03
6/18/03

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Greg E. Flowers
GREG E. FLOWERS, P.L.S. 2820



A PARTITION PLAT LOCATED IN THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. BEING A RE-PLAT OF PARCEL 1 OF PARTITION PLAT NO. 2002-02.
FOR: PACIFIC WESTERN HOMES, 5526 N.E. 122ND AVE. PORTLAND, OREGON 97230

TOMKINS LAND SURVEYING, INC.
5 N. COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843
MED CENTER PARTITION2.DWG

DATE
MAY 2003
SCALE
1" = 60'

RECEIVED BY
Umatilla County Surveyor

Date 8-03
Rec'd By KK

02-233-B

S.W. CORNER OF SECTION 13. PARTITION PLAT 2000-24 CALLS THE MONUMENT A BRASS CAP IN A MONUMENT BOX. AT THE LOCATION OF THE CORNER I FOUND A 5/8" IRON PIN FLUSH WITH THE ROAD SURFACE.

EASEMENT NOTE: EXCEPT FOR THE AREAS DESIGNATED AS BUILDING PADS, PARCEL 1 AND 2 IN THEIR ENTIRETY ARE ENCUMBERED BY A PRIVATE EASEMENT FOR ACCESS, PARKING, LANDSCAPING AND STORM WATER TO BENEFIT SAID PARCELS 1 AND 2 AND TO BENEFIT PARCELS 2 AND 3 OF PARTITION PLAT 2002-02.

CITY OF HERMISTON PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PARTITION PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE RECORDS OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 7 DAY OF July, 2003
Thomas A. Wamaly
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION PLAT AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE RECORD OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 23 DAY OF July, 2003
David H. Klein
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION PLAT AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 30 DAY OF July, 2003 BY:
Shonda Jackson
UMATILLA COUNTY TAX COLLECTOR