

PARTITION PLAT No. 2020-18

City of Hermiston,
Umatilla County, Oregon
Township 4 North,
Range 28 East, W.M.,
Northeast 1/4 of
Southwest 1/4 of
Section 10

for:
Clyde & Betty Nobles
650 Monroe Street
Umatilla, Oregon 97882

SURVEY RECORDS:

- D Deed, Nobles, Reel 302, Page 0109, 1996
- R1 Fraley for Vickers, Vicker's Addition, 1951, 7-31
- R2 Krumbein for Metrenos, 1976, K-064-A
- R3 Edwards for Carey, 1976, K-085-AX
- R4 Edwards for Ketrenos, 1976, K-086-AX
- R5 Edwards for Tmms & Thomas, 1976, K-094-A
- R6 Edwards for McMichael, Etter & Nelson, 1980, R-0106-A
- R7 Primm for Traner, 2006, 06-035-B

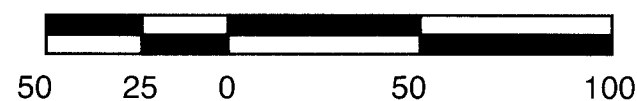
RECEIVED BY

Umatilla County Surveyor
Date: 9/23/20
Rec'd By: CT
No.: 20-081-B

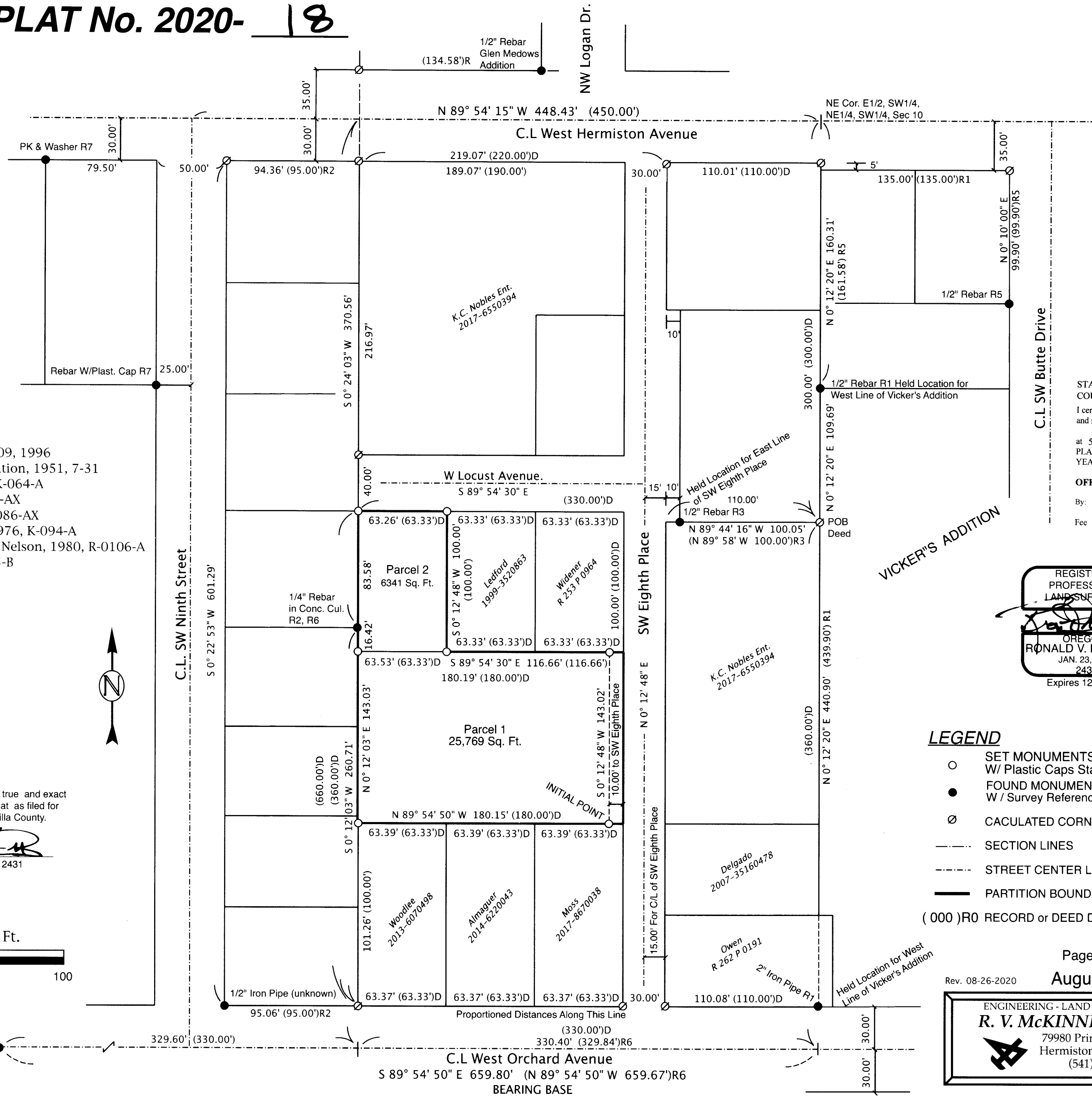
I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Clyde & Betty Nobles in Umatilla County.

Ronald V. McKinnis
Ronald V. McKinnis PLS 2431

SCALE 1" = 50 Ft.



Fnd RR Spike
1/16 th
R6, Edwards Reported
A Nail & Brass Washer



STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 9-22-2020 at 5:07 o'clock p m., in the record of PLATS of said County.
YEAR 2020 NUMBER 18
OFFICE OF COUNTY RECORDS
By: DAVID A STUHLAND Records Officer
Fee \$ 120.00 No. 2020-7080150

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald V. McKinnis
OREGON
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-20

- LEGEND**
- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
 - FOUND MONUMENTS - As Noted W / Survey Referenced
 - ∅ CALCULATED CORNER (Not Set)
 - SECTION LINES
 - - - STREET CENTER LINES
 - PARTITION BOUNDARY
 - (000)R0 RECORD or DEED DISTANCE W/ Reference

Page 1 of 2
August, 2019
Rev. 08-26-2020

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

PARTITION PLAT No. 2020 - 18

City of Hermiston,
Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.,
Northeast 1/4 of Southwest 1/4 of Section 10

for:
Clyde & Betty Nobles
650 Monroe Street
Umatilla, Oregon 97882

PROPERTY DESCRIPTION:

The legal description of this property being partitioned is a portion as found in Deed R302, Page 0109 of the Umatilla County Records of Deeds, Recorded December 04, 1996, and is more particularly described as:
TRACT III: Beginning at a point 300 feet South of the Northeast Corner of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, Township 4 North, Range 28, E.W.M. This being the Point of Beginning of this description, thence running South a distance of 360 feet, thence West a distance of 330 feet, thence North a distance of 660 feet, thence East a distance of 220 feet, thence South a distance of 300 feet, thence East a distance of 110 feet to the Point of Beginning, less the established roads of the North & South sides thereof,
EXCEPTING THEREFROM THE FOLLOWING:
Tract of land conveyed to the City of Hermiston, by Deed recorded December 27, 1965, in Book 282, Page 510, Deed Records, Umatilla County, Oregon.
Land conveyed to the City of Hermiston, by Deed recorded in Book 318, Page 045, Deed Records, Umatilla County, Oregon.
Lands described in Deed Book 183, Page 316, Deed Records, Umatilla County, Oregon.
Land conveyed to A. V. Strain, by Deed recorded in Book 178, Page 623, Deed Records, Umatilla County, Oregon.
Land conveyed to Earl L. Griffin, et ux, by Deed recorded in Book 187, Page 623, Deed Records, Umatilla County, Oregon.
Land conveyed to Willard G. Foulkrod, et ux, by Deed recorded in Book 181, Page 465, Deed Records, Umatilla County, Oregon.
Land conveyed to Robert T. Owen, et ux, by Deed recorded in Book 262, Page 191, Deed Records, Umatilla County, Oregon.
Land conveyed to Dora Leona Turner, et al, by Deed recorded in Book 317, Page 297, Deed Records, Umatilla County, Oregon.
Lands within West Hermiston Avenue and West Orchard Avenue.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as Described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes. The INITIAL POINT for this Partition is my monument set at the Southeast Corner of Parcel 1, adjacent to the additional 10 feet to be dedicated to SW Eighth Place.

This survey is based on a survey by Edwards for McMichael, Etter, & Nelson where Edwards assumed a bearing along the centerline of West Orchard Avenue. I found the 16th monument at the intersection of Orchard & 9th, a railroad spike where Edwards found a Nail & Brass Washer. I then found the Initial Point of Vicker's Addition, being a 2" Iron Pipe. I held an offset of 30 feet to establish the Center Line of Orchard Avenue, my Basis of Bearing being that of Edwards. In that survey, Edwards set pins at the corners of three lots adjacent to 8th Place. I found none of those monuments. Along Hermiston Avenue I held Primm's PK & Washer West of 9th Street and the Record Distance North of a pin set by Edwards for Timms & Thomas. That line match fairly well with a monument I found on the North side of Hermiston Avenue in Glen Meadows Addition. I then established the West line of Vicker's Addition. Krumbein established the West side of this Deed description in a 1976 survey for Metrenos. I was only able to recover one of the monuments in that survey, a 1/4" rebar in a concrete filled section of culvert. I held Primm's record distance to the West line of 9th Street and the record distance for the lot on the North side of Hermiston Avenue. I projected that line through the 1/4" rebar and it proved to be reasonably accurate. I continued to delineate the Nobles Tract and divided it into two (2) Parcels as shown. The Eastern 10 feet of their Tract is required to be added to 8th Place and the Nobles make that dedication in their declaration.
This survey was completed with a Trimble GPS RTK Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby Dedicate the East 10 feet of Parcel 2 to Eighth Place as shown on this Plat. We also dedicate the 20.0 foot wide Sewer easements as shown on this plat. We do hereby acknowledge that we have caused this plat to be created, We authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

Clyde C Nobles Betty L. Nobles
Clyde C. Nobles Betty L. Nobles

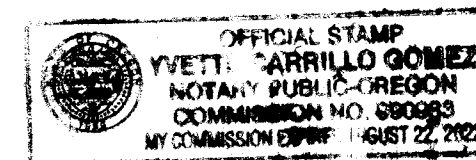
On this 21 day of September, 2020, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: Yvette Carrillo Gomez Notary Public for Oregon

My Printed Name is Yvette Carrillo Gomez

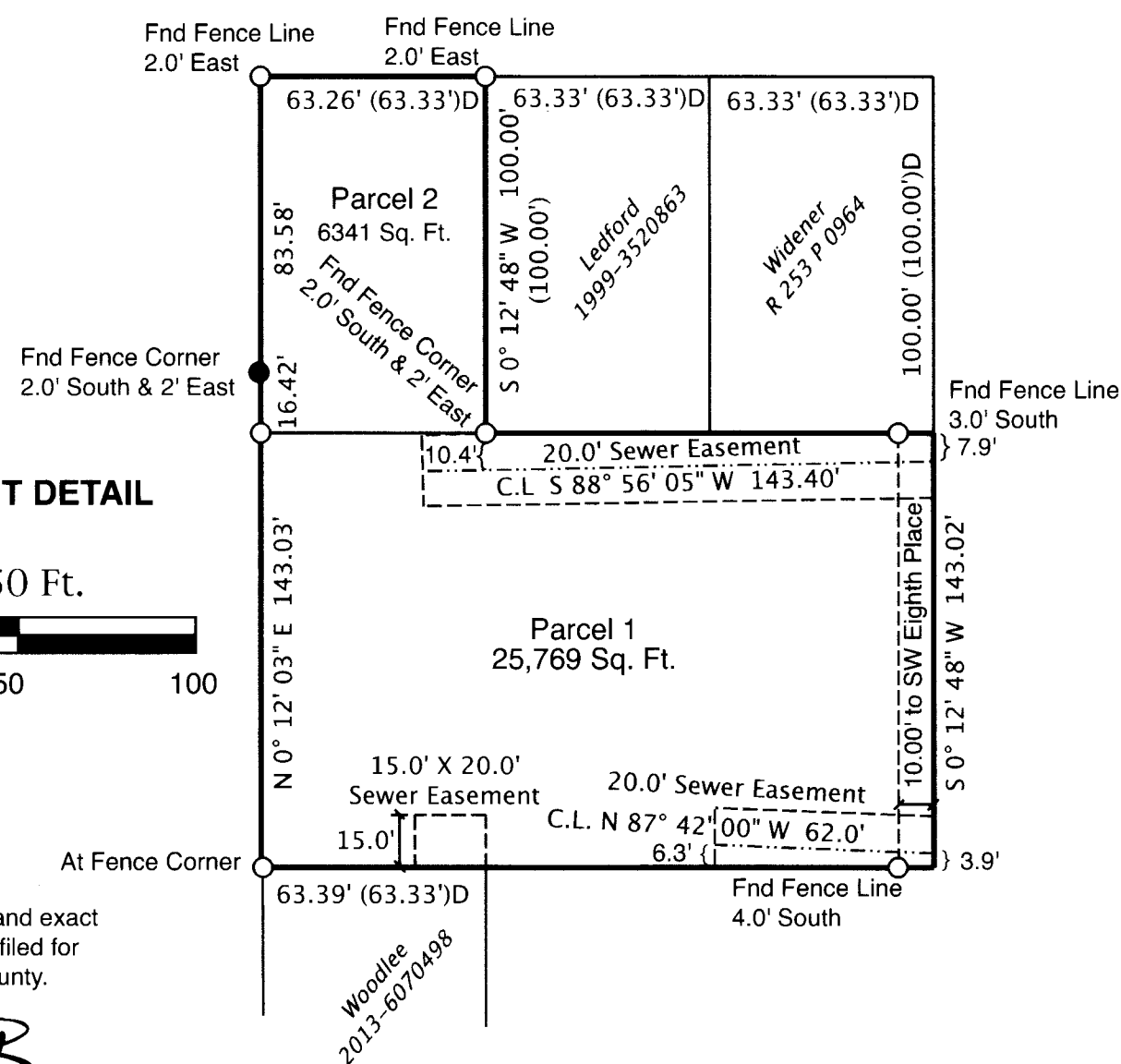
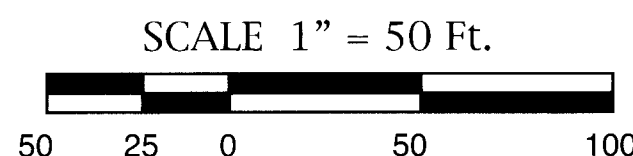
My Commission No. is 990983

My Commission Expires August 22, 2023



RECEIVED BY
Umatilla County Surveyor
Date: 9/23/20
Rec'd By: CT
No.: 20-081-B

SEWER EASEMENT DETAIL



I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Clyde & Betty Nobles in Umatilla County.

Ronald V. McKinnis
Ronald V. McKinnis P.L.S. 2431

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 22 day of Sept, 2020

David H. Kelly
Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 18 day of SEPTEMBER, 2020

Margaret Taylor
City of Hermiston Planning Commission

I certify that I have examined and approved this Partition Plat on this 21 day of September, 2020

Cornett Kapetnick
Hermiston Irrigation District

I certify that I have examined and approved this Partition Plat on this 21 day of September, 2020

Paul Reynolds
Umatilla County Tax Collector

Umatilla County
Office of County Records
Recording Information
Seal

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 9-22-2020

at 5:07 o'clock p.m., in the record of PLATS of said County.

YEAR 2020 NUMBER 18

OFFICE OF COUNTY RECORDS

By: DAVID A STUVLAND Records Officer

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August, 2019

