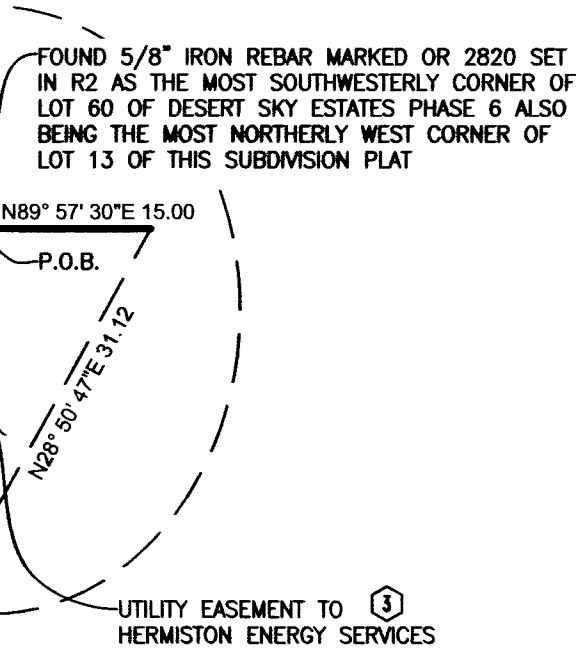
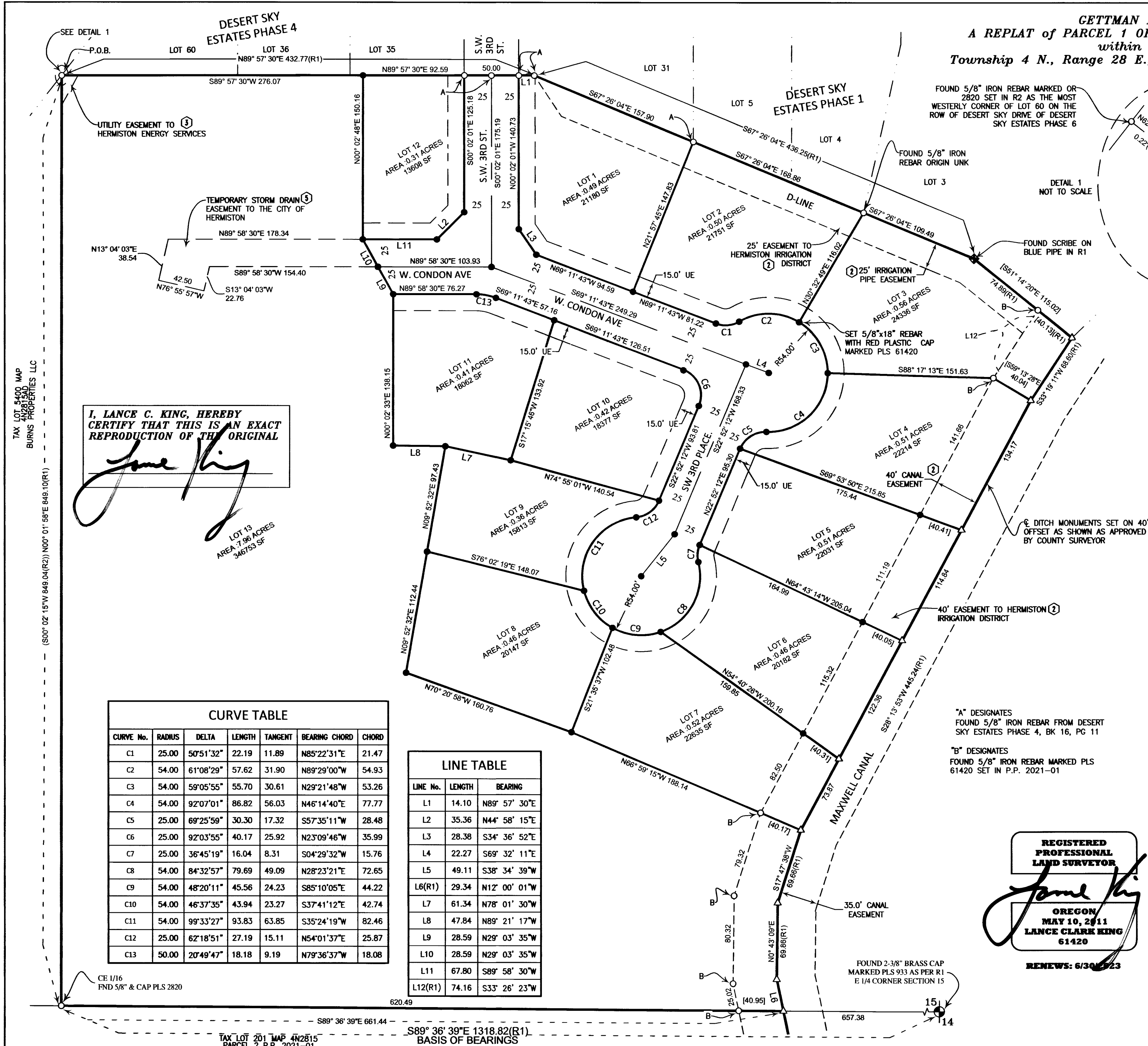


GETTMAN HILL ESTATES
A REPLAT of PARCEL 1 OF PARTITION PLAT NO. 2021-1
within Section 15,
Township 4 N., Range 28 E., W.M., Umatilla County, Oregon



I, LANCE C. KING, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL

Lance C. King

CURVE TABLE						
CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	25.00	50°51'32"	22.19	11.89	N85°22'31"E	21.47
C2	54.00	61°08'29"	57.62	31.90	N89°29'00"W	54.93
C3	54.00	59°05'55"	55.70	30.61	N29°21'48"W	53.26
C4	54.00	92°07'01"	86.82	56.03	N46°14'40"E	77.77
C5	25.00	69°25'59"	30.30	17.32	S57°35'11"W	28.48
C6	25.00	92°03'55"	40.17	25.92	N23°09'46"W	35.99
C7	25.00	36°45'19"	16.04	8.31	S04°29'32"W	15.76
C8	54.00	84°32'57"	79.69	49.09	N28°23'21"E	72.65
C9	54.00	48°20'11"	45.56	24.23	S85°10'05"E	44.22
C10	54.00	46°37'35"	43.94	23.27	S37°41'12"E	42.74
C11	54.00	99°33'27"	93.83	63.85	S35°24'19"W	82.46
C12	25.00	62°18'51"	27.19	15.11	N54°01'37"E	25.87
C13	50.00	20°49'47"	18.18	9.19	N79°36'37"W	18.08

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	14.10	N89° 57' 30"E
L2	35.36	N44° 58' 15"E
L3	28.38	S34° 36' 52"E
L4	22.27	S69° 32' 11"E
L5	49.11	S38° 34' 39"W
L6(R1)	29.34	N12° 00' 01"W
L7	61.34	N78° 01' 30"W
L8	47.84	N89° 21' 17"W
L9	28.59	N29° 03' 35"W
L10	28.59	N29° 03' 35"W
L11	67.80	S89° 58' 30"W
L12(R1)	74.16	S33° 26' 23"W

RECEIVED BY
Umatilla County Surveyor
Date: 1/19/23
Rec'd By: CT
No.: 23-009-B

State of Oregon 2023-0000332
County of Umatilla 01/18/2023 01:50:23 PM
REC-DE-TP
Pg#s=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00
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Office of County Records
Jan Churchill

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance C. King
OREGON MAY 10, 2011
LANCE CLARK KING 61420
RENEWS: 6/30/2023

SURVEY FOR:
JEFF NEWMAN
CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
ONTARIO 368 SW 5TH AVE. HERMISTON 945 W. ORCHARD AVE.
ONTARIO, OR 97914 HERMISTON, OR 97838
PHONE (541) 889-5411 PHONE (541) 567-2345
FAX (541) 889-2074 FAX (541) 567-2305
WEB: CK3LLC.NET

CHECKED BY: LCK FIELDBOOK No.: 0-319 PAGE(S): 15-21
DRAWN BY: RWF/AMC DWG FILE No.: B-1308A
APPROVED BY: LCK FILENAME: VO21010.dwg JOB No.: VO-21010
DATE: 11/10/2022 DATE REVISED: SHEET: 1 of 1

TAX LOT 5400 MAP 4N2815 PARCEL 2 P.P. 2021-01
BURNS PROPERTIES LLC
(S00° 02' 15"W 849.04(R2)) N00° 01' 58"E 849.10(R1)

CE I/16 FND 5/8" & CAP PLS 2820
S89° 36' 39"E 1318.82(R1) BASIS OF BEARINGS

GETTMAN HILL ESTATES
A REPLAT of PARCEL 1 OF PARTITION PLAT NO. 2021-1
within Section 15,
Township 4 N., Range 28 E., W.M., Umatilla County, Oregon

APPROVALS:

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE RECORD OF TOWN PLATS OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 14 DAY OF DEC, 2022 Margaret Juma
 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 17 DAY OF DEC, 2022 [Signature]
 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS A CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 10 DAY OF Jan, 2022 [Signature]
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS A CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF 01, 2022 [Signature]
 CHAIRMAN

THIS 17 DAY OF 01, 2022 [Signature]
 COMMISSIONER

THIS 18 DAY OF 01, 2022 [Signature]
 COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 13 DAY OF January, 2022 [Signature]
 UMATILLA COUNTY TAX ASSESSOR

THIS 13 DAY OF January, 2022 [Signature]
 UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "GETTMAN HILL ESTATES" A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2021-1 AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

HIS 17 DAY OF Nov, 2022 [Signature]
 HERMISTON IRRIGATION DISTRICT

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- ① AN EXISTING BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE EXISTS ON THIS PROPERTY, BOOK 170, PAGE 154 UMATILLA COUNTY RECORDS.
- ② AN EXISTING EASEMENT 25' FOOT WIDE ALONG THE "D" LINE AND 40 FOOT WIDE ALONG THE NORTH SIDE OF THE MAXWELL CANAL TO HERMISTON IRRIGATION DISTRICT SHOWN ON PARTITION PLAT 1992-08, INSTRUMENT NO. 1992-171957 UMATILLA COUNTY RECORDS.
- ③ AN EXISTING EASEMENT AS SHOWN NEAR THE NORTHWEST CORNER OF LOT 13 FOR HERMISTON ENERGY SERVICES, INSTRUMENT No. 2021-7260074.
- ④ A BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 208, PAGE 628 OF THE UMATILLA COUNTY RECORD EXISTS ON THIS PROPERTY
- ⑤ I DEDICATE A TEMPORARY STORM DRAIN EASEMENT TO THE CITY OF HERMISTON FOR OPERATION OF STORM DRAIN FACILITIES OVER AND ACROSS LOT 13. THE EASEMENT WILL AUTOMATICALLY EXPIRE WHEN THE REMAINDER OF CONDON AVE RIGHT OF WAY IS DEDICATED TO THE CITY OF HERMISTON.

I HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC FOREVER. I ALSO HEREBY DEDICATE 15' WIDE PUBLIC UTILITY/SIDEWALK EASEMENTS ADJACENT TO ALL STREETS AS SHOWN FOR PRIVATE AND PUBLIC UTILITIES.

[Signature]
 BY: JEFFERY L. NEWMAN

STATE OF OREGON } S.S.
 COUNTY OF UMATILLA }
 BEFORE ME THIS 17th DAY OF November, 2022 APPEARED
 THE OWNERS AND ACKNOWLEDGED THE FOREGOING DECLARATION.

[Signature]
 NOTARY PUBLIC FOR OREGON
[Signature]
 PRINTED NAME
 COMMISSION NO. 990518
 MY COMMISSION EXPIRES Aug. 19, 2023

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- SECTION LINE
- TAX LOT LINES
- TIE LINES
- NEW EASEMENT LINES
- EXISTING EASEMENT LINES
- ⊕ MONUMENT AS NOTED
- () DATA OF RECORD
- [] CALCULATED DATA
- FND. 5/8" IRON BAR AS NOTED
- △ CALCULATED POINT
- ◆ FOUND SCRIBED MARK
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
MAY 10, 2011
LANCE CLARK KING
61420
 RENEWS: 6/30/2023

I, LANCE C. KING, HEREBY
 CERTIFY THAT THIS IS AN EXACT
 REPRODUCTION OF THE ORIGINAL
[Signature]

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF JEFFERY L. NEWMAN, FOR THE PURPOSE OF RE-PLATTING PARCEL 1 AS SHOWN ON PARTITION PLAT 2021-01
 CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM PARTITION PLAT 2021-01, BY CK3, LLC. INSTRUMENT NO. 2021-7130601 UMATILLA COUNTY RECORDS.

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF THIS PARCEL. BETWEEN THE FOUND 2 3/8" BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 15 AND THE FOUND 5/8" IRON REBAR WITH A RED PLASTIC CAP MARKED PLS 61420 MARKING THE CE 1/16 CORNER.

THE EXTERIOR BOUNDARY WAS ESTABLISHED IN (R1) AND RETRACED HERE.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92. THAT THE POINT OF BEGINNING IS A SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 11/10/2022. THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047. THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOWS (REFERENCE WARRANTY DEED INST. NO. 2014-6220460). PARCEL 1 OF PARTITION PLAT 2021-01 (INSTRUMENT NO. 2021-7130601. OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

REFERENCE TABLE

- R1 PARTITION PLAT 2021-01, FOR JEFF NEWMAN, BY CK3, LLC FILED UNDER COUNTY SURVEY NO. 21-005-B
- R2 FINAL PLAT DESERT SKY ESTATES PHASE 6 FOR PAUL BURNS, BY PBS, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 79

RECEIVED BY
 Umatilla County Surveyor
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State of Oregon **2023-0000332**
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 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
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[Signature] UMATILLA COUNTY

SURVEY FOR:
JEFF NEWMAN
CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING
 ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
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NOTE:
 ① BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE EXISTS ON THIS PROPERTY, BOOK 170, PAGE 154 UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.
 ④ BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 208, PAGE 628 OF THE UMATILLA COUNTY RECORD, EXISTS ON THIS PROPERTY.