

# "BLACKHAWK REPLAT"

A REPLAT OF PARCEL 1 AND PARCEL 3 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M., UMATILLA COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC. AND WILLIAM L. COLE AND MARY J. COLE, OWNERS OF E-Z MINI STORAGE, LLC. THE PURPOSE OF THE SURVEY IS TO PERFORM A REPLAT OF PARCEL 3 AND PARCEL 1 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO EXTEND THE NORTH LINE OF PARCEL 1 IN AN EASTERLY DIRECTION TO INTERSECT THE WESTERLY RIGHT OF WAY LINE OF S.E. 17TH STREET. THE END RESULT IS THAT PARCEL 1 WILL INCREASE IN AREA AND PARCEL 3 WILL DECREASE IN AREA FROM THEIR ORIGINAL DESIGN AS WHAT IS SHOWN ON PARTITION PLAT 2004-35. THE END RESULT WILL PARCEL 3 OF PARTITION PLAT 2004-35 WILL BECOME LOT 2 OF THIS REPLAY AND PARCEL 1 OF PARTITION PLAT 2004-35 WILL BECOME LOT 1 OF THIS REPLAT.

PLS 933 PERFORMED PARTITION PLAT 2004-35. I WAS ABLE TO RECOVER THE CORNERS AS SHOWN AND I COMPUTED THE LOCATIONS OF THE FOLLOWING CORNERS:

THE NORTHWEST CORNER OF LOT 2 ON THE EAST SIDE OF S.E. 17TH STREET WAS COMPUTED FROM THE FOUND MONUMENTS MARKING BOTH THE NORTH EAST AND NORTHWEST CORNERS OF LOT 2 ON THE WEST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF S 89°38'21" E, AND THE RIGHT OF WAY DISTANCE FOR S.E. 17TH STREET AS 60.00 FEET.

THE NORTHEAST CORNER OF LOT 2 ON THE EAST SIDE OF S.E. 17TH STREET WAS COMPUTED FROM THE PREVIOUSLY COMPUTED NORTHWEST CORNER OF LOT 2 ON THE EAST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF S 89°38'21" E, AND THE DISTANCE AS WHAT IS CALLED FOR IN PARTITION PLAT 2004-35 OF 265.01 FEET.

THE SOUTHWEST CORNER OF LOT 2 ON THE EAST SIDE OF S.E. 17TH STREET WAS PROPORTIONED IN, ON LINE BETWEEN THE FOUND SOUTHWEST CORNER OF LOT 1 AND THE PREVIOUSLY COMPUTED LOCATION OF THE NORTHWEST CORNER OF LOT 2 ON THE EAST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF N 0°00'54" E, AND THE PROPORTIONED DISTANCE OF 333.15 FEET.

THE AREA AS SHOWN IN THE AREA TABLE IS AS FOLLOWS:  
 (PAR. 1 P.P. 2004-35) IS DIRECTLY FROM PARTITION PLAT 2004-35.  
 (LOT 1 THIS REPLAT) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.  
 (PAR. 3 P.P. 2004-35) IS DIRECTLY FROM PARTITION PLAT 2004-35.  
 (LOT 2 THIS REPLAT) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.  
 (PAR. 3 TO PAR. 1) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.

THE BASIS OF BEARING OF THIS SURVEY ARE THE RECOVERED 5/8 INCH IRON RODS WITH ALUMINUM CAPS STAMPED "KEL PLS 933" MARKING THE NORTHEAST CORNER OF PARCEL 3 ON THE WEST SIDE OF S.E. 17TH STREET AND THE SOUTHEAST CORNER OF PARCEL 1 AND IS BASED ON PARTITION PLAT 2004-35.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE TWO PREVIOUSLY MENTIONED 5/8 INCH IRON RODS WITH ALUMINUM CAPS STAMPED "KEL PLS 933" WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

### LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROBERTS PLS 2627"
- ▲ FOUND 5/8" IRON ROD
- × COMPUTED POINT
- — — — — OF STREET/ROAD
- OLD PARCEL LINES

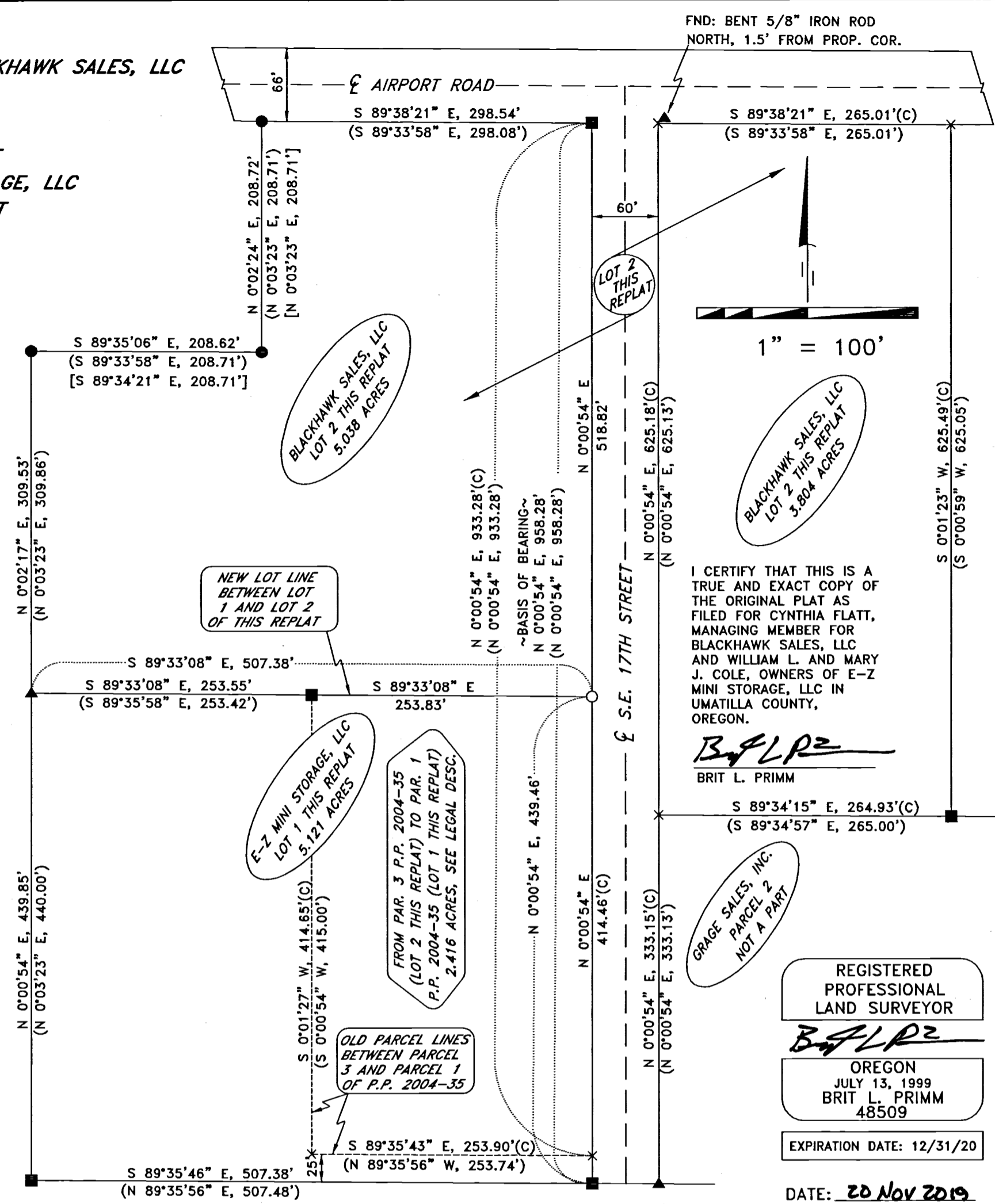
### SURVEYS

- PARTITION PLAT 2004-35
- PARTITION PLAT 1994-23
- PARTITION PLAT 2000-38
- PARTITION PLAT 1995-01
- PARTITION PLAT 1994-17
- SURVEY NUMBER 99-159-B

### NOTES

- ( ) P.P. 2004-35
- [ ] SUR. NO. 99-159-B

CLIENTS: CYNTHIA FLATT  
 MANAGING MEMBER BLACKHAWK SALES, LLC  
 P.O. BOX 33  
 JOSEPH, OR 97846  
 WILLIAM AND MARY COLE  
 OWNERS E-Z MINI STORAGE, LLC  
 63135 NW BRITTA STREET  
 BEND, OR 97701



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC AND WILLIAM L. AND MARY J. COLE, OWNERS OF E-Z MINI STORAGE, LLC IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
 BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 BRIT L. PRIMM  
 48509

EXPIRATION DATE: 12/31/20

DATE: 20 Nov 2019

### OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, **LEWIS BARNHART**, MANAGING MEMBER FOR BLACKHAWK SALES, LLC AND THE OWNER OF THE LANDS AS SHOWN ON PARTITION PLAT 2004-35 AND MORE PARTICULARLY DESCRIBED AS PARCEL 3 OF PARTITION PLAT 2004-35, HAVE CAUSED THE SAME TO BE REPLATED INTO THE CONFIGURATION AS SHOWN HEREON.

*Lewis Barnhart*  
 LEWIS BARNHART  
 MANAGING MEMBER FOR BLACKHAWK SALES, LLC

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 26 OF November, 2019

APPEARED *Lewis Barnhart*, MANAGING MEMBER FOR BLACKHAWK SALES, LLC TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING REPLAT TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Maria Marie Rosenberg*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Maria Marie Rosenberg

COMMISSION NO. 974189

MY COMMISSION EXPIRES 4/30/22

### OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, WILLIAM L. COLE AND MARY J. COLE, OWNERS OF E-Z MINI STORAGE, LLC AND THE OWNERS OF THE LANDS AS SHOWN ON PARTITION PLAT 2004-35 AND MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF PARTITION PLAT 2004-35, HAVE CAUSED THE SAME TO BE REPLATED INTO THE CONFIGURATION AS SHOWN HEREON.

*William L. Cole*  
 WILLIAM L. COLE (OWNER, E-Z MINI STORAGE, LLC)

*Mary J. Cole*  
 MARY J. COLE (OWNER, E-Z MINI STORAGE, LLC)

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 26 OF November, 2019

APPEARED WILLIAM L. COLE AND MARY J. COLE, OWNERS OF E-Z MINI STORAGE, LLC TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING REPLAT TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Maria Marie Rosenberg*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Maria Marie Rosenberg

COMMISSION NO. 974189

MY COMMISSION EXPIRES 4/30/22

### AREA TABLE

DESCRIPTION	P.P. 2004-35	THIS REPLAT
PAR. 1 P.P. 2004-35	2.707	2.705
LOT 1 THIS REPLAT	NA	5.121
PAR. 3 P.P. 2004-35	11.254	11.258
LOT 2 THIS REPLAT	NA	8.842
PAR.3 P.P.2004-35 (LOT 2 THIS REPLAT) TO PAR.1 P.P.2004-35 (LOT 1 THIS REPLAT)	NA	2.416

### LEGAL FROM PAR. 3 P.P. 2004-35 (LOT 2 THIS REPLAT) TO PAR. 1 P.P. 2004-35 (LOT 1 THIS REPLAT)

COMMENCING AT A 5/8 INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933" MARKING THE NORTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2004-35, ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHEAST 17TH STREET; THENCE S 00°00'54" W, 518.82 FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AND THE TRUE POINT OF BEGINNING OF THIS METES AND BOUNDS LEGAL DESCRIPTION; THENCE S 00°00'54" W, 414.46 FEET, ALONG SAID RIGHT OF WAY LINE TO A POINT; THENCE N 89°35'43" W, 253.90 FEET, LEAVING SAID RIGHT OF WAY LINE TO A POINT; THENCE N 00°01'27" E, 414.65 FEET TO A 5/8 INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933"; THENCE S 89°33'08" E, 253.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2.416 ACRES.

### SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH  
 HERMISTON, OR 97838  
 BUI (541) 564-7887  
 FAX (541) 567-8020  
 brit@primmlandsurveying.com  
 keith@primmlandsurveying.com

CLIENT: BLACKHAWK SALES, LLC & E-Z MINI STORAGE, LLC

NE 1/4, SEC 24, TWP. 4 N. RNG. 28 E.W.M.

PROJECT: A REPLAT OF PARCEL 1 AND PARCEL 3 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M., UMATILLA COUNTY, OREGON.

JOB #: 1910003  
 DATE: 08 OCT 19  
 FB/PAGE: 040/45  
 SHEET: 1 OF 1  
 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.

*Daniel H. Hilde*  
 UMATILLA COUNTY SURVEYOR  
 DATED THIS 2 DAY OF Dec, 2019

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.

*Annette K. Knapatnick*  
 MANAGER  
 DATED THIS 27 DAY OF November, 2019

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.

*Pratt A. E. G.*  
 CHAIR HERMISTON PLANNING COMMISSION  
 DATED THIS 27 DAY OF November, 2019

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.

*Brit L. Primm*  
 MAYOR  
 DATED THIS 27 DAY OF November, 2019

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.

*George M. Smith*  
 CHAIRMAN  
 DATED THIS 2 DAY OF Dec, 2019

*William E. Eberling*  
 COMMISSIONER  
 DATED THIS 2 DAY OF Dec, 2019

*Brit L. Primm*  
 COMMISSIONER  
 DATED THIS 2 DAY OF Dec, 2019

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.

*Beth Ann Smith*  
 TAX COLLECTOR  
 DATED THIS 2 DAY OF December, 2019

*Brit L. Primm*  
 ASSESSOR  
 DATED THIS 2 DAY OF December, 2019

UMATILLA COUNTY CLERK

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 12-02-2019

at 4:17 o'clock p. m., in the record of PLATS of said County.

BOOK 16 PAGE 96

OFFICE OF COUNTY RECORDS  
 By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6940196

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 12/4/19  
 Rec'd By: CT  
 No: 19-117-8