

LUDCON VENTURES REPLAT

A Replat of Lots 1, 2, 3, and a Portion of Lot 4, Block 1,
Original Town of Hermiston

City of Hermiston, Umatilla County, Oregon

Township 4 North, Range 28, East of W.M.

Northwest 1/4 of Southeast 1/4 of Section 11

for:

LUDCON VENTURES, LLC

230 SE 2ND Street

Hermiston, Oregon, 97838

LEGAL DESCRIPTION: Deed: 2020-7040545

Lots 1, 2, 3, and the East 9.75 feet of the South 31.80 feet of Lot 4, Block 1, ORIGINAL TOWN, now City of Hermiston, located in the Northwest Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

The Real Property or its address is commonly known as 230 SE 2ND Street, Hermiston, OR 97838

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Plastic Cap, PLS 2431 set at the Northeast corner of newly created Lot 1 of this Plat.

This Survey is Based on a surveys by Edwards for Gandy & Kik, C.S. #97-170-B. My Bearing Base is that of Edwards' along the East Side of Block 1, Original Town of Hermiston. I found the corners of Edwards from both his survey for Gandy & Kik but also his survey for Peterson, Ken's Replat. I held Edwards work and established the remaining corners of Block 1, specifically for Lots 1, 2, 3, & 4. I then segregated out Lot 2 according to the owner's desires. I established the line between Lots 1 & 2 as the center of the distance between the two buildings located on the property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby acknowledge that they have caused this Plat to be created, they authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and they recognize this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Heather A Bacon
Heather A Bacon
Member, Ludcon Ventures, LLC

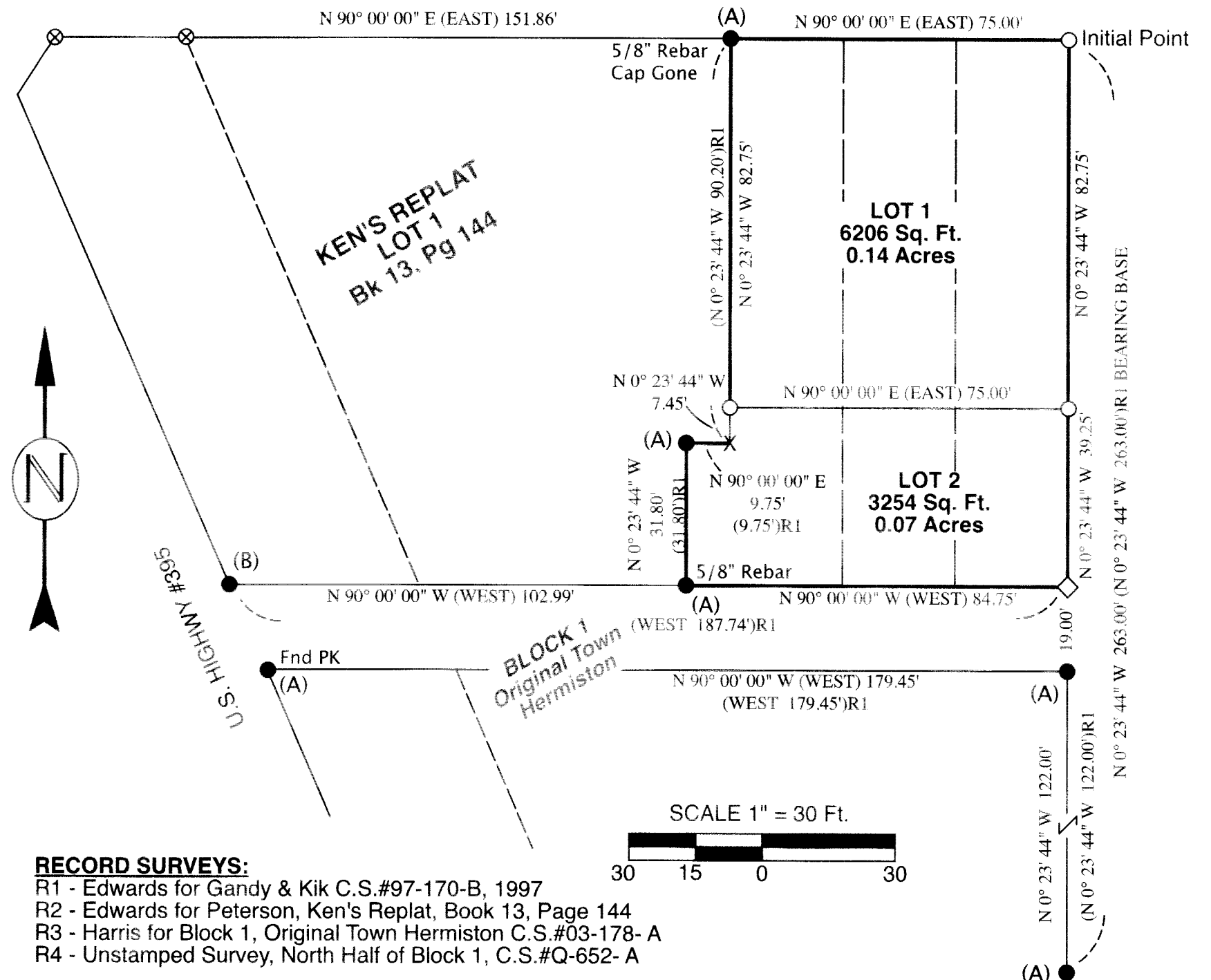
On this 10 day of December, 2024, the above individual appeared personally before me and is known to me to be the identical individual who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Emilie A Stockton*
Notary Public for Oregon
My Printed Name is Emilie A Stockton
My Commission No. is 1039355
My Commission Expires August 08, 2027

RECEIVED BY
Umatilla County Surveyor
Date: 12/27/24
Rec'd By: CT
No.: 24-111-B

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- ◇ SET MONUMENT - PK W/ 1/12" Stainless Steel Washer in Concrete @ Bldg. Cor., Stamped - P.L.S. #2431
- Found Monuments - as Noted (R0)
- X Found 'X' Marked in Concrete (R1) Set PK W/ Washer, PLS 2431
- ⊗ Calculated Point - Not Set
- REPLAT BOUNDARY
- - - Section / Street Center Line
- (000)R0 Record - Per Reference Noted



RECORD SURVEYS:
R1 - Edwards for Gandy & Kik C.S.#97-170-B, 1997
R2 - Edwards for Peterson, Ken's Replat, Book 13, Page 144
R3 - Harris for Block 1, Original Town Hermiston C.S.#03-178-A
R4 - Unstamped Survey, North Half of Block 1, C.S.#Q-652-A

Monuments Found:
(A)-Found 5/8" Rebar W/ Plastic Cap, PLS 951, R1
(B)-Found 5/8" Rebar W/ Plastic Cap, PLS 951, R2

I certify that this is a true and exact copy of the Original Replat as filed for Ludcon Ventures, LLC & Heather Bacon in Umatilla County, Oregon

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald V. McKinnis
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-24

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

APPROVALS:

I certify that I have examined and approved this Replat on this 20 day of December, 2024
Ronald V. McKinnis
Umatilla County Surveyor

I certify that I have examined and approved this Replat on this 11 day of December, 2024
Debbie
City of Hermiston
Planning Commission Chair

I certify that I have examined and approved this Replat on this 13 day of December, 2024
Paul
City of Hermiston
City Council, Mayor

I certify that I have examined and approved this Replat on this 17 day of December, 2024
Cynthia Kapatrick
Hermiston Irrigation District

I certify that I have examined and approved this Replat on this 23 day of December, 2024
Rachael Reynolds
Umatilla County Tax Assessor

I certify that I have examined and approved this Replat on this 23 day of December, 2024
Rachael Reynolds
Umatilla County Tax Collector

We certify that We have examined and approved this Replat on this 29 day of December, 2024
Clinda A. Simmons
Umatilla County Commissioner
Clinda A. Simmons
Umatilla County Commissioner

Umatilla Office of County Records
Recording Information
SFAI

State of Oregon 2024-0008864
County of Umatilla
REC-DE-TP 12/24/2024 10:37:04 AM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$80.00
00029647202400088640010011

Office of County Records
Steve Churchill UMATILLA COUNTY

SCALE 1" = 30 Ft.
July, 2024