

# TOWN CENTRE RE-PLAT

LOCATED IN A PORTION OF SECTION 10  
TOWNSHIP 4, RANGE 28, EAST OF THE  
WILLAMETTE MERIDIAN, CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

CLIENT: DICK HUNSAKER  
SYCAN B CORP.  
840 BELTLINE ROAD, STE 202  
SPRINGFIELD, OREGON 97477

## LEGEND

- SET PK NAIL WITH METAL WASHER STAMPED "PLS LS 48509"
  - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
  - ⊗ FOUND CONCRETE NAIL
  - × COMPUTED POINT (NOT SET)
  - ⊕ FOUND MONUMENT AS NOTED
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "951"
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS"
- RE-PLAT BOUNDARY  
CENTERLINE OF EASEMENT  
SECTION LINE  
CENTERLINE OF ROAD  
RAIL-ROAD

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON November 24, 2015  
at 2:18 o'clock Pm., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
16 19  
**OFFICE OF COUNTY RECORDS**  
By: ...David Stuvland...Records Officer  
Fees \$ 78.00 No. 2015-6370075

## DEEDS

INST. NO. 2015-6250697  
INST. NO. 2015-6250010  
REEL 379 PAGE 267  
REEL 376 PAGE 597

## NOTES

( ) EDWARDS FOR MYERS  
(C) CALCULATED

## SURVEYS

EDWARDS FOR MITCO SURVEY NO. 04-53-B  
PRIMM FOR MITCO SURVEY NO. 04-59-B  
WAGNER FOR WILBUR-ELLIS COMPANY SURVEY NO. 99-279-B  
WAGNER FOR WILBUR-ELLIS COMPANY SURVEY NO. 99-86-B

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS RE-PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RICHARD D. BOYLES, PRESIDENT OF SYCAN B. CORP. FOR HERMEX, LLC IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

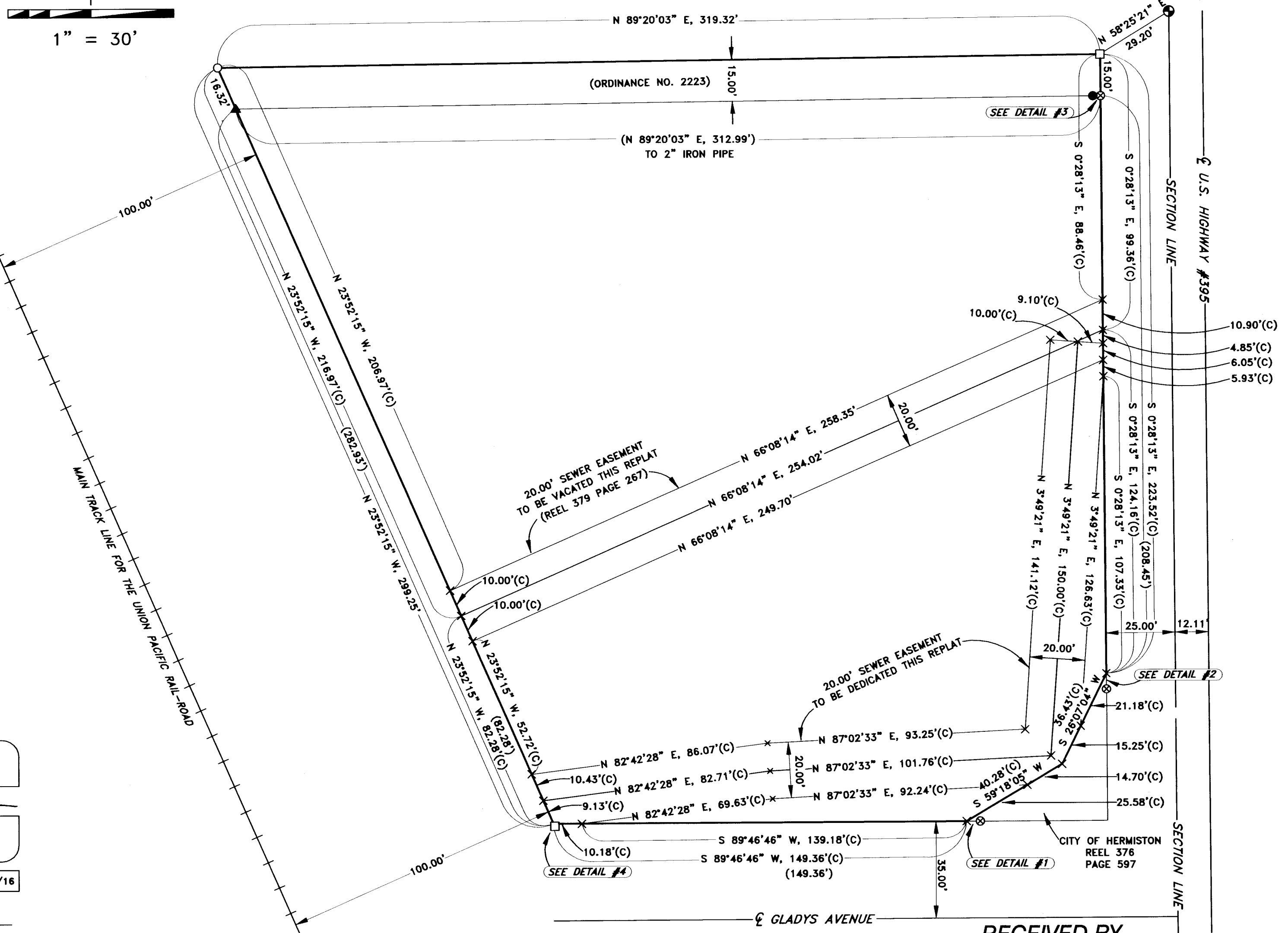
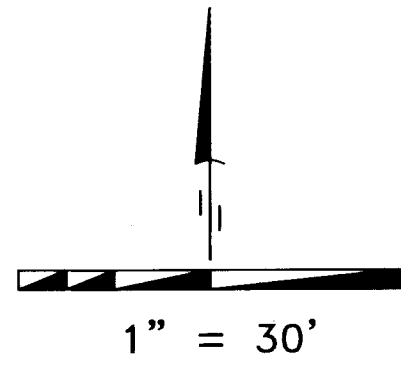
*Brit L. Primm*  
BRIT L. PRIMM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Brit L. Primm*  
OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509  
EXPIRATION DATE: 12/31/16

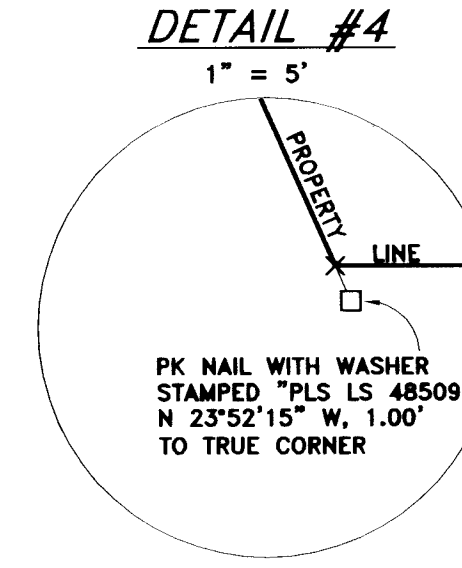
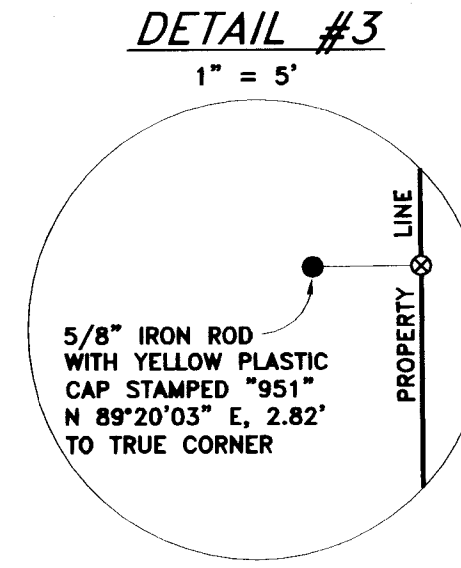
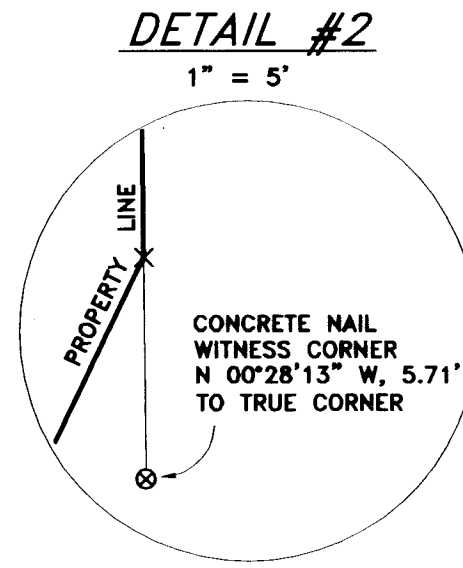
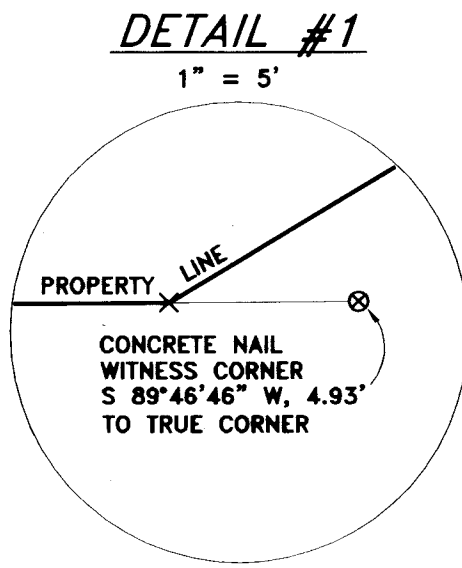
DATE: 17 AUG 15

## DATUMS

HORIZONTAL: STATE PLANE OREGON NORTH ZONE 83/91.  
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.



FND: 2 3/8" BRASS CAP 1/4  
IN MONUMENT BOX 10-11



**PRIMM LAND SURVEYING, INC.**

P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrail.net

CLIENT: DICK HUNSAKER  
SE 1/4, SEC 10, TWP. 4 N. RNG. 28 E. WM

PROJECT:  
A RE-PLAT OF TOWNE CENTRE LOCATED IN  
THE CITY OF HERMISTON, OREGON.

JOB #: 1504002  
DATE: 10 MAR 15  
FB/PG: 032/72  
SHEET: 2 OF 2  
DRAWN: BLP  
APPROVED: BLP

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/30/2015  
Rec'd By: *G. Hensley*  
No.: 13-120-3

# TOWN CENTRE RE-PLAT

LOCATED IN A PORTION OF SECTION 10  
TOWNSHIP 4, RANGE 28, EAST OF THE  
WILLAMETTE MERIDIAN, CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

CLIENT: DICK HUNSAKER  
SYCAN B CORP.  
840 BELTLINE ROAD, STE 202  
SPRINGFIELD, OREGON 97477

## OWNERS'S DECLARATION

I RICHARD D. BOYLES, PRESIDENT OF SYCAN B CORP. FOR HERMEX, LLC, OWNER OF THE LANDS SHOWN ON THIS RE-PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND RE-PLATED AS SHOWN ON THIS PLAT, AND THIS RE-PLAT IS IN ACCORDANCE WITH O.R.S 92, AS REVISED, AND THE CITY OF HERMISTON ORDINANCES, AND DO HEREBY DEDICATE THE 20 FOOT SEWER EASEMENT EXCLUSIVE TO THE CITY OF HERMISTON AS SHOW HEREON. FURTHERMORE, ALL UTILITIES IN THE CITY OF HERMISTON HAVE BEEN DULLY NOTIFIED THAT WE WISH TO VACATE TO 20 FOOT SEWER EASEMENT AS DESCRIBED ON REEL 379, PAGE 267.

RICHARD D. BOYLES, PRESIDENT SYCAN B CORP. AND HERMEX LLC

ON THIS 31<sup>st</sup> DAY OF August, 2015,  
THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS RE-PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

BEFORE ME [Signature]  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Amanda A. Olson

COMMISSION NO. # 473274

MY COMMISSION EXPIRES 12-12-16

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS RE-PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR RICHARD D. BOYLES, PRESIDENT OF SYCAN B CORP. FOR HERMEX, LLC IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

BRIT L. PRIMM

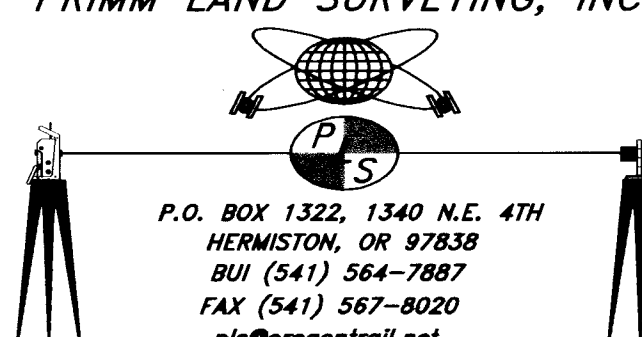
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/16

DATE: 17 Aug 15

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/30/2015  
Rec'd By: G. Hensley  
No.: 15-120-B

PRIMM LAND SURVEYING, INC.  
  
P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrail.net

CLIENT: DICK HUNSAKER	
SE 1/4, SEC 10, TWP. 4 N. RNG. 28 E. WM	
PROJECT: A RE-PLAT OF TOWNE CENTRE LOCATED IN THE CITY OF HERMISTON, OREGON.	JOB #: 1504002 DATE: 10 MAR 15 FB/PG: 032/72 SHEET: 1 OF 2 DRAWN: BLP APPROVED: BLP

## APPROVALS

### UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING RE-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 RE-PLAT.

[Signature]  
UMATILLA COUNTY SURVEYOR  
DATED THIS 29 DAY OF October

### HERMISTON IRRIGATION DISTRICT

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

[Signature]  
MANAGER  
DATED THIS 22<sup>ND</sup> DAY OF OCTOBER, 2015

### CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID RE-PLAT.

[Signature]  
CHAIRMAN  
DATED THIS 14 DAY OF SEPTEMBER, 2015

### HERMISTON CITY COUNCIL

I HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID RE-PLAT.

[Signature]  
MAYOR  
DATED THIS 15<sup>th</sup> DAY OF September 2015

### UMATILLA COUNTY COMMISSIONERS

WE HAVE EXAMINED THE ACCOMPANYING RE-PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND WE THEREFORE APPROVE SAID RE-PLAT.

[Signature]  
CHAIRMAN  
DATED THIS 23 DAY OF NOV., 2015

[Signature]  
CHAIRMAN  
DATED THIS 23 DAY OF NOV., 2015

[Signature]  
COMMISSIONER  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

### UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING RE-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 WE HEREBY APPROVE SAID RE-PLAT.

[Signature]  
TAX COLLECTOR  
DATED THIS 20<sup>th</sup> DAY OF November, 2015

[Signature]  
ASSESSOR  
DATED THIS 20<sup>th</sup> DAY OF November, 2015

### UMATILLA COUNTY CLERK

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON November 24, 2015  
at 2:18 o'clock Pm., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
16 19

### OFFICE OF COUNTY RECORDS

By: ...David Stuvland...Records Officer  
Fees \$ 78.00 No. 2015-6370075

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2015 AT THE REQUEST OF DICK HUNSAKER WITH SYCAN B CORP. THE PURPOSE OF THE SURVEY IS TO PERFORM A RE-PLAT OF LOTS 1, 2, 3 & 4 OF BLOCK B OF ORIGINAL TOWN OF HERMISTON AS WELL AS LOTS 1, 2, 3, 4, 5, 6, 7 & 8 OF BLOCK 1 OF KERNS ADDITION. THE PARENT LOTS ARE DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2015-6250010. IN ADDITION THIS RE-PLAT WILL VACATE THE 20 FOOT SEWER EASEMENT THROUGH THE CENTER OF THE PROPERTY AS SHOWN AND DEDICATE THE 20 FOOT SEWER EASEMENT ON THE SOUTHERLY AND EASTERLY PORTION OF THE PROPERTY AS SHOWN.

THE PROPERTY CORNERS HAVE BEEN ESTABLISHED AS FOLLOWS:

THE SOUTHEAST PROPERTY CORNER WAS ESTABLISHED BY THE FOUND CONCRETE NAIL WITNESS CORNER.

THE SOUTHWEST PROPERTY CORNER WAS ESTABLISHED BY A DISTANCE-DISTANCE INTERSECTION WITH THE FOUND CONCRETE NAIL WITNESS CORNER TO THE SOUTHEAST PROPERTY CORNER AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKING THE NORTHWEST PROPERTY CORNER AND TAKING INTO ACCOUNT THE ADDITIONAL 15 FEET AS PER ORDINANCE NO. 2223.

THE SOUTHEAST PROPERTY CORNER WAS ESTABLISHED BY THE FOUND CONCRETE NAIL WITNESS CORNER.

THE NORTHEAST PROPERTY CORNER WAS ESTABLISHED BY THE FOUND CONCRETE NAIL WITNESS CORNER AND TAKING INTO ACCOUNT THE ADDITIONAL 15 FEET AS PER ORDINANCE NO. 2223.

THIS FIRM PREVIOUSLY ESTABLISHED 2 CONTROL POINTS UNDER A SEPARATE CONTRACT FOR THE CITY OF HERMISTON, ON THE HORIZONTAL AND VERTICAL DATUMS AS LISTED.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-8 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND CONTROL POINTS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

THE PROPERTY LEGAL DESCRIPTION IS RECORDED ON INSTRUMENT NUMBER 2015-6250010 AND IS AS FOLLOWS:

### TRACT I

A Tract of land located in Lots 1 and 2 of Block "B", Original Town, now City of Hermiston, described as beginning at the Northeast Corner of the Southeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence South 89°30' West, 25 feet to the West lane of First Street in the City of Hermiston; thence South 0°20' East, 30 feet to the South line of Ridgeway Avenue and the true point of beginning for this description; thence South 0°20' East, 44 feet, more or less, to the Southerly line of Lot 1, Block "B", Original Town, now City of Hermiston; thence South 66°15' West along said South of Lot 1, a distance of 79.5 feet; thence North 23°45' West, 82.51 feet, more or less, to a point 30 feet South of the North Line of said Block "B", said point also being on the South line of Ridgeway Avenue; Thence North 89°30' East along said South line of Ridgeway Avenue, 105.6 feet, more or less, to the point of beginning;

Excepting therefrom the Westerly 24.5 feet and all that portion lying within the highway.

Also including all that portion of vacated Hermiston Avenue (vacated by City of Hermiston Vacation Ordinance No. 1985, recorded January 28, 1999 Instrument No, 1999-3440541, Office of Umatilla County Records) which lies Southerly of and adjacent to said Lot 1 described above;

Excepting therefrom any portion lying within the Street, Avenue, County Road and Highway right-of-ways.

### TRACT II

A Tract of land located in Lots 1 and 2 of Block "B", Original Town, now City of Hermiston, described as beginning at the Northeast Corner of the Southeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence South 89°30' West, 25 feet to the West lane of First Street in the City of Hermiston; thence South 0°20' East, 30 feet to the South line of Ridgeway Avenue and the true point of beginning for this description; thence South 0°20' East, 44 feet, more or less, to the Southerly line of Lot 1, Block "B", Original Town, now City of Hermiston; thence South 66°15' West along said South of Lot 1, a distance of 79.5 feet; thence North 23°45' West, 82.51 feet, more or less, to a point 30 feet South of the North line of said Block "B", said point also being on the South line of Ridgeway Avenue; Thence North 89°30' East along said South line of Ridgeway Avenue, 105.6 feet, more or less, to the point of beginning;

Excepting therefrom that tract of land conveyed to Burnie L. Hyland by deed recorded in Book 181, Page 421, Deed Records.

Also including all that portion of vacated Hermiston Avenue (vacated by City of Hermiston Vacation Ordinance No. 1985, recorded January 28, 1999 Instrument No, 1999-3440541, Office of Umatilla County Records) which lies Southerly of and adjacent to said Lot 1 described above;

Excepting therefrom any portion lying within the Avenue right-of-way.

### TRACT III

Lots 1, 2, 3 and 4 in Block "B" in the Original Town, Now City of Hermiston, as located in Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Excepting therefrom the Westerly 110 feet of said lot 1;

Also excepting therefrom that tract of land conveyed to J.D. McCurdy, by deed recorded in Book 181, Page 220 Deed Records;

Also including all that portion of vacated Hermiston Avenue (vacated by City of Hermiston Vacation Ordinance No. 1985, recorded January 28, 1999 Instrument No, 1999-3440541, Office of Umatilla County Records) which lies Southerly of and adjacent to said Lot 1 described above;

Excepting therefrom any portion lying within the Avenue and Railway rights-of-way.

### TRACT IV

The Westerly 110.0 feet of Lot 1, Block "B" of recorded Plat of the Town of Hermiston, located in Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Also including all that portion of vacated Hermiston Avenue (vacated by City of Hermiston Vacation Ordinance No. 1985, recorded January 28, 1999 Instrument No, 1999-3440541, Office of Umatilla County Records) which lies Southerly of and adjacent to said Lot 1 described above;

Excepting therefrom any portion lying within the Avenue and Railway rights-of-way.

### TRACT V

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 1, KERNS ADDITION to the Town of Hermiston, located in the Northeast Quarter of the Southeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Excepting therefrom that tract of land conveyed to the City of Hermiston, by dedication Deed recorded in Instrument No, 2000-3760597, Office of Umatilla County Records; Also excepting therefrom any portion lying within the Street, Avenue, Railway, County Road and Highway rights-of-way.

31  
2

**Affidavit of Correction (Re-Plat)**

Umatilla County  
Received:12/4/2015

STATE OF OREGON )  
UMATILLA COUNTY )      SS



I, Brit L. Primm, being duly sworn, depose and say that I am the Land Surveyor who surveyed the Town Centre Re-Plat in Book 16 Page 19 recorded as 2015-6370075 in Umatilla County Records.

The following corrections to said re-plat is necessary and in accordance with ORS 92.170. I state the following corrections be made:

On page 2 of 2 of Town Centre Re-Plat the boundary of said re-plat should be identified as being LOT 1.

*Brit L Primm* LS 48509  
Brit L. Primm  
Registered Professional Land Surveyor

**NOTARY CERTIFICATE**

Subscribed and sworn to me this 3<sup>RD</sup> day of DECEMBER, 2015.

Notary Public for the State of Oregon

My commission expires 4-27-17.

Print name MIKE MARVIN NUNEZ.

Signature *Mike Marvin Nunez*.

STATE OF OREGON )  
UMATILLA COUNTY )      SS



I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for the Town Centre Re-Plat has been examined by me and that it complies with ORS 92.170

Print name David H. Krumbein.

Signature *David H Kru*.

RETURN TO: PRIMM LAND SURVEYING  
PO BOX 1322  
HERMISTON OR 97838  
LLC

State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
12/4/2015 1:13:02 PM

in the record of instrument  
code type DE-AFF

Instrument number 2015-6370285  
Fee \$59.00

Office of County Records

*Steve Churchill*

Records Officer  
1039439 P2