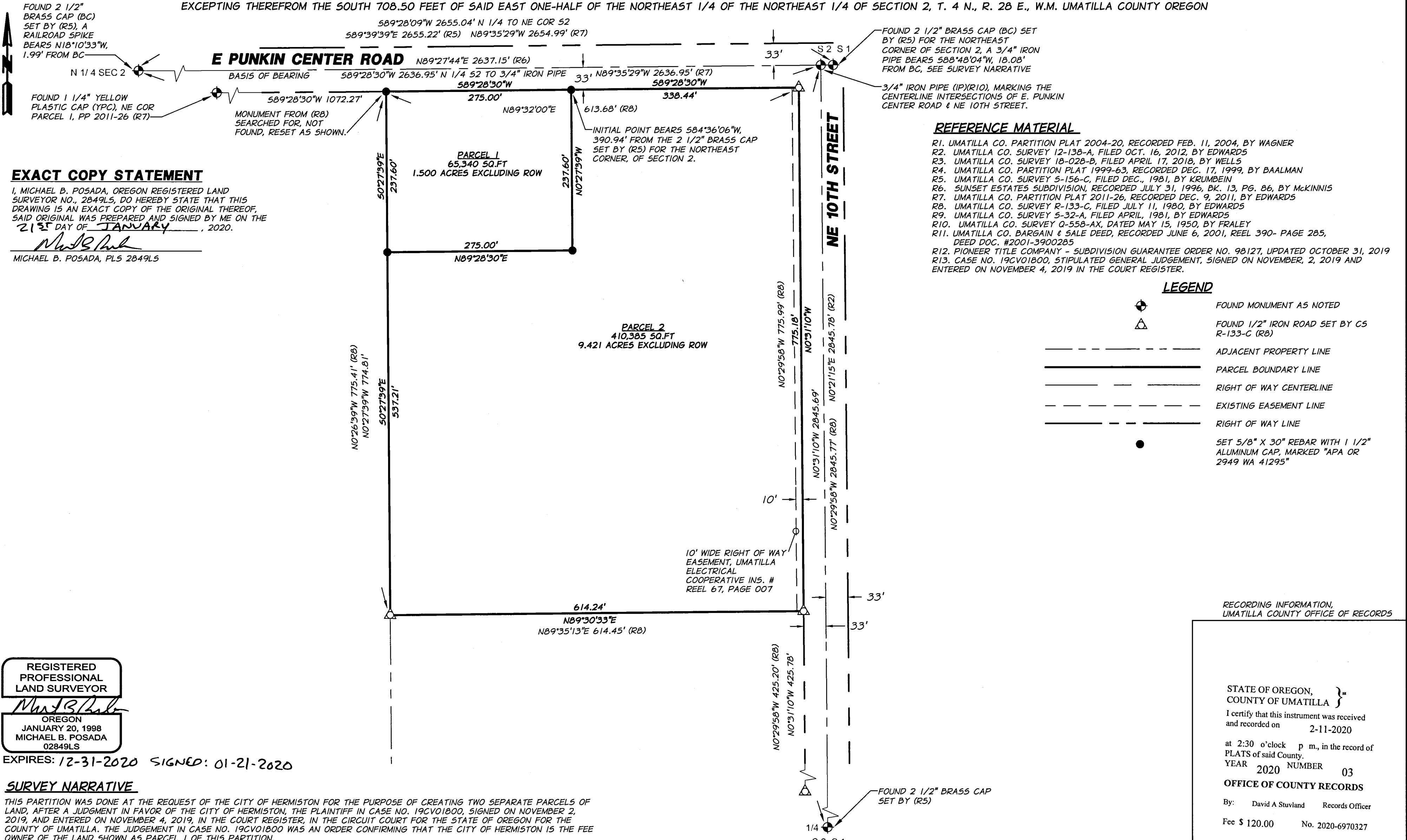


PARTITION PLAT 2020-03 A PARTITION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

EXCEPTING THEREFROM THE SOUTH 708.50 FEET OF SAID EAST ONE-HALF OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T. 4 N., R. 28 E., W.M. UMATILLA COUNTY OREGON



EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 21ST DAY OF JANUARY, 2020.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849LS

REFERENCE MATERIAL

- R1. UMATILLA CO. PARTITION PLAT 2004-20, RECORDED FEB. 11, 2004, BY WAGNER
- R2. UMATILLA CO. SURVEY 12-138-A, FILED OCT. 16, 2012, BY EDWARDS
- R3. UMATILLA CO. SURVEY 18-028-B, FILED APRIL 17, 2018, BY WELLS
- R4. UMATILLA CO. PARTITION PLAT 1999-63, RECORDED DEC. 17, 1999, BY BAALMAN
- R5. UMATILLA CO. SURVEY 5-156-C, FILED DEC., 1981, BY KRUMBEIN
- R6. SUNSET ESTATES SUBDIVISION, RECORDED JULY 31, 1996, BK. 13, PG. 86, BY MCKINNIS
- R7. UMATILLA CO. PARTITION PLAT 2011-26, RECORDED DEC. 9, 2011, BY EDWARDS
- R8. UMATILLA CO. SURVEY R-133-C, FILED JULY 11, 1980, BY EDWARDS
- R9. UMATILLA CO. SURVEY 5-32-A, FILED APRIL, 1981, BY EDWARDS
- R10. UMATILLA CO. SURVEY Q-558-AX, DATED MAY 15, 1950, BY FRALEY
- R11. UMATILLA CO. BARGAIN & SALE DEED, RECORDED JUNE 6, 2001, REEL 390- PAGE 285, DEED DOC. #2001-3900285
- R12. PIONEER TITLE COMPANY - SUBDIVISION GUARANTEE ORDER NO. 98127, UPDATED OCTOBER 31, 2019
- R13. CASE NO. 19CV01800, STIPULATED GENERAL JUDGEMENT, SIGNED ON NOVEMBER, 2, 2019 AND ENTERED ON NOVEMBER 4, 2019 IN THE COURT REGISTER.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" IRON ROAD SET BY CS R-133-C (R8)
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY LINE
- RIGHT OF WAY CENTERLINE
- EXISTING EASEMENT LINE
- RIGHT OF WAY LINE
- SET 5/8" X 30" REBAR WITH 1/2" ALUMINUM CAP, MARKED "APA OR 2949 WA 41295"

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael B. Posada
OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS

EXPIRES: 12-31-2020 SIGNED: 01-21-2020

SURVEY NARRATIVE

THIS PARTITION WAS DONE AT THE REQUEST OF THE CITY OF HERMISTON FOR THE PURPOSE OF CREATING TWO SEPARATE PARCELS OF LAND. AFTER A JUDGMENT IN FAVOR OF THE CITY OF HERMISTON, THE PLAINTIFF IN CASE NO. 19CV01800, SIGNED ON NOVEMBER 2, 2019, AND ENTERED ON NOVEMBER 4, 2019, IN THE COURT REGISTER, IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR THE COUNTY OF UMATILLA. THE JUDGMENT IN CASE NO. 19CV01800 WAS AN ORDER CONFIRMING THAT THE CITY OF HERMISTON IS THE FEE OWNER OF THE LAND SHOWN AS PARCEL 1 OF THIS PARTITION. FOUND MONUMENTS FROM UMATILLA COUNTY SURVEY NUMBER R-133-C (R8) WERE RECOVERED ALONG WITH THE ADJACENT PUBLIC LAND CORNERS AND HELD TO CONSTRUCT THE EXTERIOR BOUNDARY OF THIS PARTITION. MONUMENTS FROM ADJACENT SURVEYS WERE ALSO RECOVERED AND FIT WELL WITH THE RECORD INFORMATION, AS SHOWN. THE LOCATION OF THE PARCEL LINES DEFINING PARCEL 1 WERE CREATED AT THE DIRECTION OF THE CITY OF HERMISTON. THE LANDS SHOWN AS PARCEL 2 OF THIS PARTITION REMAIN IN THE OWNERSHIP OF JUAN A. ALMAGUER. THE BASIS OF BEARING FOR THIS PARTITION IS THE NORTH LINE OF SECTION 2, BETWEEN THE NORTH ONE-QUARTER CORNER OF SECTION 2 AND THE 3/4" IRON PIPE (R10) MARKING THE CENTERLINE INTERSECTION OF E PUNKIN CENTER ROAD AND NE 10TH STREET, SAID 3/4" IRON PIPE FROM (R10) WAS HELD AS SHOWN TO ESTABLISH THE RIGHTS OF WAY OF E PUNKIN CENTER ROAD AND NE 10TH STREET. THIS PROJECT ALSO INCLUDED A TOPOGRAPHIC SURVEY OF PARCEL 1. DUAL FREQUENCY TRIMBLE R10 MODEL GPS RECEIVERS IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 1 CM + 1 PPM WERE USED TO COMPLETE THIS PARTITION. THE DISTANCES SHOWN ARE GROUND DISTANCES.

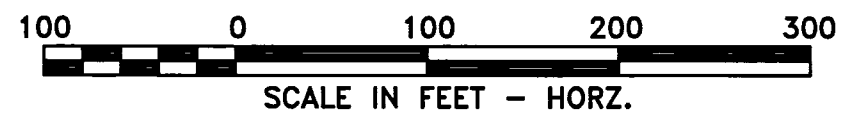
RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 2-11-2020 at 2:30 o'clock p.m., in the record of PLATS of said County. YEAR 2020 NUMBER 03 OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-6970327

PARTITION PLAT 2020-03, LOCATED IN THE E 1/2 OF THE NE 1/4 OF THE NE 1/4, SEC. 2, T.4N., R.28E., W.M. UMATILLA COUNTY, OR.

CITY OF HERMISTON		180 NE 2nd STREET HERMISTON, OREGON 97838
SCALE: 1"=100'	SHEET	
DATE: JAN. 21, 2020	1/2	
JOB NO. 736-69 (060)	anderson perry & associates, inc. <small>engineering surveying natural resources</small>	

RECEIVED BY
Umatilla County Surveyor
Date: 2/12/20
Rec'd By: CT
No.: 20-012-6



ANDERSON PERRY & ASSOCIATES, INC.
1901 N. FIR STREET
LA GRANDE, OREGON 97850
1-541-963-8309

PARTITION PLAT 2020-03 A PARTITION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

EXCEPTING THEREFROM THE SOUTH 708.50 FEET OF SAID EAST ONE-HALF OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T. 4 N., R. 28 E., W.M. UMATILLA COUNTY OREGON

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PARTITION PLAT, AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. THE INITIAL POINT OF THIS PLAT IS A 5/8" x 30" REBAR WITH A 1-1/2" ALUMINUM CAP MARKED "APA OR 2849 WA 41295" SET AT THE NORTHEAST CORNER OF PARCEL 1. SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 2, T.4.N., R.28 E., WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTH 708.50 FEET OF SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

AND SUBJECT TO THE RIGHTS OF WAY OF EAST PUNKIN CENTER ROAD AND NE 10TH STREET.

CONTAINING 475,725 SQUARE FEET OR 10.921 ACRES OF LAND.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, DAVID DROTZMANN, MAYOR OF THE CITY OF HERMISTON, REPRESENT THE CITY OF HERMISTON, AND THAT BY VIRTUE OF THE JUDGEMENT IN CASE NO. 19CV01800, SIGNED ON NOVEMBER 2, 2019, AND ENTERED ON NOVEMBER 4, 2019, IN THE COURT REGISTER, THE CITY OF HERMISTON IS THE FEE OWNER OF PARCEL 1 OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND A PORTION OF THE LANDS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID PORTION OF SAID LANDS TO BE PARTITIONED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

DAVID DROTZMANN, MAYOR OF THE CITY OF HERMISTON

ACKNOWLEDGEMENT

COUNTY OF Umatilla
STATE OF OREGON

55

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF January, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID DROTZMANN, MAYOR OF THE CITY OF HERMISTON AND, ON OATH, STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF PARCEL 1 OF SAID LANDS, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

McFarlane
NOTARY PUBLIC OF THE STATE OF OR
980187
NOTARY NUMBER

October 14, 2022
MY COMMISSION EXPIRES

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JUAN A. ALMAGUER, THE FEE OWNER OF PARCEL 2 OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND A PORTION OF THE LANDS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED A PORTION OF SAID LANDS TO BE PARTITIONED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

Juan A. Almaguer
JUAN A. ALMAGUER

ACKNOWLEDGEMENT

COUNTY OF Umatilla
STATE OF OREGON

55

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF January, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN A. ALMAGUER AND, ON OATH, STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF A PORTION OF SAID LANDS, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

McFarlane
NOTARY PUBLIC OF THE STATE OF OR
980187
NOTARY NUMBER

October 14, 2022
MY COMMISSION EXPIRES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 20, 1998
MICHAEL B. POSADA
02849LS

EXPIRES: 12-31-2020

SIGNED: 01-21-2020

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 21ST DAY OF JANUARY, 2020.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849LS

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND HEREBY APPROVE THE SAME FOR FILING.

APPROVED THIS 23 DAY OF January, 2020
Annell Kapovich
HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY PLANNER

EXAMINED AND APPROVED THIS 10TH DAY OF FEBRUARY, 2020

Robert T Waldner
UMATILLA COUNTY PLANNER

UMATILLA COUNTY SURVEYOR

APPROVED THIS 10 DAY OF February, 2020

David H Krumben
UMATILLA COUNTY SURVEYOR - DAVE KRUMBEIN

UMATILLA COUNTY TAX COLLECTOR

I, THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PARTITION PLAT AND THAT ALL AD VALOREM TAXES, AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 10th DAY OF Feb, 2020

Bethina Enright by Maria Garcia Deputy
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 2-11-2020

at 2:30 o'clock p.m., in the record of PLATS of said County.

YEAR 2020 NUMBER 03

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2020-6970327

RECEIVED BY

Umatilla County Surveyor
Date: 2/12/20
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PARTITION PLAT 2020-03, LOCATED IN THE E 1/2 OF THE NE 1/4 OF THE NE 1/4, SEC. 2, T.4N., R.28E., W.M. UMATILLA COUNTY, OR.

CITY OF HERMISTON 180 NE 2nd STREET HERMISTON, OREGON 97838

SCALE: NONE
DATE: JAN. 21, 2020
JOB NO. 736-69 (060)

Anderson Perry & Associates, Inc.
engineering surveying natural resources

SHEET
2/2