

CASTLE HOMES DUPLEX TRACTS

Replat of Block 1 Elwood Tracts, Lots 3, 4, 5, & 6,  
within the NW1/4, SW1/4, Section 2,  
Township 4 N., Range 28 E., W.M.,  
Umatilla County, Oregon

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF CASITAKITS.COM LLC. FOR THE PURPOSE OF REPLATTING LOTS 3, 4, 5, AND 6 OF BLOCK 1 ELWOOD TRACTS, ON FILE IN THE OFFICE OF THE UMATILLA COUNTY, OREGON CLERKS OFFICE IN BOOK 16 AT PAGE 26, INTO ONE LOT AS SHOWN ON THIS PLAT AND AS APPROVED BY THE CITY OF HERMISTON, OREGON PLANNING DEPARTMENT. THIS PLAT SERVES TO VACATE THE INTERIOR LOT LINES AS SHOWN IN THE LEGEND AS "LOT LINE TO BE REMOVED".

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM RECORD OF SURVEY NO. 06-497-B THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND 1/2" MONUMENT MARKING THE NORTHEAST CORNER OF LOT 4 BLOCK ONE OF ELWOOD TRACTS, AND THE FOUND 3/8" MONUMENT MARKING THE NORTHEAST CORNER OF LOT 6 BLOCK ONE OF ELWOOD TRACTS, BOTH AS SHOWN ON RECORD OF SURVEY NO. 06-497-B.

THESE LOTS WERE ORIGINALLY SURVEYED BY VERL R. FRALEY AS PART OF ELWOOD TRACTS, RECORDED BOOK 7, PAGE 20 UMATILLA COUNTY RECORDS, AND RETRACED IN RECORD OF SURVEY PER (R1). ALL BOUNDARY DETERMINATIONS WERE MADE AT THAT TIME. THE EXISTING INTERIOR LOT LINES AS SHOWN ON THIS PLAT ARE BEING ELIMINATED BY TOM LONGLEY, PRESIDENT, CASTLE HOMES, LLC., FOR DEVELOPMENT PURPOSES. COMBINING LOTS THREE, FOUR, FIVE AND SIX INTO ONE LOT.

LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND THE MONUMENTS OF LOTS 3, 4, 5, AND 6 AND RESET THE SOUTHEAST CORNER OF LOT 6 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 6/15/2017, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047. THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING REPLATTED IS DESCRIBED AS FOLLOWS:  
LOTS 3, 4, 5, AND 6 OF BLOCK 1 IN ELWOOD TRACTS, LOCATED IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION OF LOT 3 CONVEYED TO THE CITY OF HERMISTON BY DEED RECORDED IN INST. No. 1999-3500497, OFFICE OF UMATILLA COUNTY RECORDS, RECORDED FEBRUARY 7, 2017, INSTRUMENT No. 2017-6540327.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, ARE THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. WE ACKNOWLEDGE THE FOLLOWING EASEMENTS:

EASEMENTS AND CONDITIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED UNDER THE DECLARATION FOR ELWOOD TRACTS, RECORDED JUNE 28, 1950 BOOK 193, PAGE 246, DEED RECORDS, UMATILLA COUNTY, OREGON.

CASITAKITS.COM LLC, REPRESENTATIVE TOM LONGLEY

STATE OF OREGON } s.s.  
COUNTY OF UMATILLA }  
BEFORE ME THIS 19 DAY OF July, 2017 APPEARED TOM LONGLEY, LEGAL REPRESENTATIVE AND ACKNOWLEDGED THE FOREGOING DECLARATION.

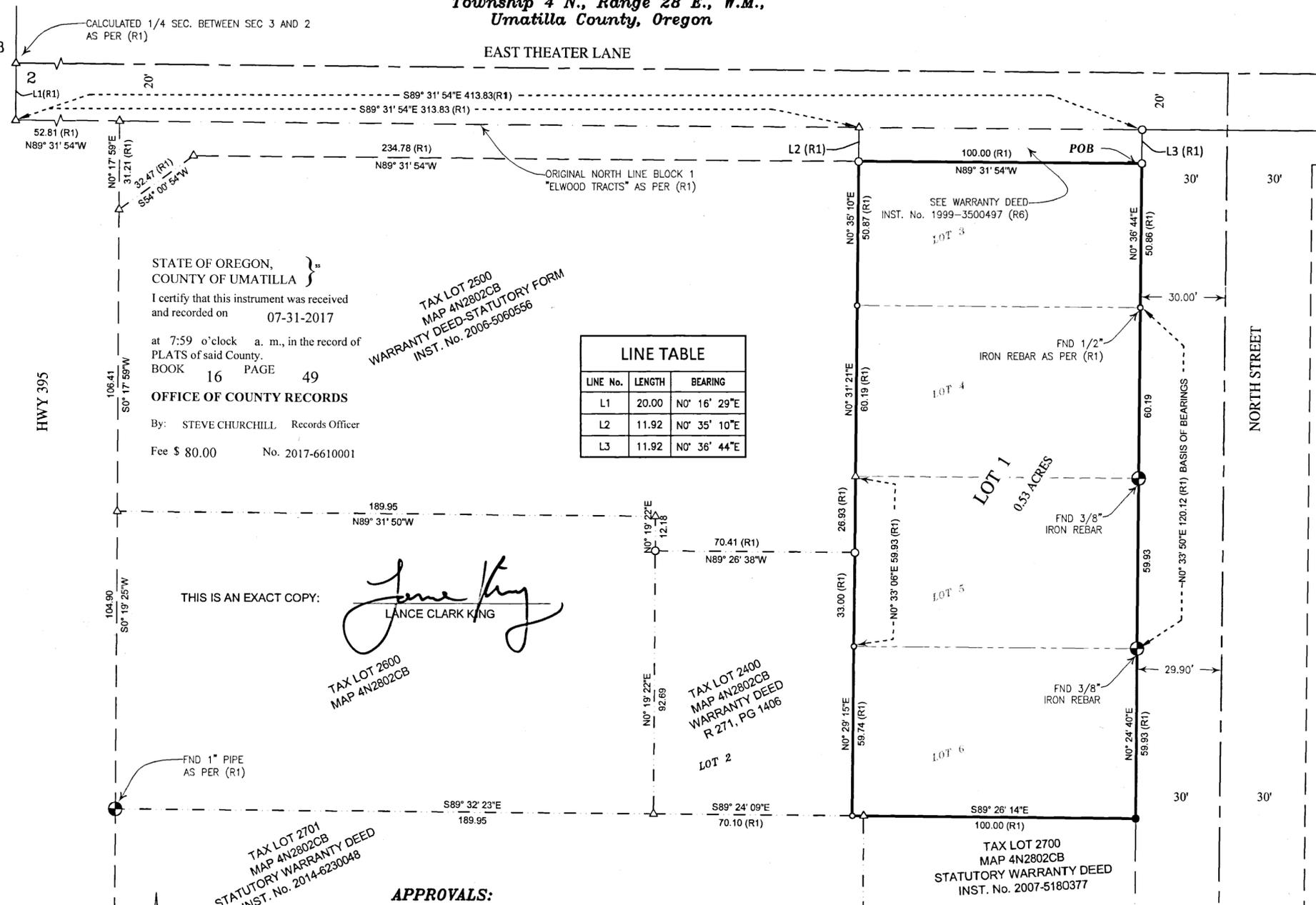
RECEIVED BY  
Umatilla County Surveyor  
Date: 8/4/17  
Rec'd By: CT  
No.: 17-094-B

REFERENCE TABLE

- R1 SURVEY MAP FOR JOHN UCENY, BY EDWARDS SURVEYING, FILED UNDER SURVEY NO. 06-497-B
- R2 COMMUNITY BANK REPLAT, BY EDWARDS SURVEYING, RECORDED BOOK 15, PAGE 27, IN UMATILLA COUNTY PLAT RECORDS.
- R3 SURVEY MAP FOR ALICE LOMEN C/O UNIVERSAL REALTY, BY EDWARDS SURVEYING, FILED UNDER SURVEY NO. 01-009-A
- R4 STATUTORY WARRANTY DEED INSTRUMENT No. 2017-6540237
- R5 ELWOOD TRACTS, BOOK 7, PAGE 20, UMATILLA COUNTY PLAT RECORDS
- R6 WARRANTY DEED, INSTRUMENT No. 1999-3500497

NOTE  
RECORD AND MEASURED DIMENSIONS COINCIDE UNLESS INDICATED OTHERWISE AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.050(2)

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
MAY 10, 2011  
LANCE CLARK KING  
61420  
RENEWS: 6/30/2019



LINE No.	LENGTH	BEARING
L1	20.00	N0° 16' 29\"E
L2	11.92	N0° 35' 10\"E
L3	11.92	N0° 36' 44\"E

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 07-31-2017 at 7:59 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 49  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 80.00 No. 2017-6610001

TAX LOT 2500  
MAP 4N2802CB  
WARRANTY DEED-STATUTORY FORM  
INST. No. 2006-5060556

THIS IS AN EXACT COPY:  
LANCE CLARK KING  
TAX LOT 2600  
MAP 4N2802CB

TAX LOT 2400  
MAP 4N2802CB  
WARRANTY DEED  
R 271, PG 1406

TAX LOT 2700  
MAP 4N2802CB  
STATUTORY WARRANTY DEED  
INST. No. 2007-5180377

APPROVALS:  
UMATILLA COUNTY SURVEYOR  
APPROVED THIS 24 DAY OF July, 2017  
David Hinkle  
UMATILLA COUNTY SURVEYOR

HERMISTON PLANNING COMMISSION  
APPROVED THIS 12 DAY OF July, 2017  
Marcant Taylor  
HERMISTON PLANNING COMMISSION CHAIR

HERMISTON CITY COUNCIL  
APPROVED THIS 13 DAY OF July, 2017  
MAYOR

UMATILLA COUNTY ASSESSOR  
APPROVED THIS 19 DAY OF July, 2017  
ASSESSOR

HERMISTON IRRIGATION DISTRICT  
APPROVED THIS 19 DAY OF July, 2017  
Cynthia Patrick  
MANAGER

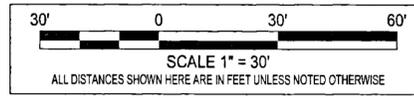
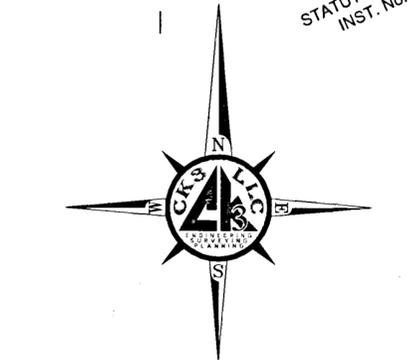
UMATILLA COUNTY COMMISSIONERS  
APPROVED THIS 28 DAY OF July, 2017  
William Horne  
UMATILLA COUNTY COMMISSIONER  
W. Raymond Lewis  
UMATILLA COUNTY COMMISSIONER  
Gean M. Sisk  
UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY TAX COLLECTOR  
TAXES ARE PAID IN FULL  
APPROVED THIS 19 DAY OF July, 2017  
Bettie Ann G...  
UMATILLA COUNTY TAX COLLECTOR

NOTE: (1)  
A BLANKET UTILITY EASEMENT AS PER BOOK 193, PAGE 246 OF THE UMATILLA COUNTY RECORD EXISTS ON THIS PROPERTY

LEGEND

- REPLAT BOUNDARY
- TIE LINES
- RIGHT-OF-WAY (ROW)
- CENTERLINE (CL)
- LOT LINE TO BE REMOVED
- OTHER LOT LINES
- ( ) DATA OF RECORD
- ⊕ MONUMENT AS NOTED
- FND. 5/8" IRON BAR AS NOTED
- ◊ FND. 1/2" IRON BAR AS NOTED
- △ CALCULATED POINT
- SET 5/8"x30" REBAR WITH LS 61420 RED PLASTIC CAP



SURVEY FOR:  
CASITAKITS.COM LLC  
CK3, LLC  
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING  
ONTARIO HERMISTON  
368 SW 5TH AVE. 945 W. ORCHARD AVE.  
ONTARIO, OR 97914 HERMISTON, OR 97838  
PHONE (541) 889-5411 PHONE (541) 567-2345  
FAX (541) 889-2074 FAX (541) 567-2305  
WEB: CK3LLC.NET

CHECKED BY: ADP	FIELDBOOK No.: 0-320	PAGE(S): 3-5
DRAWN BY: RWF	DWG FILE No.: B-1235	
APPROVED BY: LCK	FILENAME: VO17005.dwg	JOB No. VO-17005
DATE: 6/15/2017	DATE REVISED:	SHEET: 1 of 1