

LEMMON REPLAT

A Replat of Parcel 1 of Partion Plat 1995-02, #LD-4N-998-16 for:

Marvin L. & Pearl L. Lemmon Estate
 1335 SW Lemmon Lane
 Hermiston, Oregon 97838
 W 1/2 of SE 1/4 of SECTION 16,
 Township 4 North, Range 28, East W.M.
 Umatilla County, Oregon

Legal Description:

Parcel 1 of Partion Plat 1995-02 as Filed in Umatilla County to Include the following:

Tract I:
 A Tract of land being described as Beginning at the Center of the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; Thence Westerly 331.25 feet; Thence Southerly 662.5 feet; Thence Easterly 956.24 feet; Thence Northerly 662.50 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 16; Thence Westerly along the said North line to the Point of Beginning.
 ALSO INCLUDING All that portion of the North Half of the South Half of the Southeast Quarter of the Southeast Quarter and that portion of the South Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 16 of Section 16, which lies Northerly of the centerline of the Maxwell Canal. EXCEPTING THEREFROM: Any portion lying within the County Road Right-of-Way.

Tract II:
 An Easement for roadway purposes as contained in Deed between Roger Barr, etux, and Marvin L. Lemmon, etux, recorded May 19, 1975 in Book 346, Page 431, Deed Records

Tract III:
 An Easement for roadway, ingress, egress, access, and sign purposes as contained in Agreement between James E. Whaley, etux, and Marvin L. Lemmon, etal, recorded May 28, 1985 in Microfilm Reel 126, Page 350, Office of Umatilla County Records.

Tract IV:
 An Easement for access, ingress, egress, and roadway purposes as contained in agreement between Robert S. Lemmon, etal, and Robert S. Lemmon, etal, recorded November 20, 2015 in instrument No. 2015-0360736, Office of Umatilla County Records.

NARRATIVE:

The purpose of this survey was to reconfigure two tax lots by Replat, one being a Parcel created in a previous Partion Plat 1995-02. Both tax lots are under the ownership of Robert S. Lemmon & Teresa L. Brower co-personal representatives of the Estate of Pearl Lorraine Lemmon, aka Perl L. Lemmon, and Robert S. Lemmon and Teresa L. Brower, successor co-trustees of the "Trust for Spouse", established under the will of Marvin Lee Lemmon, dated January 20, 2002. I had previously completed a Property Line Adjustment (PLA) on portions of this property as shown in County Survey 2016-035-B. This Survey is Based on that Survey and two Partition Surveys by Edwards. The Basis of Bearing for this survey was the South Line of Section 16 as shown. I found monuments by Edwards for Parcel 1 of P.P. 1995-02 and replace those not found based on his record of that plat. I found my own monuments as set for Lemmon in County Survey #2000-083-B for the portion of the property east and north of the Canal then followed the deeds to establish the remaining property north to Lemmon Lane. The line between these new parcels becomes the line between the North Half and the South Half of the Southeast Quarter of the Southeast Quarter of the Section 16 and I set all necessary corners as shown. The Initial Point for this Survey was the Center 1/16 th corner as I set in County Survey #2016-035-B. This survey was performed using a Trimble RTK Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby dedicate the easements as shown on this plat for the uses as described. We 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 Partion as filed in the County of Umatilla, State of Oregon.

Robert S. Lemmon
 Robert S. Lemmon, Co-Personal Representative
 and successor co-trustee

Teresa L. Brower
 Teresa L. Brower, Co-Personal Representative
 and successor co-trustee

On this 6th day of June, 2017, the above individuals, Robert S. Lemmon and Teresa L. Bower, appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily of his own will.

I do hereby certify that this is a true and exact copy of the Original Lemmon Replat as filed in Umatilla County.

Ronald V. McKinnis
 Ronald V. McKinnis

Before me: *Rebecca Lynne Demmon*
 Notary Public for Oregon

My Printed Name is Rebecca Lynne Demmon

My Commission No. is 932987A

My Commission Expires Oct. 07, 2018

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 JUNE 12 2017
 at 3:04 o'clock p.m., in the record of
 PLATS of said County.
 BOOK 16 PAGE 44
 OFFICE OF COUNTY RECORDS
 By: Steve Churchill Records Officer
 Fee \$ 78.00 No. 2017-6590139

LEGEND
RECEIVED BY
 Umatilla County Surveyor
 Date: 6/13/17
 Rec'd By: CT
 No.: 17-073-B

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Ronald V. McKinnis
 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-18

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 Replat on this 8th day of June, 2017
David H. Hill
 Umatilla County Surveyor

I certify that I have examined and approved this Replat on this 12th day of June, 2017
Scott McMillitt
 Umatilla County Planning Director

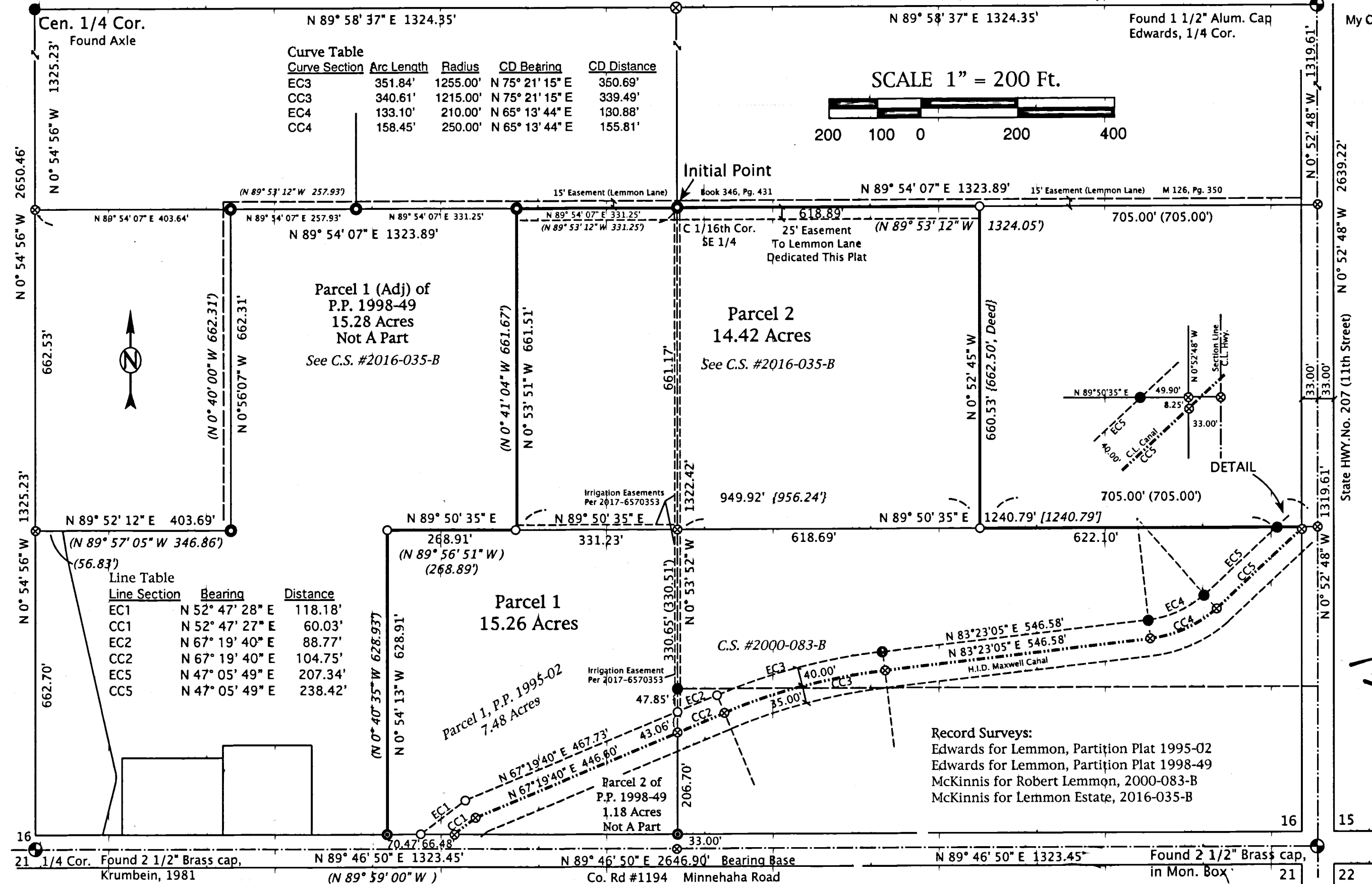
I certify that I have examined and approved this Replat on this 5th day of June, 2017
Carol K. Spatrick
 Hermiston Irrigation District

I certify that I have examined and approved this Replat on this 7th day of June, 2017
Paula Ann Byrd
 Umatilla County Tax Assessor/Deputy

I certify that I have examined and approved this Replat on this 7th day of June, 2017
Beth Ann Emment
 Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this 9th day of June, 2017

W. James Green
 Umatilla County Commissioner
Absent
 Umatilla County Commissioner
George M. Sack
 Umatilla County Commissioner





AFFIDAVIT OF CORRECTION (REPLAT)

After Recording Return To:
George Anderson
475 E. Main Street
Hermiston, Oregon 97838

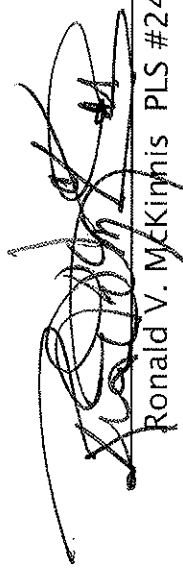
All Tax Statements Unchanged:
In Consideration of: None

I, Ronald V. McKinnis, being the duly sworn, depose and say that I am the Surveyor who surveyed LEMMON REPLAT, as filed in instrument No. 2017-6590139 recorded on the 12th day of June, 2017 on Plat Book 16, Page 44 of the Plat Records of Umatilla County.

The following corrections to said plat are necessary and in accordance with ORS 92.170, I state that the following corrections be made:

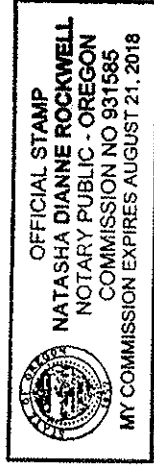
Legal Description: Beginning on the Forth (4th) Line of Tract 1; Reading: ALSO INCLUDING All that portion of the North Half of the South Half of the Southeast Quarter of the Southeast Quarter and that portion of the South Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 16 of Section 16, which lies Northerly of the centerline of the Maxwell Canal.

Corrected to: ALSO INCLUDING All that portion of the North Half of the South Half of the Southeast Quarter of the Southeast Quarter and that portion of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter of Section 16, which lies Northerly of the centerline of the Maxwell Canal.


Ronald V. McKinnis PLS #2431

STATE OF OREGON)
UMATILLA COUNTY) SS


This instrument was acknowledged and sworn before me this 21 Day of July, 2017
(NOTARY SEAL)




NOTARY PUBLIC FOR OREGON

My Commission Expires: Aug. 21, 2018

I hereby certify that I have examined this Affidavit of Correction and that the changes being made are permitted under ORS 92.170.


Dave Krumbein, Umatilla County Surveyor

24 July 2017
Date

State of Oregon
County of Umatilla



Instrument received
and recorded on
7/24/2017 12:54:02 PM

in the record of instrument
code type DE-AFF

Instrument number 2017-6600652
Fee \$61.00

Office of County Records

Sten Churchill

Records Officer
1067061 P2