2001-40

CITY OF HERMISTON PARTITION PLAT NO – 2001-40

APPROVALS

UMATILLA COUNTY SURVEYOR:

THIS PARTITION PLAT IS HEREBY APPROVED THIS 23RD DAY OF JULY 2001.

[signature], DEPUTY
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT All TAXES FOR THE YEAR 2000-01 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Rhonda J Schultz
UMATILLA COUNTY TAX COLLECTOR

CITY OF HERMISTON:

[signature] July 16 2001
PLANNING COMMISSION CHAIRMAN DATE

~~HERMISTON IRRIGATION DISTRICT:~~

~~THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS ______ DAY OF ______, 2001~~

NORMA J. FERCHAUD NOTARY PUBLIC STATE OF WASHINGTON APPOINTMENT EXPIRES JULY 17, 2003

DINA L. JENKINS NOTARY PUBLIC STATE OF WASHINGTON

LEGAL DESCRIPTION: PARCEL 1 PER SURVEY 00-255-B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3;
THENCE NORTH 89°46'01" WEST FOR A DISTANCE OF 41.99 FT., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3 TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF HIGHWAY NO. 395;
THENCE NORTH 00°14'28" EAST, FOR A DISTANCE OF 63.00 FEET ALONG SAID SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE TO THE MOST NORTHERLY CORNER OF THAT TRIANGULAR PARCEL DEEDED TO THE OREGON DEPT. OF TRANSPORTATION BY DEED RECORDED AT REEL 299, PAGE 813, UMATILLA CO. DEED RECORDS;
THENCE CONTINUING NORTH 00°14'28" EAST, ALONG SAID RIGHT OF LINE, A DISTANCE OF 71.40 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°14' 28" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 105.90 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO JOSEPH BALLENGER BY DEED RECORDED IN BOOK 181 AT PAGE 275, UMATILLA COUNTY DEED RECORDS;
THENCE NORTH 89°45'48" WEST ALONG THE SOUTH LINE OF SAID BALLENGER TRACT, A DISTANCE OF 217.92 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 00°14'28" WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 280, PAGE 276, A DISTANCE OF 105.90 FEET;
THENCE SOUTH 89°45'48" EAST A DISTANCE OF 217.92 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 2 PER SURVEY 00-255-B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3;
THENCE NORTH 89°46'01" WEST FOR A DISTANCE OF 41.99 FT., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3 TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF HIGHWAY NO. 395;
THENCE NORTH 00°14'28" EAST, FOR A DISTANCE OF 63.00 FEET ALONG SAID SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE TO THE MOST NORTHERLY CORNER OF THAT TRIANGULAR PARCEL DEEDED TO THE OREGON DEPT. OF TRANSPORTATION BY DEED RECORDED AT REEL 299, PAGE 813, UMATILLA CO. DEED RECORDS, SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°14'28" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 71.40 FEET;
THENCE NORTH 89°45'48" WEST, PARALLEL TO THE SOUTH LINE OF THAT PARCEL CONVEYED TO JOSEPH BALLENGER BY DEED RECORDED IN BOOK 181 AT PAGE 275, A DISTANCE OF 217.92 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 280 AT PAGE 676;
THENCE SOUTH 00°14'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 101.41 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF WEST ELM STREET IN THE CITY OF HERMISTON;
THENCE SOUTH 89°46'01" EAST FOR ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 187.92 FEET TO THE MOST WESTERLY CORNER OF THE TRIANGULAR PARCEL DEEDED TO THE OREGON DEPT. OF TRANSPORTATION;
THENCE NORTH 45°14'13" EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRIANGULAR PARCEL, A DISTANCE OF 42.43 FT. TO THE TRUE POINT OF BEGINNING.

BRASS CAP IN MONUMENT CASE, RESET FROM TIES TO R.R. SPIKE AT HWY. STATION 250+00, PER SURVEY 88-24-C.

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON August 6, 2001
at 10:00 o'clock Am., in the record of PLATS of said County.

YEAR	NUMBER	Slide
2001	40	

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees $ 50.00 No. 2001-3940768

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I Blair B Woodfield AN OFFICIAL REPRESENTATIVE OF NO-BULL HERMISTON L.L.C., OWNER(S) AND I Lori A. Smith AN OFFICIAL REPRESENTATIVE OF U.S. BANK, BENEFICIARY, OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AND DO HEREBY DEDICATE THE PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREIN.

Blair B Woodfield 7-12-01
OFFICIAL REPRESENTATIVE OF NO-BULL HERMISTON, L.C.C. DATE

Lori A Smith 7-13-01
OFFICIAL REPRESENTATIVE OF U.S. BANK TRUST COMPANY DATE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla

BEFORE ME THIS 12th DAY OF July, 2001 APPEARED Blair B Woodfield TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF July, 2001.

MY COMMISSION EXPIRES 8-18-04

Dina L Jenkins
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Dayton

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF King

BEFORE ME THIS 13 DAY OF July, 2001 APPEARED Lori A. Smith TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

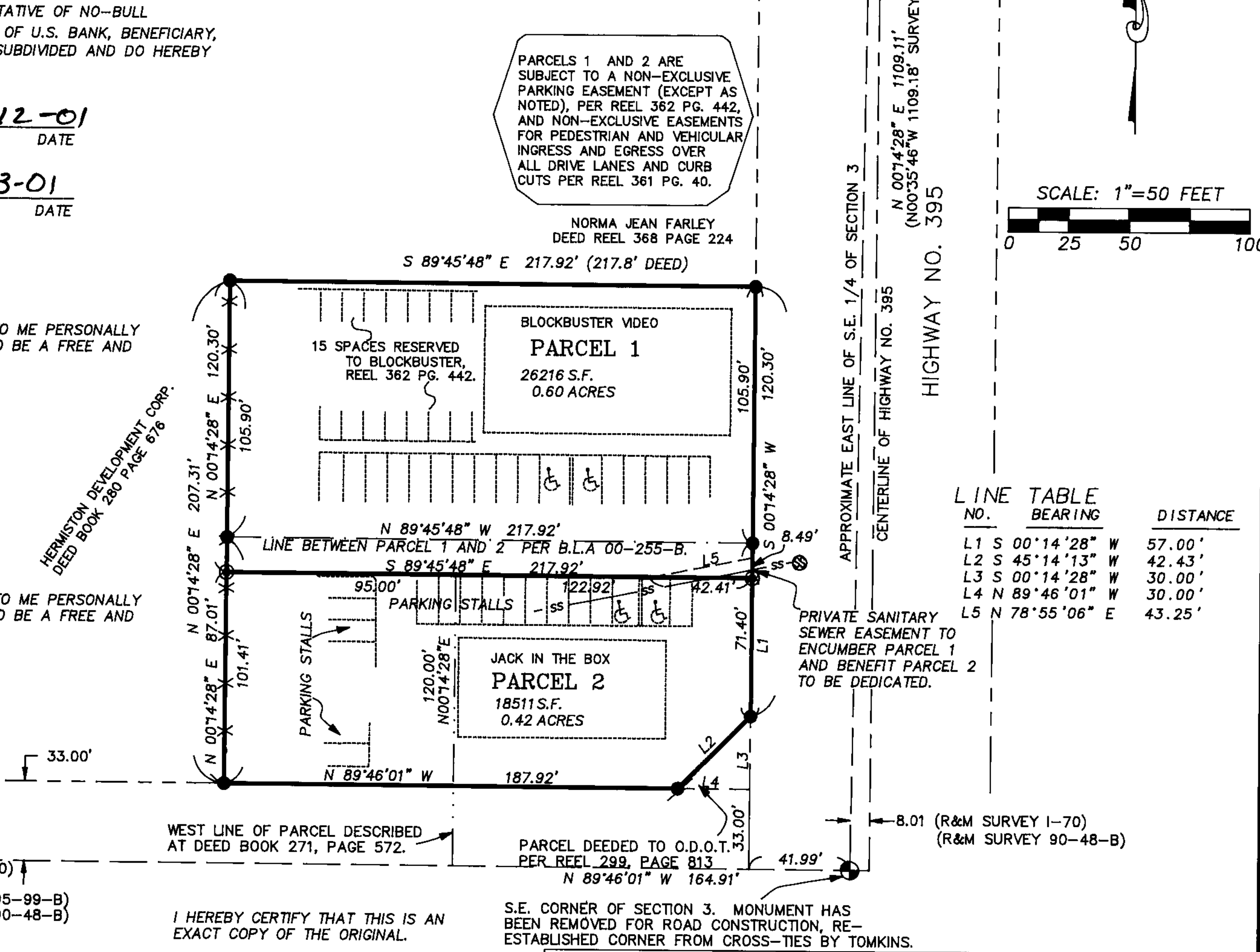
WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF July, 2001.

MY COMMISSION EXPIRES 7-17-03

Norma Ferchaud
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Issaquah

LEGEND

- PROPERTY BOUNDARY
- DEED TRACT BOUNDARY
- RIGHT OF WAY MARGIN
- CENTERLINE
- SECTION OR SECTION SUBDIVISION LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 5/8"X30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING", ATTACHED PER SURVEY 9946 B AND 00-255-B
- SET 5/8"X30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING", ATTACHED
- ( ) RECORD DIMENSION



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°14'28" W	57.00'
L2	S 45°14'13" W	42.43'
L3	S 00°14'28" W	30.00'
L4	N 89°46'01" W	30.00'
L5	N 78°55'06" E	43.25'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 89°46'37" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TWP. 4 NORTH, RGE. 28 EAST, W.M. AS SHOWN ON SURVEY 97-238-B.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NICHOLSON DEVELOPMENT LLC, TO RECONFIGURE LOT LINES IN LAND PREVIOUSLY SURVEYED BY THIS FIRM, FILED WITH THE UMATILLA COUNTY SURVEYOR, REFERENCE No. 00-234-B.
PROPERTY CORNERS SHOWN AS FOUND WERE USED TO ESTABLISH CONTROL, AND OFF SITE MONUMENTS WERE NOT VISITED AT THIS TIME.
THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0°00'03" AND 3MM ± 3PPM.

RECORD EASEMENTS APPURTENANT TO PROPERTY

BLANKET EASEMENTS BENEFITING UMATILLA ELECTRIC COOP. ASSN., BOOK 120 PG. 458, BOOK 120 PG. 532, AND BOOK 160 PG. 587.
BLANKET EROSION CONTROL EASEMENT BENEFITING U.S. OF A., BOOK 160 PG. 85.

SURVEYORS CERTIFICATE

I, PAUL W.P. TOMKINS, PLS No. 2360, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF THIS LAND SURVEY, PER THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED, SAID BOUNDARIES DESCRIBED ABOVE.

[signature] 7/11/01
PAUL W.P. TOMKINS, PLS 2360 DATE

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL.

[signature]
PAUL W.P. TOMKINS

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
RENEWS 6/30/2002
7/11/01

A PARTITION LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, OREGON
UMATILLA COUNTY, OREGON

FOR: NICHOLSON DEVELOPMENT
2333 CARILLON POINT
KIRKLAND, WA. 98033-7353

TOMKINS LAND SURVEYING, INC.
115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843
NICHPLAT.DWG

DATE
JUNE 2001

SCALE
1" = 50'

RECEIVED BY
Umatilla County Surveyor
Date 8-01
Rec'd By KK
No. 01-115-B