

I certify that this instrument was received and recorded

BK 13 P. 79

ON JAN 29, 1996

at 2:10 o'clock P. in the  
record of TOWN PLATS of said  
County on

BOOK PAGE  
13 79

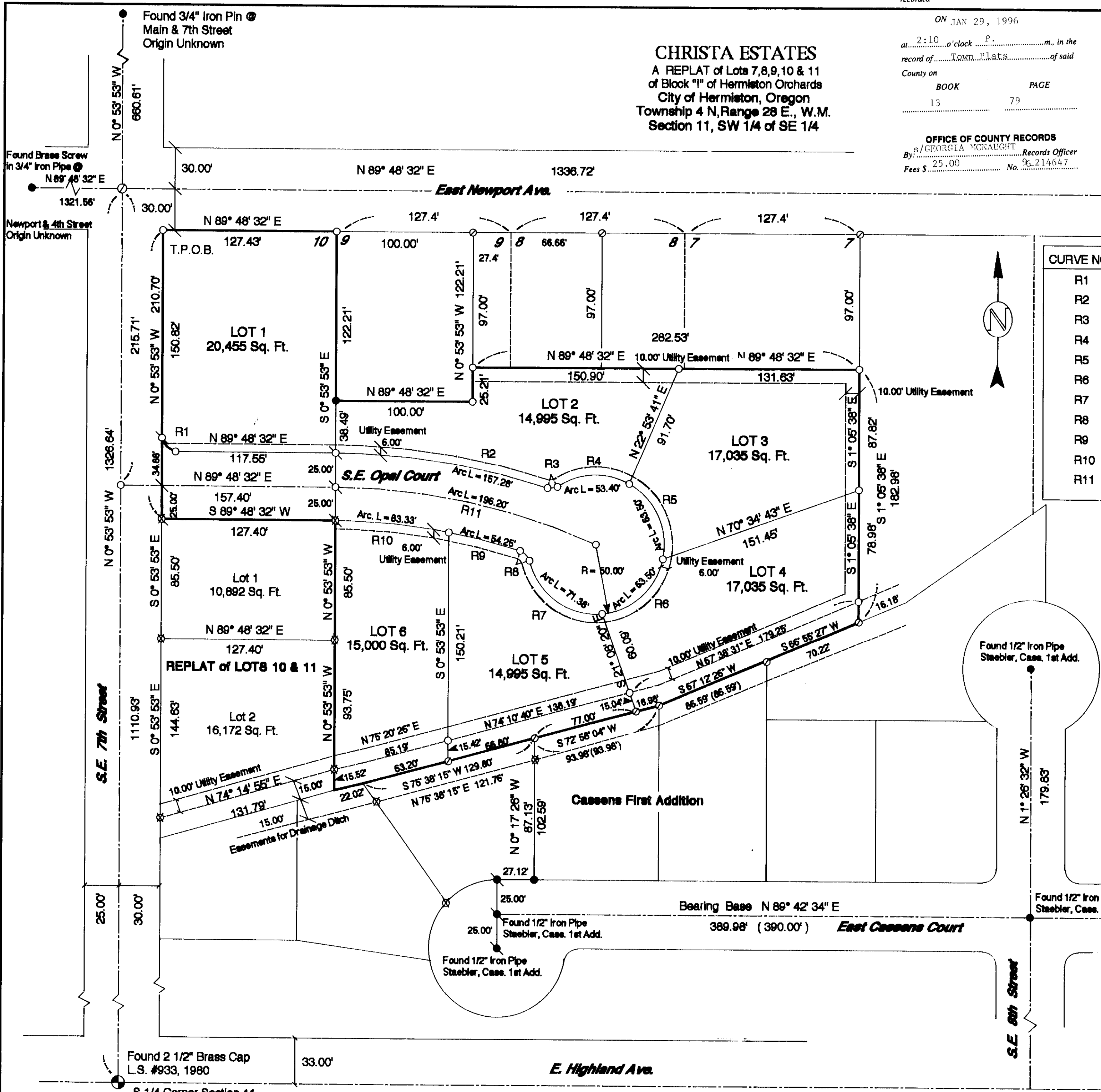
I, Ronald V. McKinnis do hereby certify  
that this is a true and exact copy of the  
Original Plat of "CHRISTA ESTATES"

*[Signature]*

OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT, Records Officer  
Fees \$ 25.00 No. 214647

Found 1/2" Iron Pin @  
Newport & 9th Street  
for Highland Hills Sub.

**CHRISTA ESTATES**  
A REPLAT of Lots 7,8,9,10 & 11  
of Block "I" of Hermiston Orchards  
City of Hermiston, Oregon  
Township 4 N, Range 28 E., W.M.  
Section 11, SW 1/4 of SE 1/4



CURVE TABLE

CURVE NO.	Radius	Arc Length	Δ°	Chord Bearing	Chord Length
R1	10.00'	15.59'	89° 17' 36"	S 45° 32' 41" E	14.08'
R2	500.00'	157.28'	18° 01' 24"	N 81° 12' 44" W	156.64'
R3	10.00'	8.99'	51° 31' 39"	S 82° 02' 11" W	8.69'
R4	50.00'	53.40'	61° 11' 21"	S 86° 52' 02" W	50.90'
R5	50.00'	63.50'	72° 45' 56"	N 26° 09' 19" W	59.32'
R6	50.00'	63.50'	72° 45' 56"	N 46° 36' 37" E	59.32'
R7	50.00'	71.33'	81° 48' 00"	S 56° 06' 24" E	65.47'
R8	10.00'	10.02'	57° 25' 42"	S 43° 55' 16" E	9.61'
R9	450.00'	54.25'	06° 54' 26"	S 76° 05' 20" E	54.22'
R10	450.00'	83.33'	10° 36' 34"	S 84° 50' 45" E	83.21'
R11	475.00'	196.20'	23° 40' 00"	S 78° 21' 30" E	194.81'

**LEGEND:**

- SET 5/8" x 30" IRON ROD W/  
PLASTIC CAP - PLS # 2431
- ⊗ FOUND MONUMENT 5/8" x 30"  
Iron Rod W/ Plastic Cap PLS #2431  
for Replat of Lot 10 & 11
- ⊕ FOUND SECTION MONUMENT  
AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT - Not Set
- SUBDIVISION BOUNDARY
- (000) RECORD - Cassens First Addition

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-96

SCALE 1" = 50 Ft.  
January, 1996

ENGINEERING - SURVEYING - WATER RIGHTS  
**R V MCKINNIS ENGINEERING**  
Rt 1 Box 1122 Hermiston, Oregon 97838  
503-567-2017

BK 13 Pg 79

**LEGAL DESCRIPTIONS:**

The parcel being subdivided is described in Microfilm Reel 280 Page 1137 of the Umatilla County Deed Records as:

Lots 7, 8, 9, 10 & 11, Block "I", HERMISTON ORCHARDS, an addition to the City of Hermiston, Umatilla County, Oregon lying Northerly of the center of the Hermiston Irrigation District Drainage Canal;

ALSO all that portion of vacated Alley, being 20 feet in width, vacated by City of Hermiston Ordinance No. 1015, recorded in Microfilm Reel 13, Page 1611, Deed Records, lying South of said Lots 7, 8, 9 & 10 and North of Lot 11 in said Block "I", and being Westerly of the center line of the Hermiston Irrigation District Drainage Canal;

EXCEPTING THEREFROM the North 122 feet of the West 100 feet of Lot 9 in said Block "I";

ALSO EXCEPTING THEREFROM the North 97 feet Lot 7 & 8 in said Block "I";

ALSO EXCEPTING THEREFROM the North 97 feet Lot 9 in said Block "I" being described as follows, to wit:

Beginning at the northeast corner of Lot 9 in said Block "I", thence South along the East line of Lot 9, a distance of 97 feet; thence West and parallel to the North line of said Lot 9 to a point 100 feet East of the West line of said Lot 9; thence North and parallel to the West line of said Lot 9, a distance of 97 feet to a point on the North line of said Lot 9; thence East along the North line of said Lot 9, a distance of 27.4 feet to the Northeast corner of Lot 9 and the Point of Beginning.

ALSO EXCEPTING THEREFROM that tract conveyed to the City of Hermiston, by Deed recorded in Microfilm Reel 166, Page 1694 of the Deed records of the County of Umatilla, State of Oregon;

ALL being East of the Willamette Meridian, Umatilla County, Oregon;

SUBJECT to any and all water rights of way, Streets and Canals.

The parcel was found from existing monuments and its perimeter is now described as follows:

Beginning at the Northwest corner of Lot 10, Block "I", said point being the Initial Point and the intersection of the East right of way line of S.E. 7th Street and the South Right of way line of East Newport Avenue in the City of Hermiston, Oregon, said Initial Point being witnessed by a 5/8" x 30 Iron Rod with Plastic Cap Stamped "R. V. McKinnis, P.L.S. #2431"; thence N 89° 48' 32" E, along the South right of way line of E. Newport Ave. a distance of 127.43 feet; thence S 0° 53' 53" E, a distance of 122.213 feet; thence N 89° 48' 32" E, a distance of 100.00 feet; thence N 0° 53' 53" W a distance of 25.21 feet; thence N 89° 48' 32" E, a distance of 282.53 feet; thence S 1° 05' 38" E a distance of 182.98 feet to the center line of the Hermiston Irrigation District Drainage Canal; thence S 85° 56' 27" W, along the center line of the drainage canal a distance of 70.22 feet; thence S 67° 12' 26" W, along the center line of the drainage canal a distance of 68.69 feet; thence S 72° 58' 04" W, along the center line of the drainage canal a distance of 93.98 feet; thence S 75° 38' 15" W, along the center line of the drainage canal a distance of 129.80 feet; thence S 74° 14' 55" W, along the center line of the drainage canal a distance of 22.02 feet; thence N 0° 53' 53" W, a distance of 194.77 feet; thence S 89° 48' 32" W, a distance of 127.40 feet to a point on the East right of way line of S.E. 7th Street; thence N 0° 53' 53" W along the East right of way line of 7th Street, a distance of 210.70 feet to the Point of Beginning and Initial Point.

**DEDICATIONS:**

We the undersigned owners of the lands shown on this Plat do hereby acknowledge that we have caused this Plat to be created according to the standards set forth in Chapter 92 of the Oregon Revised Statutes and the Ordinances established by the City of Hermiston, Oregon. We also dedicate to the Public forever the Streets and Easements as indicated on the Plat and we recognize this plat as the official Plat of "CHRISTA ESTATES" as recorded in the "Record of Town Plats" Umatilla County, Oregon.

**OWNERS:**

*Lester L. Van Horn*      *Kay L. Van Horn*  
Lester L. Van Horn      Kay L. Van Horn

State of Oregon } ss  
County of Umatilla

On this 24th day of January, 1996 the above individuals appeared personally before me and are known to me to be the identical individuals who executed this Plat dedication and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Margie Pasicka* Seal  
Notary Public of Oregon



I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat of "CHRISTA ESTATES"

*Ronald V. McKinnis*

# CHRISTA ESTATES

A REPLAT of Lots 7,8,9,10 & 11 of Block "I" of Hermiston Orchards City of Hermiston, Oregon Township 4 N, Range 28 E., W.M. Section 11, SW 1/4 of SE 1/4 for Lester L. & Kay L. Van Horn 415 S.E. 7th Street Hermiston, Oregon 97838

**Acknowledgement:**

Having a Security Interest in the lands shown on this Plat, we I acknowledge that we I have joined in creating this Plat of "CHRISTA ESTATES" and attest that we I have done so freely and voluntarily as a joint owner of the lands described herein.

*Steve F. Allen* V.P.  
Acting Agent for WEST ONE BANK

State of Oregon } ss  
County of Umatilla

On this 24th day of January, 1996 the above individual appeared personally before me and is known to me to be the identical individual who executed this Plat dedication and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Margie Pasicka*  
Seal Notary Public of Oregon



**Surveyors Certificate & Narrative**

This survey is based on the Original Plats for Hermiston Orchards and the Cassens First Addition to the City of Hermiston. The Basis of Bearing is the center line of East Cassens Court as set by Satebor. I previously replatted Lots 10 & 11 of Hermiston Orchards for the VanHorns and as a result of subdivision ordinances we were required to adjust Lot 1 of this replat to allow the proper set-back from Opel Court to the house VanHorns had built. In addition I used the center line of 7th Street as being 27.5 feet from the rights of way and it should have been as shown on this plat. I reset the pins for both Lots 1 & 2 of that replat to account for the 2.50 foot difference. Being a Registered Professional Surveyor of the State of Oregon, I, Ronald V. McKinnis do hereby certify that I have correctly surveyed and monumented the lands shown on this Plat of "CHRISTA ESTATES" in the City of Hermiston, County of Umatilla, State of Oregon. I monumented the Initial Point of this Plat with a 5/8" x 30" Iron Rod with a 1 1/4" Yellow Plastic Cap Stamped "R. V. McKinnis, P.L.S. #2431".

*Ronald V. McKinnis*  
Ronald V. McKinnis P.E., P.L.S. #2431  
January, 1996



**APPROVALS:**

**City of Hermiston Planning Commission & 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 requirements of the Subdivision Ordinance 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 January, 1996 *Ronald W. Casper*  
Chairman of the City of Hermiston Planning Commission

This 24 day of Jan., 1996 *Tom Harsh*  
Mayor of the City of Hermiston - City Council

**Hermiston Irrigation District**

This is to certify that this Plat has been approved by the District Manager of the Hermiston Irrigation District.

Dated this 30 day of January, 1996 by

*Joseph W. Webster*  
Hermiston Irrigation District Manager

**Umatilla County Surveyor**

This is to certify that I have reviewed this Plat of "CHRISTA ESTATES", a Replat of Lots 7, 8, 9, 10 & 11 of Block "I" of HERMISTON ORCHARDS 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 25 day of January, 1996 *David H. Klein*  
Umatilla County Surveyor

**Umatilla County Commissioners**

This is to certify that this Plat of "CHRISTA ESTATES" is approved for filing and recording in the "Record of Town Plats" of the County of Umatilla, State of Oregon by our authority. Dated this 25 day of January, 1996 by

*Eric W. Anderson* Chairman  
*William S. Hansen* Commissioner  
*Glenn Youngman* Commissioner

**Umatilla County Tax Assessor & Tax Collector**

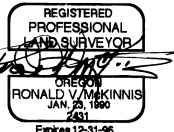
This is to certify that I have reviewed this Plat of "CHRISTA ESTATES" and have found that all taxes and liens have been paid on lands portrayed in this Plat and we hereby approve this Plat to be filed in the Office of County Records.

Dated this 26th day of January, 1996 by

*Pat Calk* Umatilla County Tax Assessor  
*Wanda J. Crull* Umatilla County Tax Collector

**Umatilla County Office of Public Records**  
Recording Information Seal

STATE OF OREGON  
COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON JAN 29 1996  
at 2:10 o'clock P.M. in the record of Town Plats of said County on  
BOOK PAGE  
13 79



OFFICE OF COUNTY RECORDS  
By: *Georgia McNally* Records Officer  
Fee \$ 25.00 No. 96-215657