

# GIDDENS ESTATES

IN BLOCK "J", "HERMISTON ORCHARDS", IN NE 1/4, SEC. 14, T 4 N, R 28 E, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON

## SURVEYOR'S NARRATIVE & CERTIFICATE:

I, G. DENNIS EDWARDS, AM A REGISTERED SURVEYOR OF THE STATE OF OREGON AND HAVE MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT.  
THE BEARINGS ON THIS MAP ARE TRUE BASED ON MY 2004 G.P.S. SURVEY (MAP 11) OF HERMISTON FOR UMATILLA COUNTY.

THIS PROPERTY IS PART OF THAT TRACT OF LAND DEEDED TO CARL AND DIXIE BANKER ON REEL 227, PAGE 1370, UMATILLA COUNTY DEED RECORDS AND IS DESCRIBED AS FOLLOWS:

DESCRIPTION: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, T 4 N, R 28 E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON LYING WITHIN LOTS 1, 2, 3, AND 4, BLOCK "J", "HERMISTON ORCHARDS", CITY OF HERMISTON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE S 0° 13' 36" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14 AND ALONG THE WEST LINE OF LOT 1 OF SAID BLOCK "J" 230.02 FEET TO A 1/2" IRON REBAR MARKING THE SW CORNER OF THAT TRACT OF LAND DEEDED TO MARY AND PETE CERVANTES RECORDED ON REEL 252, PAGE 1646, UMATILLA COUNTY DEED RECORDS. SAID POINT IS THE TRUE POINT OF BEGINNING OF THE DESCRIPTION AND RUNNING; THENCE S 89° 24' 25" E 150.03 FEET TO A 1/2" IRON REBAR MARKING THE SE CORNER OF SAID CERVANTES TRACT; THENCE N 0° 16' 22" W 199.96 FEET TO THE NE CORNER THEREOF; THENCE S 89° 23' 57" E ALONG THE SOUTH LINE OF HERMISTON AVENUE 60.00 FEET TO A 1/2" IRON REBAR MARKING THE NW CORNER OF THAT TRACT OF LAND DEEDED TO ROBERT AND REBECCA BURNETT RECORDED ON REEL 397, PAGE 599; THENCE S 0° 15' 04" E 197.79 FEET TO THE SW CORNER OF SAID BURNETT TRACT; THENCE S 89° 54' 20" E 121.75 FEET TO THE SE CORNER THEREOF; THENCE S 0° 21' 20" E ALONG THE WEST LINE OF THAT TRACT OF LAND DEEDED TO CARL AND DIXIE BANKER ON REEL 219, PAGE 367, A DISTANCE OF 67.69 FEET TO THE SW CORNER THEREOF; THENCE S 89° 23' 21" E 201.34 FEET TO A 1/2" IRON REBAR AT THE SE CORNER OF SAID BANKER TRACT; THENCE S 89° 10' 30" E ALONG THE WEST LINE OF "ARSHEL ESTATES" 377.61 FEET TO THE SOUTHWEST CORNER OF SAID "ARSHEL ESTATES"; THENCE N 89° 17' 34" W ALONG THE NORTH LINE OF THAT TRACT OF LAND DEEDED TO TOMMY AND JULIE BOHM RECORDED ON REEL 464, PAGE 714; A DISTANCE OF 45.44 FEET TO THE NW CORNER THEREOF; THENCE S 0° 07' 31" E 120.00 FEET TO THE SW CORNER THEREOF; THENCE S 89° 23' 05" E 149.98 FEET TO THE SE CORNER THEREOF; THENCE S 0° 12' 07" E ALONG THE WEST LINE OF S.E. EIGHTH STREET AND SAID WEST LINE PROJECTED 265.34 FEET TO THE CENTER OF THE MAXWELL CANAL; THENCE ALONG SAID CENTER LINE N 78° 47' 26" W 351.42 FEET; THENCE CONTINUING ALONG SAID CENTER LINE ALONG A 438.12 FOOT RADIUS CURVE TO THE LEFT 306.33 FEET (THE CHORD OF WHICH BEARS S 81° 10' 45" W 300.13 FEET) TO A POINT ON THE WEST LINE OF LOT 4 OF SAID BLOCK "J"; THENCE N 0° 04' 19" W ALONG THE WEST LINE OF SAID LOT 4 AND ALONG THE WEST LINE OF LOTS 3, 2, AND 1 A DISTANCE OF 811.78 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.00 ACRES.

### LINE TABLE

L1	S 89°22'56" E 25.00'
L2	S 89°22'44" E 25.00'
L3	N 0°04'19" W 20.08'
L4	S 89°54'20" E 25.00'

REGISTERED PROFESSIONAL LAND SURVEYOR

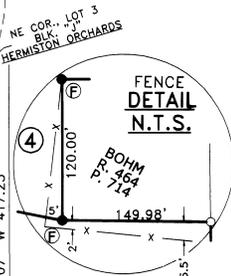
*G. Dennis Edwards*

OREGON  
JULY 16, 1971  
G. DENNIS EDWARDS  
RENEWS 12/31/2005

### CURVE TABLE

#	RADIUS	DELTA	ARC	CHORD
C1	438.12'	40°03'39"	306.33'	N 81°10'45" E 300.13'
C2	438.12'	21°37'46"	165.39'	S 89°36'19" E 164.41'
C3	438.12'	18°25'53"	140.94'	N 79°21'52" E 140.33'
C4	170.00'	17°23'00"	51.58'	N 79°05'56" W 51.38"
C5	170.00'	33°47'22"	100.26'	N 44°30'45" W 98.81'
C6	170.00'	27°41'23"	82.16'	N 13°46'22" W 81.36"
C7	120.00'	78°51'45"	165.17'	N 39°21'33" W 152.44'
C8	145.00'	78°51'45"	199.58'	N 39°21'34" W 184.19'

### FENCE DETAIL N.T.S.



### APPROVALS

#### UMATILLA COUNTY SURVEYOR

APPROVED THIS 21 DAY OF June, 2005

*David H. Kline*  
UMATILLA COUNTY SURVEYOR

#### CITY OF HERMISTON

APPROVED THIS 13 DAY OF July, 2005

*Margaret Anglin*  
CHAIRMAN HERMISTON PLANNING COMMISSION

#### HERMISTON CITY COUNCIL

APPROVED THIS 25 DAY OF July, 2005

*Bob Lussner*  
MAYOR

#### HERMISTON IRRIGATION DISTRICT

APPROVED THIS 22 DAY OF June, 2005

*Edward Wilcox*  
MANAGER

#### UMATILLA COUNTY COMMISSIONERS

APPROVED THIS 13 DAY OF August, 2005

*David M. Holman*  
CHAIRMAN

*William S. Howell*  
COMMISSIONER

*Absent*  
COMMISSIONER

#### UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

APPROVED THIS 28 DAY OF July, 2005

*David G. Phillips*  
UMATILLA COUNTY ASSESSOR

### OWNER'S DECLARATION:

WE, THE OWNERS OF THE ABOVE DESCRIBED LAND, HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED.

WE HEREBY DEDICATE BANKER DRIVE TO THE PUBLIC FOR ACCESS & UTILITIES. WE ALSO ACKNOWLEDGE S.E. EIGHTH STREET AS A PUBLIC STREET AND DEDICATE THE EAST 25 FEET OF LOTS 3 AND 4, BLOCK "J", "HERMISTON ORCHARDS" FOR PUBLIC ACCESS AND UTILITIES FOR SAID S.E. EIGHTH STREET.

WE ALSO DEDICATE A 15 FOOT UTILITY EASEMENT ALONG THE SOUTHWESTERLY SIDE OF BANKER DRIVE, AND ALONG THE WEST SIDE OF S.E. EIGHT STREET.

WE ALSO DEDICATE A 20 FOOT UTILITY AND IRRIGATION EASEMENT ALONG THE NORTH EASTERLY SIDE OF BANKER DRIVE AS SHOWN. THESE 2 EASEMENTS ARE ALSO FOR SIDEWALKS.

WE ALSO DEDICATE A 20 FOOT EASEMENT FOR IRRIGATION PURPOSES, ALONG THE WEST SIDE OF LOT 2 AND ALONG THE WEST SIDE OF LOTS 3, 10, 11, & 12.

WE ALSO DEDICATE A 25 FOOT IRRIGATION EASEMENT ALONG THE WEST SIDE OF LOT 3 AND ALONG THE NORTH SIDE OF THE MAXWELL CANAL EASEMENT ACROSS SAID LOT 3 AS SHOWN.

WE HEREBY VACATE THE 10' WATER LINE EASEMENT WHICH RUNS ACROSS LOTS 4, 5, & 7, AND WAS DEEDED TO US ON REEL 476, PAGE 612, UMATILLA COUNTY DEED RECORDS.

WE ALSO ACKNOWLEDGE THE MAXWELL CANAL IRRIGATION EASEMENT 40 FEET NORTH OF THE CANAL CENTER LINE.

*Carl G. Banker* *Dixie L. Banker*  
CARL G. BANKER DIXIE L. BANKER

STATE OF OREGON }  
COUNTY OF UMATILLA }  
SUBSCRIBED, AND SWORN BEFORE ME ON THIS

20th DAY OF July, 2005

*Blanca S. Phillips*  
NOTARY PUBLIC FOR OREGON

*Blanca S. Phillips*  
PRINTED NAME  
COMMISSION NO. 373481

MY COMMISSION EXPIRES 11-11-2007

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON August 1, 2005

at 11:55 o'clock Am., in the record of

PLATS of said County.

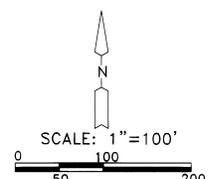
BOOK PAGE

14 87

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2005-4860322



### LEGEND:

- FOUND MONUMENTS
- (A) 1955 PLAT OF "PANORAMA HEIGHTS"
- (B) 1995 PLAT OF "ARSHEL ESTATES"
- (C) 1/2" IRON REBAR, ME 1989 SURVEY FOR GIDDENS
- (D) 1/2" IRON REBAR, ME 1992 SURVEY FOR BANKER
- (E) 1/2" IRON REBAR, ME 1980 SURVEY FOR BANKER
- (F) 5/8" IRON REBAR, BAALMAN 1996 SURVEY FOR VANHORN
- SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #951 COMPUTED LOCATION
- [000] OF RECORD, 1955 PLAT OF "PANORAMA HEIGHTS"
- (000) RECORDED FILED SURVEYS

THIS IS AN EXACT COPY:  
*G. Dennis Edwards*  
G. DENNIS EDWARDS

JOB# 50410212  
EDWARDS SURVEYING P.O. BOX 763  
541-567-3536 HERMISTON, OREGON 97838  
DRAWN BY NJF

26  
1  
2005 4870367



2005-4870367 1 of 1

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

08-18-05 at 3:10

in the record of instrument  
code type DE-AFF

Instrument Number 2005-4870367  
Fee 26.00

Office of County Records

*Jeanne Hemphill*  
Records Officer

RECEIVED

AUG 18 2005

UMATILLA COUNTY  
RECORDS

STATE OF OREGON }  
UMATILLA COUNTY } SS AFFIDAVIT OF CORRECTION (plat)

I, G. DENNIS EDWARDS, BEING DULY SWORN, DEPOSE AND SAY THAT I AM THE  
SURVEYOR WHO SURVEYED THE PLAT OF "GIDDENS ESTATES", AS FILED RECORDED  
IN PLAT BOOK 14, PAGE 87, UMATILLA COUNTY OREGON PLAT RECORDS: AND  
INST # 2005-4860322

THE FOLLOWING CORRECTION TO SAID PLAT IS NECESSARY AND IS AS  
FOLLOWS:

THE OWNER'S SIGNATURES ON THE OWNER'S DECLARATION  
CARL G. BANKER AND DIXIE L. BANKER  
SHOULD BE:

CARL G. BANKER, PRESIDENT OF GIDDENS INVESTMENTS, INC. AND  
DIXIE LEE BANKER, SECRETARY OF GIDDENS INVESTMENTS, INC.

THE PRESENT FEE OWNER OF THE PROPERTY AFFECTED BY SAID AFFIDAVIT IS  
AS FOLLOWS:

GIDDENS INVESTMENTS, INC.  
786 E. HIGHLAND AVENUE  
HERMISTON, OR 97838

*G. Dennis Edwards*  
G. DENNIS EDWARDS  
REGISTERED PROFESSIONAL LAND SURVEYOR #951

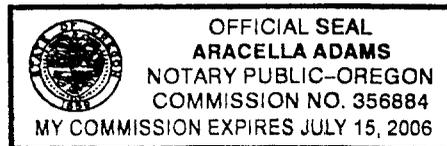
*Carl G. Banker*  
CARL G. BANKER, PRESIDENT  
GIDDENS INVESTMENTS, INC.

*Dixie Lee Banker*  
DIXIE LEE BANKER, SECRETARY  
GIDDENS INVESTMENTS, INC.

NOTARY CERTIFICATE

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF August, 2005  
BY G. DENNIS EDWARDS, AND CARL G. BANKER AS PRESIDENT, AND DIXIE LEE BANKER  
AS SECRETARY OF GIDDENS INVESTMENTS, INC.

*Aracella Adams*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 07-15-06



STATE OF OREGON }  
UMATILLA COUNTY } SS

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY  
THAT SAID AFFIDAVIT OF CORRECTION FOR "GIDDENS ESTATES"  
HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES WITH O.R.S. 92.170.

RETURN TO:  
G. DENNIS EDWARDS  
P.O. BOX 763  
HERMISTON, OR 97838

*David H. Krumbein*  
DAVID H. KRUMBEIN  
UMATILLA COUNTY SURVEYOR