

# PARTITION PLAT ~~2020~~-2021-05

A PARTITION SURVEY ON PROPERTY LOCATED IN THE NE 1/4 SEC. 14, TWP. 4 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **KIMBERLY NEVIL**  
HERMISTON CHAMBER OF COMMERCE  
1055 S. HWY 395, SUITE 111  
HERMISTON, OREGON 97838

**RICHARD HUNSAKER**  
JP HAMMER PROPERTIES  
P.O. BOX 2266  
EUGENE, OREGON 97402

R= 146.22', [146.22'], (146.22')  
Δ= 34°00'13", [34°00'13"], (34°00'17")  
L= 86.78' [86.78'], (86.78')  
LC= 85.51', [85.51']  
LC BNG= N 66°19'10" E  
[N 66°19'10" E]

(S 83°19'17" W, 230.10')  
(S 83°19'17" W, 230.10')  
S 83°19'17" W, 230.10'

R= 1031.63', [1031.63'], (1031.63')  
Δ= 7°20'42", [7°20'42"], (7°20'42")  
L= 132.25', [132.25'], (132.25')  
LC= 132.16', [132.16']  
LC BNG= N 86°59'39" E  
[N 86°59'39" E]

(N 89°20'00" W, 7.60')  
(N 89°20'00" W, 7.60')  
N 89°20'00" W, 7.60'

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2020 AT THE REQUEST OF RICHARD HUNSAKER WITH JP HAMMER PROPERTIES, REPRESENTING KIMBERLY NEVIL, CEO HERMISTON CHAMBER OF COMMERCE. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION ON PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2019-6840604. THE PROPERTY IS LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

THE PROPERTY BOUNDS HAVE BEEN PREVIOUSLY RECOVERED AND ESTABLISHED BY MYSELF IN SURVEY NO. 19-074-B. AS FOLLOWS:

THE WESTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTH RIGHT OF WAY LINE OF PORT DRIVE WITH THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 AND THE FOUND ODOT R.O.W MARKER AT THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395. BOTH OF THESE MONUMENTS ARE CALLED OUT IN SURVEY NUMBER 87-28-C.

THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION AND UTILIZING THE BEARING OF N 49°19'00" E AS THOMAS F. LAGIER CALLED FOR UNTIL SAID SOUTH LINE INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 MENTIONED ABOVE.

THE EASTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT AND BLOCK AND THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT AND BLOCK.

THE NORTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF E. EVELYN AVENUE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT AND BLOCK, I UTILIZED THE BEARING AND DISTANCE FROM SUNNYVALE HEIGHTS SUBDIVISION TO COMPUTE THE FIRST POINT OF CURVATURE GOING IN A WESTERLY DIRECTION, I HELD THE FOUND 5/8 INCH IRON ROD MARKING THE POINT OF TANGENCY GOING IN A WESTERLY DIRECTION, I UTILIZED THE BEARING AND DISTANCE FROM SUNNYVALE HEIGHTS SUBDIVISION TO COMPUTE THE 2ND POINT OF CURVATURE GOING IN A WESTERLY DIRECTION AND I HELD THE FOUND 5/8 INCH IRON ROD MARKING THE 2ND POINT OF TANGENCY GOING IN A WESTERLY DIRECTION. I UTILIZED THE BEARING TO COMPUTE THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395.

PARCEL 2 BEING CREATED TO ENCOMPASS 19,537.201 SQUARE FEET AND PARCEL 3 BEING CREATED TO ENCOMPASS 22,041.568 SQUARE FEET THE REMAINDER AS BEING PARCEL 1 AT 66,265.205 SQUARE FEET.

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION AND THE FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS UTILIZED AS THE BASIS OF BEARING WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. ALL FEATURES WERE THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

## LEGAL DESCRIPTION OF RECORD, INSTRUMENT #2019-6840604

Lot 11, Block 2, SUNNYVALE HEIGHTS SUBDIVISION, a Planned Unit Development to the City Hermiston, Umatilla County, Oregon;

Excepting therefrom any portion lying within the Highway right-of-way, including but not limited to those tracts of land conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by Deeds recorded in Microfilm Reel 100, Page 3 and Microfilm Reel 109, Page 386, Office of Umatilla County Records.

## EXISTING EASEMENTS & SET-BACK LINES STATEMENT

THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN UPON THIS SURVEY HAVE BEEN LOCATED FROM THE EXCEPTIONS INFORMATION AS PROVIDED BY PIONEER TITLE COMPANY. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN COMPRISE ALL SUCH EASEMENTS AND BUILDING SETBACK LINES IN THE GENERAL AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE EASEMENTS AND BUILDING SETBACK LINES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM PIONEER TITLE COMPANY. SURVEYOR ENCOURAGES ANY PERSON OR ENTITY UTILIZING THE INFORMATION ON THE EASEMENTS AND BUILDING SETBACK LINES TO REVIEW THE TITLE REPORT EXCEPTIONS THOROUGHLY. SURVEYOR ASSUMES NO LIABILITY.

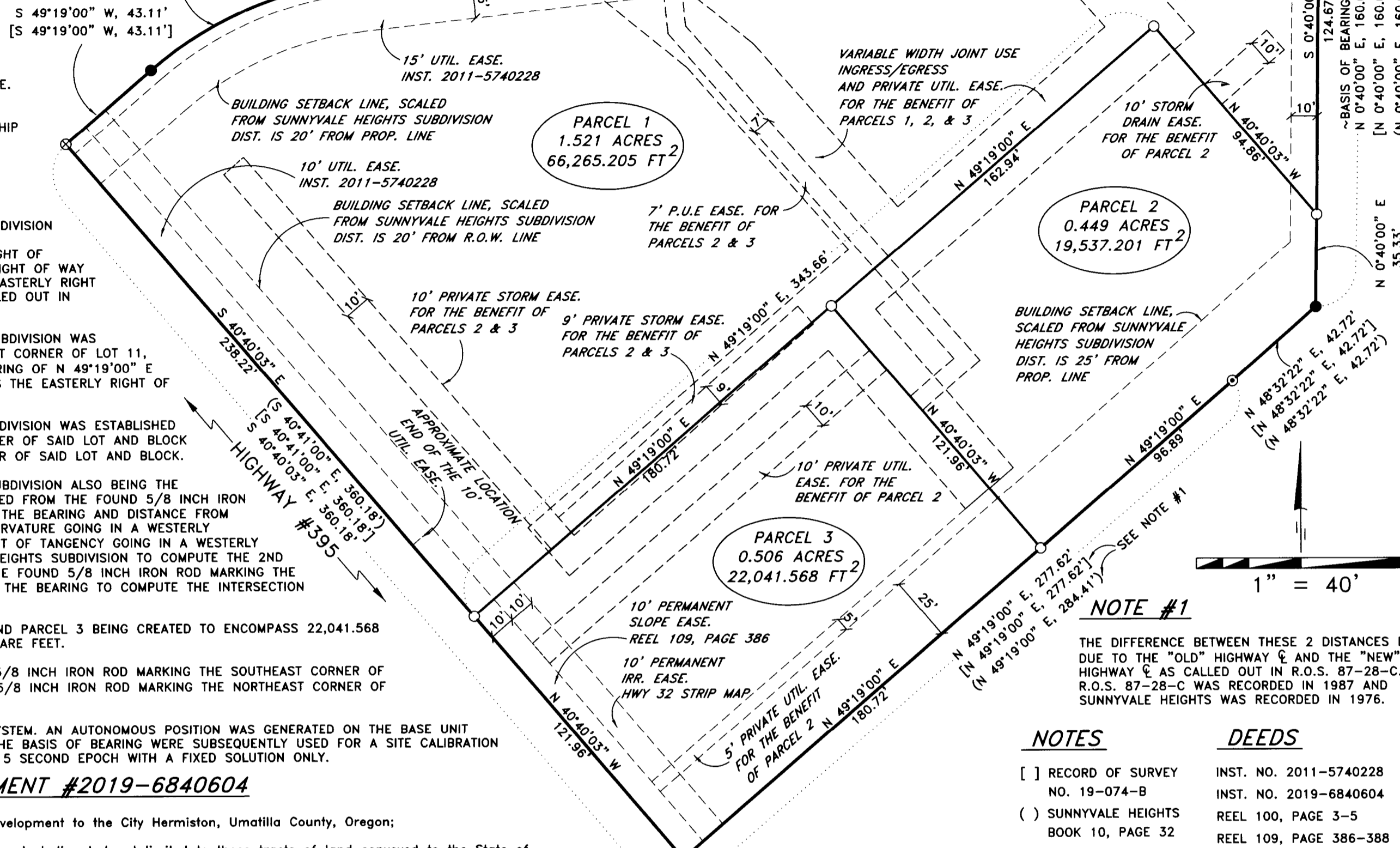
## EXISTING EASEMENTS AND SET-BACK LINES

- \* 5' UTILITY EASEMENT WAS ESTABLISHED FROM SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.
- \* 10' SLOPE EASEMENT WAS ESTABLISHED FROM REEL 109 PAGE 386 AS PER UMATILLA COUNTY VERBALLY ON 13 JUN 19.
- \* 10' IRRIGATION EASEMENT WAS ESTABLISHED FROM HWY 32 STRIP MAP AS PER UMATILLA COUNTY VERBALLY ON 13 JUN 19.
- \* 15' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.
- \* 10' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.
- \* BUILDING SET-BACKS ARE SHOWN GRAPHICALLY ON SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32. NO DIMENSIONS ARE GIVEN. BUILDING SETBACK LINES ARE SCALED FROM SUNNY HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.

## NOTES ON EASEMENTS CREATED FROM THIS PLAT

THE EASEMENTS AS CREATED FROM THIS PARTITION SURVEY HAVE BEEN CREATED FROM AN OUTSIDE SOURCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS AS SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM SAID OUTSIDE SOURCE. THE EASEMENT ARE AS FOLLOWS:

- \* 7 FOOT P.U.E. EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- \* 10 FOOT STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 2.
- \* 9 FOOT PRIVATE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- \* 10 FOOT PRIVATE STORM EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- \* 10 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.
- \* VARIABLE WIDTH JOINT USE INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3.
- \* 5 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.



NOTE #1

THE DIFFERENCE BETWEEN THESE 2 DISTANCES IS DUE TO THE "OLD" HIGHWAY E AND THE "NEW" HIGHWAY E AS CALLED OUT IN R.O.S. 87-28-C. R.O.S. 87-28-C WAS RECORDED IN 1987 AND SUNNYVALE HEIGHTS WAS RECORDED IN 1976.

## NOTES

- [ ] RECORD OF SURVEY NO. 19-074-B BOOK 10, PAGE 32
- ( ) SUNNYVALE HEIGHTS REEL 100, PAGE 3-5

## DEEDS

- INST. NO. 2011-5740228 REEL 109, PAGE 386-388
- INST. NO. 2019-6840604 REEL 100, PAGE 3-5

## LEGEND

- SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ FOUND 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊗ FOUND PK NAIL WITH WASHER STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD, BK 10, PG 32
- PARTITION BOUNDARY
- INTERIOR PARCEL LINES
- - - EASEMENT LINES AS SHOWN

## SURVEYS

- SURVEY NO. 19-074-B
- SURVEY NO. 00-054-A
- SURVEY NO. 00-055-A
- SURVEY NO. 03-195-B
- SURVEY NO. 14-111-A
- SURVEY NO. 87-28-C
- SURVEY NO. D-033-AX
- SURVEY NO. L-019-B
- HWY 32 STRIP MAP BOOK 10, PAGE 32
- SUNNYVALE HEIGHTS

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Brit L. Primm*

OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/22

DATE: 14 JAN 20

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR KIMBERLY NEVIL, CEO HERMISTON CHAMBER OF COMMERCE, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
*Brit L. Primm*  
BRIT L. PRIMM

## OWNER'S ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, KIMBERLY NEVIL, CEO HERMISTON CHAMBER OF COMMERCE, OWNER OF THE LANDS AS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT. I ALSO DO HEREBY DEDICATE THE 7 FOOT P.U.E. EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3. THE 10 FOOT STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 2. THE 9 FOOT PRIVATE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3. THE 10 FOOT PRIVATE STORM EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3. THE 10 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2. THE VARIABLE WIDTH JOINT USE INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3. THE 5 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.

*Kimberly Nevil*  
KIMBERLY NEVIL, CEO HERMISTON CHAMBER OF COMMERCE

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 14<sup>th</sup> OF January 2021 APPEARED KIMBERLY NEVIL TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME *Heather KP La Beau*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME *Heather KP La Beau*

COMMISSION NO. 980187

MY COMMISSION EXPIRES *October 14 2022*

## APPROVALS

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

*Daniel H. Kline*  
UMATILLA COUNTY SURVEYOR

DATED THIS 17 DAY OF February 2021

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*Anneth K. Patrick*  
MANAGER

DATED THIS 15 DAY OF January 2021

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

*Thasani Sullivan*  
CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION

DATED THIS 15 DAY OF JANUARY 2021

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

*Rachael Reynolds by Marice B. Reynolds*  
TAX COLLECTOR

DATED THIS 11 DAY OF February 2021

## RECEIVED BY

Umatilla County Surveyor  
Date: FEB 26 2021  
Rec'd By: TMA  
# 21-021-B

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 2-25-2021

at 11:32 o'clock a.m. in the record of PLATS of said County.  
YEAR 2021 NUMBER 2021-05

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2021-7160379

## PRIMM LAND SURVEYING, INC.



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keith@primmlandsurveying.com

RICHARD HUNSAKER W/JP HAMMER PROPERTIES  
CLIENT: KIMBERLY NEVIL W/HERMISTON CHAMBER OF COMMERCE

NE 1/4, SEC 14, TWP. 4 N. RNG. 28 E. WM

PROJECT:  
A PARTITION PLAT ON PROPERTY THAT IS LOCATED IN THE NE 1/4 OF SEC. 14, TWP 4, NORTH, RNG 28, EAST OF THE W.M. UMATILLA COUNTY, OREGON.

JOB #: 2001002  
DATE: 02 NOV 20  
FB/PG: 040/51  
SHEET: 1 OF 1  
DRAWN: BLP  
APPROVED: BLP