

PARTITION PLAT ~~2020~~-2021-05

A PARTITION SURVEY ON PROPERTY LOCATED IN THE NE 1/4 SEC. 14, TWP. 4 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **KIMBERLY NEVIL**
HERMISTON CHAMBER
OF COMMERCE
1055 S. HWY 395, SUITE 111
HERMISTON, OREGON 97038

RICHARD HUNSAKER
JP HAMMER PROPERTIES
P.O. BOX 2266
EUGENE, OREGON 97402

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2020 AT THE REQUEST OF RICHARD HUNSAKER WITH JP HAMMER PROPERTIES, REPRESENTING KIMBERLY NEVIL, CEO HERMISTON CHAMBER OF COMMERCE. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION ON PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2019-6840604. THE PROPERTY IS LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

THE PROPERTY BOUNDS HAVE BEEN PREVIOUSLY RECOVERED AND ESTABLISHED BY MYSELF IN SURVEY NO. 19-074-B, AS FOLLOWS:

THE WESTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTH RIGHT OF WAY LINE OF PORT DRIVE WITH THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 AND THE FOUND 000T R.O.W. MARKER AT THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395. BOTH OF THESE MONUMENTS ARE CALLED OUT IN SURVEY NUMBER 87-28-C.

THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION AND UTILIZING THE BEARING OF N 49°19'00" E AS THOMAS F. LAGIER CALLED FOR UNTIL SAID SOUTH LINE INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 MENTIONED ABOVE.

THE EASTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT AND BLOCK AND THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT AND BLOCK.

THE NORTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF E. EVELYN AVENUE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTH RIGHT OF WAY LINE OF PORT DRIVE WITH THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 AND THE FOUND 000T R.O.W. MARKER AT THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395. BOTH OF THESE MONUMENTS ARE CALLED OUT IN SURVEY NUMBER 87-28-C.

PARCEL 2 BEING CREATED TO ENCOMPASS 19,537.201 SQUARE FEET AND PARCEL 3 BEING CREATED TO ENCOMPASS 22,041.568 SQUARE FEET THE REMAINDER AS BEING PARCEL 1 AT 66,265.205 SQUARE FEET.

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION AND THE FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS UTILIZED AS THE BASIS OF BEARING WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. ALL FEATURES WERE THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

LEGAL DESCRIPTION OF RECORD, INSTRUMENT #2019-6840604

Lot 11, Block 2, SUNNYVALE HEIGHTS SUBDIVISION, a Planned Unit Development to the City Hermiston, Umatilla County, Oregon;

Excepting therefrom any portion lying within the Highway right-of-way, including but not limited to those tracts of land conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by Deeds recorded in Microfilm Reel 100, Page 3 and Microfilm Reel 109, Page 386, Office of Umatilla County Records.

EXISTING EASEMENTS & SET-BACK LINES STATEMENT

THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN UPON THIS SURVEY HAVE BEEN LOCATED FROM THE EXCEPTIONS INFORMATION AS PROVIDED BY PIONEER TITLE COMPANY. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN COMPRISE ALL SUCH EASEMENTS AND BUILDING SETBACK LINES IN THE GENERAL AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE EASEMENTS AND BUILDING SETBACK LINES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM PIONEER TITLE COMPANY. SURVEYOR ENCOURAGES ANY PERSON OR ENTITY UTILIZING THE INFORMATION ON THE EASEMENTS AND BUILDING SETBACK LINES TO REVIEW THE TITLE REPORT EXCEPTIONS THOROUGHLY. SURVEYOR ASSUMES NO LIABILITY.

EXISTING EASEMENTS AND SET-BACK LINES

- * 5' UTILITY EASEMENT WAS ESTABLISHED FROM SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.
- * 10' SLOPE EASEMENT WAS ESTABLISHED FROM REEL 109, PAGE 386 AS PER UMATILLA COUNTY VERBALLY ON 13 JUN 19.
- * 10' IRRIGATION EASEMENT WAS ESTABLISHED FROM HWY 32 STRIP MAP AS PER UMATILLA COUNTY VERBALLY ON 13 JUN 19.
- * 15' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.
- * 10' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.
- * BUILDING SET-BACKS ARE SHOWN GRAPHICALLY ON SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32. NO DIMENSIONS ARE GIVEN. BUILDING SETBACK LINES ARE SCALED FROM SUNNY HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.

NOTES ON EASEMENTS CREATED FROM THIS PLAT

THE EASEMENTS AS CREATED FROM THIS PARTITION SURVEY HAVE BEEN CREATED FROM AN OUTSIDE SOURCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS AS SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM SAID OUTSIDE SOURCE. THE EASEMENT ARE AS FOLLOWS:

- * 7 FOOT P.U.E. EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- * 10 FOOT STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCEL 2.
- * 9 FOOT PRIVATE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- * 10 FOOT PRIVATE STORM EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3.
- * 10 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.
- * VARIABLE WIDTH JOINT USE INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3.
- * 5 FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2.

S 49°19'00" W, 43.11'
[S 49°19'00" W, 43.11']

15' UTIL. EASE.
INST. 2011-5740228

BUILDING SETBACK LINE, SCALED
FROM SUNNYVALE HEIGHTS SUBDIVISION
DIST. IS 20' FROM PROP. LINE

PARCEL 1
1.521 ACRES
66,265.205 FT²

10' UTIL. EASE.
INST. 2011-5740228

BUILDING SETBACK LINE, SCALED
FROM SUNNYVALE HEIGHTS SUBDIVISION
DIST. IS 20' FROM R.O.W. LINE

PARCEL 2
0.449 ACRES
19,537.201 FT²

10' PRIVATE STORM EASE.
FOR THE BENEFIT OF
PARCELS 2 & 3

PARCEL 3
0.506 ACRES
22,041.568 FT²

10' PRIVATE STORM EASE.
FOR THE BENEFIT OF
PARCELS 2 & 3

10' PRIVATE UTILITY EASE.
FOR THE BENEFIT OF
PARCEL 2

10' PERMANENT
SLOPE EASE.
REEL 109, PAGE 386

10' PERMANENT
IRR. EASE.
HWY 32 STRIP MAP

10' PRIVATE UTILITY EASE.
FOR THE BENEFIT OF
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