

# CIRCLE C REPLAT

**A Replat of Parcel 1 of Partion Plat 1999-58 & Parcel 1 of Partition Plat 2019-08 Township 4 North, Range 28 East, W.M., Section 23 City of Hermiston, Umatilla County, Oregon For:**

Ivan Cook  
333 East Feedville Road  
Hermiston, Oregon 97838

**PROPERTY DESCRIPTIONS:**

From Deed #1999-3620553  
PARCEL 1 of Partition Plat 1999-58

From Deed #2019-6840322  
PARCEL 1 of Partition Plat 2019-08

**SURVEY RECORDS:**

- R1 - Wagner for Cook, P.P. 1999-58, C.S. #99-064-B
- R2 - Edwards for Umatilla County, C.S. #C-92-045-C
- R3 - Posada for Cook, P.P. 2019-08, C.S. #19-034-B
- R4 - Lagier for Cook, C.S. #82-121-B
- R5 - Lagier for Cook, Dated 06-15-1978

**LINE TABLE: ALL BY RECORD R3**

Line	Bearing	Distance
L1	N 52°02'34" E	122.30'
L2	N 02°02'34" E	233.40'
L3	S 48°52'42" E	118.50'
L4	S 66°42'00" W	50.00'
L5	S 00°26'47" W	108.96'

**SURVEYORS CERTIFICATE & NARRATIVE:**

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on the previous survey by Posada for Cook, Partition Plat 2019-08 and a Survey by Wagner for Cook, Partition Plat 1999-58. The Bearing Base for this survey was the South Line of Section 23 along Feedville Road, as shown, consistent with Posada's survey and Edwards', R2. The Initial Point of this survey is the 5/8" Iron Pin found at the Southeast Corner of Parcel 1 of partition Plat 1999-58 which is also on the North right of way line of Feedville Road. Said Pin was set by Lagier in his survey for Cook, C.S.#82-021-B. The purpose of this survey was to carve a 4.01 Acre parcel out of Parcel 1 of Partition Plat 2019-08 and attach it to the 3.51 Acre Parcel 1 of Partition Plat 1999-58. This survey was completed with a Trimble GPS RTK Total Station.

**OWNER'S DECLARATION:**

We, the undersigned owners of the lands as shown on this plat, do hereby 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 Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

*Ivan J. Cook*  
Ivan J. Cook

On this 4<sup>TH</sup> day of May, 2022, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat declaration and acknowledged that he did so freely and voluntarily.

Before me: Toni Denise Roter  
Notary Public for Oregon

My Printed Name is TONI DENISE ROTER

My Commission No. is 1009835

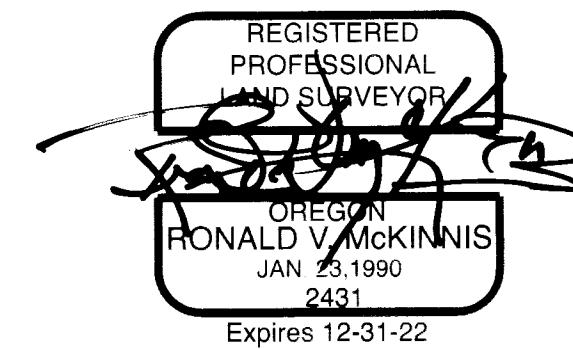
My Commission Expires March 15 2025

**LINE TABLE: ALL BY RECORD R3**

Curve	Length	Radius	Delta	CD Bearing	CD Distance
C1	102.08'	200.00'	29°14'40"	S 37°25'14" W	100.98'
C2	130.91'	150.00'	50°00'07"	N 27°02'30" E	126.79'
C3	138.52'	200.00'	39°40'59"	S 21°53'03" W	135.77'
C4	88.07'	825.00'	06°07'00"	N 45°40'26" W	88.03'
C5	163.26'	484.28'	19°18'57"	N 32°57'28" W	162.49'
C6	179.72'	434.28'	23°42'41"	N 11°26'39" W	178.44'
C7	200.42'	484.28'	23°42'41"	N 11°26'39" W	198.99'

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Ivan J. Cook in Umatilla County.

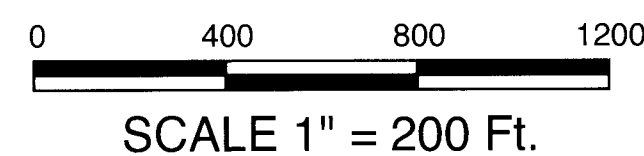
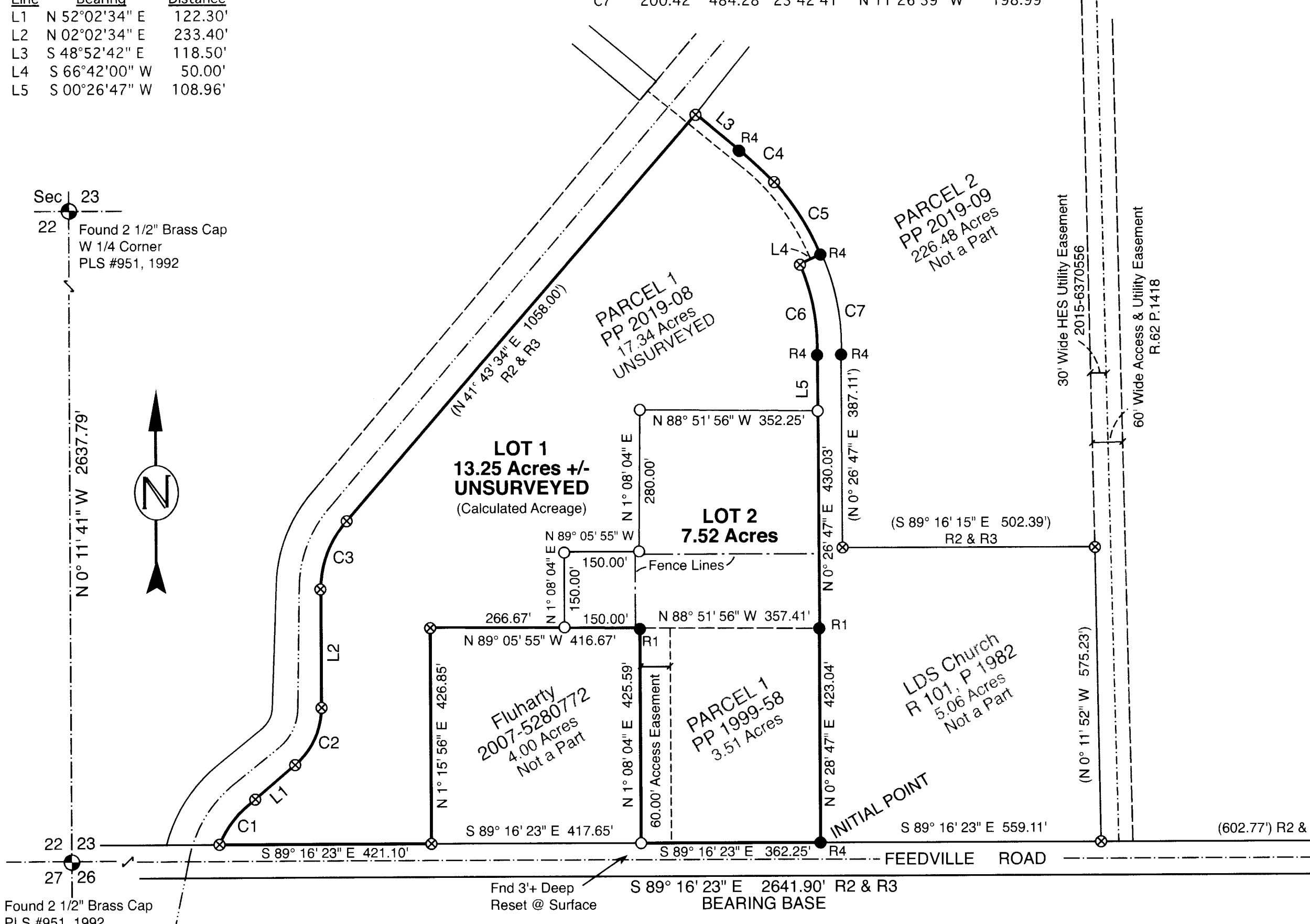
*Ronald V. McKinnis*  
Ronald V. McKinnis, PLS #2431



**LEGEND**

- SET MONUMENTS - 5/8" x 30" Iron Rods W/ Plastic Caps Stamped - L.S. # 2431
- FOUND SECTION MONUMENTS - As Noted
- FOUND MONUMENTS - As Noted or Referenced R0
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- REPLAT BOUNDARIES
- ( 000 ) R0 RECORD BEARING DISTANCE FOR NOTED REFERENCE

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 5/25/22  
Recd By: CT  
No: 22-058-8



**APPROVALS:**

I certify that I have examined and approved this Replat on this 6 day of May, 2022

*David H. Kelso*  
Umatilla County Surveyor

I certify that I have examined and approved this Replat on this 12 day of May, 2022

*Curt K. Spatuck*  
City of Hermiston Planning Commission

I certify that I have examined and approved this Replat on this 9<sup>th</sup> day of May, 2022

*[Signature]*  
Mayor of City of Hermiston

I certify that I have examined and approved this Replat on this 10<sup>th</sup> day of May, 2022

*Margaret Saylor*  
Hermiston Irrigation District

I certify that I have examined and approved this Replat on this 16 day of May, 2022

*Richard Reynolds*  
Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this 16 day of May, 2022

*Richard Reynolds*  
Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this 23 day of May, 2022

*[Signature]*  
Umatilla County Commissioner

*[Signature]*  
Umatilla County Commissioner

*Geary M. Dotson*  
Umatilla County Commissioner

**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 05-23-2022

at 8:38 o'clock a. m., in the record of PLATS of said County.  
BOOK 17 PAGE 57

**OFFICE OF COUNTY RECORDS**  
By: STEVE CHURCHILL Records Officer  
Fee \$ 120.00 No. 2022-7410384

February, 2022

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017