

BK 16 - PG 24

OLIVE COURT SUBDIVISION

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGEND

- SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊕ FOUND 2-1/2" BRASS CAP SW LARKIN COURT SUBDIVISION.
- ⊙ FOUND 5/8" IRON REBAR OF RECORD, (R5) AND (R6), OR AS NOTED.
- FOUND 1/2" IRON REBAR IN CONCRETE PILLAR FROM ANGUS ACRES
- FOUND 1/2" IRON REBAR FROM COUNTY SURVEY Q-656-B, R4 (R&M)
- RECORD & MEASURED BEARING AND DISTANCES.
- PROPERTY BOUNDARY
- - - - 15' UTILITY EASEMENT ALONG FRONT OF LOTS
- X CALCULATED POINT NOT FOUND OR SET

REFERENCES:

- NOTE: UCDR = UMATILLA COUNTY DEED RECORDS.
- (R1) ASSESSOR'S MAP 4N2815CB
 - (R2) COUNTY SURVEY NO. Q-656-B, THOMPSON FOR VICKERS, 1963.
 - (R3) COUNTY SURVEY NO. Q-1341-B, THOMPSON FOR JOHNSON, 1963.
 - (R4) ANGUS ACRES PLAT, PLAT BOOK 9, PAGE 25, UMATILLA COUNTY PLAT RECORDS, 1967.
 - (R5) PARTITION PLAT 2002-35, EDWARDS FOR LARKIN, 2005.
 - (R6) LARKIN COURT SUBDIVISION, BOOK 15, PAGE 16, UMATILLA COUNTY PLAT RECORDS, 2006.
 - (R7) K&K CRAFTON REPLAT, BOOK 15, PAGE 21, UMATILLA COUNTY PLAT RECORDS, 2007.
 - (D1) WARRANTY DEED, DOC. NO. 2015-6260620, DERBYSHIRE TO GEHRING CONSTRUCTION, INC., UCDR 2015.
 - (D2) WARRANTY DEED, DOC. NO. 1997-3190781, KOOCH TO WALLACE, UCDR, 1997.
 - (D3) WARRANTY DEED, DOC. NO. 1989-1810364, MCBEE/DERBYSHIRE TO DERBYSHIRE, UCDR, 1989.
 - (D4) STATUTORY WARRANTY DEED, DOC. NO. 2008-5370360, LOOMIS TO LYNCH, UCDR, 2008.
 - (D5) WARRANTY DEED, DOC. NO. 1993-2431274, BODEWIG TO GAYLORD, UCDR, 1993.
 - (D6) WARRANTY DEED, DOC. NO. 1999-3630069, LARKIN TO HENDERSON, UCDR, 1999.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK GEHRING, OWNER, TO SUBDIVIDE THE PROPERTY INTO BUILDABLE LOTS TO SELL.

I FIND ALL OF THE ADJOINING CORNERS TO LARKIN COURT SUBDIVISION, TO THE NORTH, THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 3 OF ANGUS ACRES ADDITION, AND THE CONCRETE MONUMENTS CALLED AT THE NORTH LINE OF LOT 1 OF BLOCK 4 OF ANGUS ACRES. I, ALSO FIND THE MONUMENTS ON RECORD SET BY THOMPSON FOR THESE PROPERTIES, FROM 1963. I HOLD THE CENTERLINE OF SW 10TH STREET AS THE BEARING BASE FOR THIS SUBDIVISION, AND USED A COMBINED SCALE FACTOR OF 0.999939673 FOR GROUND TO GRID RTK GPS TRANSFORMATION, AND A ROTATION OF 1°16'20" CLOCKWISE FROM GRID TO RECORD BEARING BASE.

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PSI03A ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

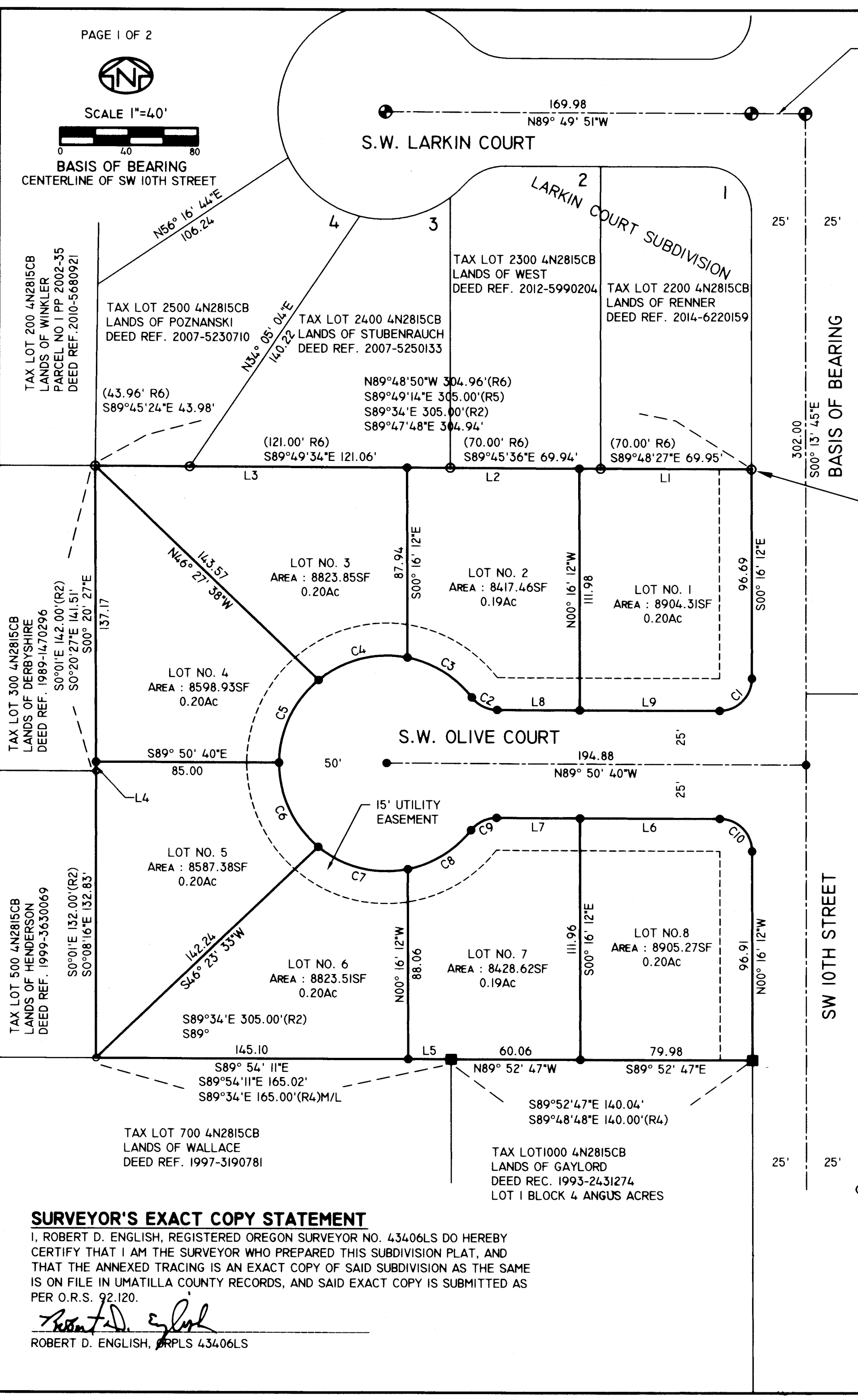
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD	LC BRG
C1	23.90'	15.00'	91°16'23"	21.45'	S44°56'34"W
C2	13.62'	15.00'	52°01'12"	13.16'	N63°50'04"W
C3	35.90'	50.00'	41°08'24"	35.14'	N58°23'40"W
C4	44.02'	50.00'	50°26'24"	42.61'	S75°48'56"W
C5	44.02'	50.00'	50°26'24"	42.61'	S25°22'32"W
C6	44.39'	50.00'	50°51'56"	42.95'	S25°16'38"E
C7	44.39'	50.00'	50°51'56"	42.95'	S76°08'34"E
C8	35.16'	50.00'	40°17'21"	34.44'	N58°16'48"E
C9	13.62'	15.00'	52°01'12"	13.16'	N64°08'44"E
C10	23.67'	15.00'	90°25'43"	21.29'	S45°03'26"E

LINE TABLE

LINE#	LENGTH	BEARING
L1	79.98'	S89°47'48"E
L2	79.98'	N89°47'48"W
L3	144.97'	S89°47'48"E
L4	4.34'	N 0°20'27"W
L5	19.92'	N89°54'11"W
L6	64.98'	N89°50'40"W
L7	38.74'	S89°50'40"E
L8	38.36'	S89°50'40"E
L9	64.76'	N89°50'40"W



SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON February 29, 2016
 at 2:40 o'clock Pm., in the record of PLATS of said County.
 BOOK 16 PAGE 24 Slide
OFFICE OF COUNTY RECORDS
 By: ...David A. Stuvland...Records Officer
 Fees \$ 78.00 No. 2016-6400725

ROBERT D. ENGLISH, ORPLS43406LS

RECEIVED BY

Umatilla County Surveyor
 Date: 03-02-2016
 Rec'd by: [Signature]
 No.: 16-031-B

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 JANUARY 7, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS
 RENEWAL DATE: 12/31/17

DATE: 06/17/15	DWN. BY: RDE	PLAT OF: OLIVE COURT SUBDIVISION WEST OLIVE AVENUE & SW 10TH STREET HERMISTON, OR. 97801
SCALE: 1" = 30'	CHK. BY: RDE	
JOB NO. 2015-027	REV. DATE: 01/21/16	SURVEY ONE, LLC. P.O. Box 382 PENDLETON OR, 97801 541-276-2055
DWG NO. OLIVECOURTSUBDIVISION.DWG		

OLIVE COURT SUBDIVISION

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

UMATILLA COUNTY SURVEYOR:

I, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THAT I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 23 DAY OF February, 2016.

David H. Krumbain
DAVID H. KRUMBAIN
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED AND BY IT'S ORDER:

DATED THIS 29 DAY OF February, 2016.

George A. Dale CHAIRMAN
William J. Gehring COMMISSIONER
William J. Gehring COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 24 DAY OF February, 2016.

Paul Chalmer COUNTY ASSESSOR
Bethina Smith COUNTY TAX COLLECTOR

HERMISTON CITY COUNCIL:

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 24 DAY OF February, 2016.

J.K.
MAYOR

CITY OF HERMISTON PLANNING COMMISSION:

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 10 DAY OF FEBRUARY, 2016.

Margaret Sawyer CHAIRMAN
SECRETARY

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED.

DATED THIS 16 DAY OF February, 2016.

Cynthia K. Patrick MANAGER
SECRETARY

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I, FRANK W. GEHRING, PRESIDENT, OF FRANK W. GEHRING CONSTRUCTION, INC., OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DO HEREBY DEDICATE THE NEW EASEMENTS, AS SHOWN HEREON, FOR THE PURPOSES INDICATED, HEREON.

Frank W. Gehring PRES.
FRANK W. GEHRING, PRESIDENT
FRANK W. GEHRING CONSTRUCTION, INC.

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 3rd DAY OF February, IN THE YEAR 2016
BEFORE ME Heather K. LaBeau THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK H. GEHRING, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Heather K. LaBeau
NOTARY SIGNATURE
NOTARY PUBLIC OF OREGON (PRINT)
934323
COMMISSION NO.

MY COMMISSION EXPIRES: Dec 7, 2018

LEGAL DESCRIPTION: FROM DEED 2015-6260620

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS:

TRACT I:
THE EAST HALF OF THE FOLLOWING:
BEGINNING AT WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, E.W.M.; THENCE SOUTH 0°01' EAST ALONG WEST LINE OF SAID SECTION 15, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°34' EAST AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 660 FEET; THENCE SOUTH 0°01' EST AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 142 FEET; THENCE NORTH 89°34' WEST AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 660 FEET TO THE WEST LINE OF SAID SECTION 15; THENCE NORTH 0°01' WEST ALONG WEST LINE OF SAID SECTION 15, A DISTANCE OF 142 FEET TO THE POINT OF BEGINNING.

ALL BEING EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTION THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD NO. 1297.

TRACT II:
BEGINNING AT WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, E.W.M.; THENCE SOUTH 0°01' EAST ALONG WEST LINE OF SAID SECTION 15, A DISTANCE OF 472 FEET; THENCE SOUTH 89°34' EAST AND PARALLEL WITH EAST-WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO OBERN F. STANDERFER, ET UX, BY DEED RECORDED IN BOOK 277, PAGE 393, DEED RECORDS, UMATILLA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°34' EAST 330 FEET; THENCE SOUTH 0°01' EAST AND PARALLEL WITH WEST LINE OF SAID SECTION 15, A DISTANCE OF 132 FEET; THENCE NORTH 89°34' WEST AND PARALLEL WITH EAST-WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 330 FEET TO SOUTHEAST CORNER OF STANDERFER TRACT; THENCE NORTH 0°01' WEST ALONG EASTERLY LINE OF SAID STANDERFER TRACT 132 FEET TO THE POINT OF BEGINNING;

ALL BEING EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD 1297.

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON February 29, 2016
at 2:40 o'clock Pm., in the record of PLATS of said County.
BOOK PAGE Slide
16 24
OFFICE OF COUNTY RECORDS
By: ...David A. Stuvland... Records Officer
Fees \$ 78.00 No. 2016-6400725

COUNTY RECORDERS STAMP

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH/ORPLS 43406LS

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, AS SHOWN ON THIS PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

THE INITIAL POINT OF THIS PLAT IS MARKED WITH A 5/8" IRON REBAR, SAID INITIAL POINT IS AT THE CORNER COMMON TO THE SOUTHEAST CORNER OF LARKIN COURT SUBDIVISION AND THE NORTHEAST CORNER OF THIS SUBDIVISION. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF.

Robert D. English
ROBERT D. ENGLISH/ORPLS 43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/17

RECEIVED BY
Umatilla County Surveyor
Date: 03-02-2016
Rec'd By: M. K. [Signature]
No.: 16-031-18

DATE: 06/17/15	DWN. BY: RDE	PLAT OF: OLIVE COURT SUBDIVISION
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