

# CONDIT REPLAT

OF LOTS 1 AND 2, BLOCK 1, CORNECL ADDITION TO THE CITY OF HERMISTON, LOCATED IN THE S.E. 1/4 OF SEC. 11 TWP. 4 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **CONDIT INVESTMENT, LLC**  
 3329 HILL TOP DR.  
 HERMISTON, OR  
 97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WAYNE CONDIT, PRESIDENT OF CONDIT INVESTMENT, LLC TO REPLAT LOTS 1 AND 2, BLOCK 1, CORNECL ADDITION TO THE CITY OF HERMISTON INTO LOTS AS DEPICTED ON THIS PLAT.

IN 1946 ELMO E. ROBBETT SURVEYED CORNECL ADDITION. SEE UMATILLA COUNTY SUBDIVISION RECORDS BOOK 6 PAGE 3.

IN 1995 LS 951 SET THE TWO CORNERS MARKING THE SOUTH LINE OF LOT 2, BLOCK 1, CORNECL ADDITION. SEE SURVEY NO. 95-139-A. THESE 2 MONUMENTS WERE RECOVERED DURING THIS SURVEY.

A 2" IRON PIPE WAS RECOVERED AT THE INTERSECTION OF THE N'LY RIGHT OF WAY OF E. MAIN ST. WITH THE SE'LY RIGHT OF WAY OF DIAGONAL BLVD. THIS MONUMENT WAS CALLED FOR IN CORNECL ADDITION. A 1/2 INCH IRON ROD WAS RECOVERED AT THE NE'LY CORNER OF LOT 1, BLOCK 2, CORNECL ADDITION. THE ORIGIN OF THIS MONUMENT IS UNKNOWN BUT WAS HELD AS BEING THE NE'LY CORNER OF SAID LOT 1. THESE TWO MONUMENTS WERE HELD AS BEING THE SE'LY RIGHT OF WAY OF DIAGONAL BLVD.

A 1" IRON PIPE WAS RECOVERED AT THE SW CORNER OF LOT 9, BLOCK 1. A 1/2 INCH IRON ROD WAS RECOVERED AT THE SE CORNER OF LOT 6, BLOCK 2. SET BY LS 951, SEE SURVEY NO. L-12-A. THE DISTANCE BETWEEN THESE TWO MONUMENTS MATCHED RECORD DISTANCE AS SHOWN ON CORNECL ADDITION VERY GOOD AND WERE HELD AS BEING THE N'LY RIGHT OF WAY OF E. MAIN ST.

THE SE CORNER OF LOT 12 AND THE SW CORNER OF LOT 11, BOTH OF BLOCK 1 WERE PROPORTIONED IN FROM THE FOUND SW CORNER OF LOT 9, BLOCK 1 AND THE FOUND SE CORNER OF LOT 6, BLOCK 2.

THE NW'LY CORNER OF LOT 1, BLOCK 2 WAS PROPORTIONED IN FROM THE PREVIOUSLY STATED TWO FOUND MONUMENTS ON THE SE'LY RIGHT OF WAY OF DIAGONAL BLVD.

THE NW'LY CORNER OF LOT 6, BLOCK 1 WAS CALCULATED BY EXTENDING THE LINE BETWEEN THE TWO FOUND MONUMENTS MARKING THE NW AND SW CORNERS OF LOT 7, BLOCK 1 SO AS TO INTERSECT THE LINE BETWEEN THE PREVIOUSLY STATED TWO FOUND MONUMENTS ON THE SE'LY RIGHT OF WAY OF DIAGONAL BLVD.

THE NE CORNER OF LOT 1, BLOCK 1 WAS CALCULATED ON LINE BETWEEN THE PREVIOUSLY STATED TWO FOUND MONUMENTS ON THE SE'LY RIGHT OF WAY OF DIAGONAL BLVD. AND 60' NORMAL TO THE WEST LINE OF LOTS 1 AND 2, BOTH OF BLOCK 2 IDENTIFIED BY THE FOUND MONUMENT MARKING THE SW CORNER OF LOT 2, BLOCK 2 AND THE COMPUTED NW'LY CORNER OF LOT 1, BLOCK 2

THE NW'LY CORNER OF LOT 1, BLOCK 1 WAS PROPORTIONED IN FROM THE CALCULATED POSITION OF THE NW'LY CORNER OF LOT 6, BLOCK 1 AND THE CALCULATED POSITION OF THE NE'LY CORNER OF LOT 1, BLOCK 1.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE FOUND AND RECOVERED MONUMENT MARKING THE NW CORNER OF LOT 3, BLOCK 2 CORNECL ADDITION AND THE FOUND AND RECOVERED MONUMENT MARKING THE NW CORNER OF LOT 7, BLOCK 1 CORNECL ADDITION WERE USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON RECORD OF SURVEY NO. 95-139-A.

## OWNER'S ACKNOWLEDGMENT

I, WAYNE A. CONDIT, PRESIDENT OF CONDIT INVESTMENT, LLC AND OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS LOTS 1 AND 2, BLOCK 1, CORNECL ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO LOTS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED.

*Wayne A. Condit*  
 WAYNE A. CONDIT  
 PRESIDENT CONDIT INVESTMENT, LLC

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR CONDIT INVESTMENT, LLC IN UMATILLA COUNTY, OREGON.

*Keith P. Primm*  
 KEITH P. PRIMM

## NOTARY PUBLIC FOR OREGON

ON THIS 19 DAY OF March, 2019, THE INDIVIDUAL TO THE LEFT APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY BEFORE ME.

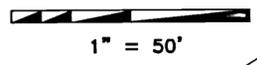
*Esmeralda A. Horn*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Esmeralda A. Horn

COMMISSION NO. 965086

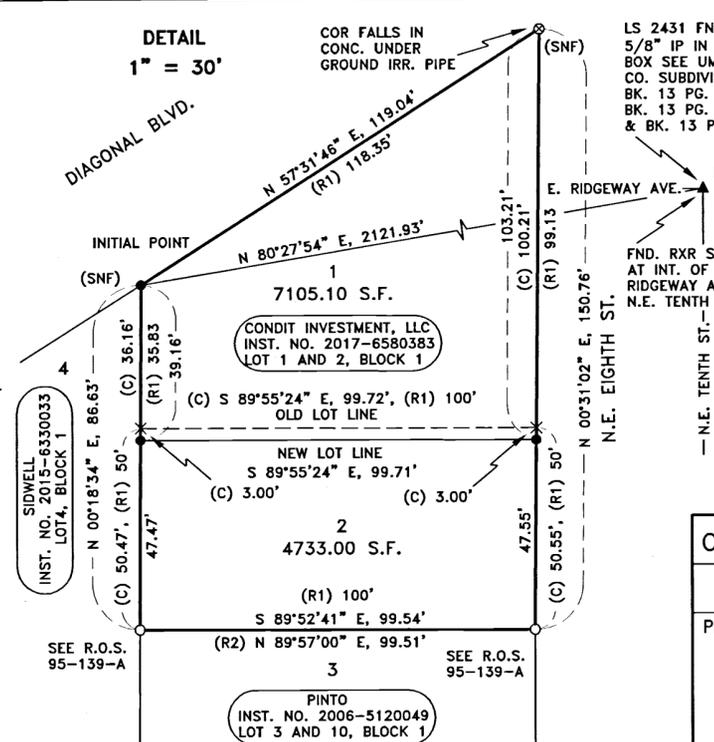
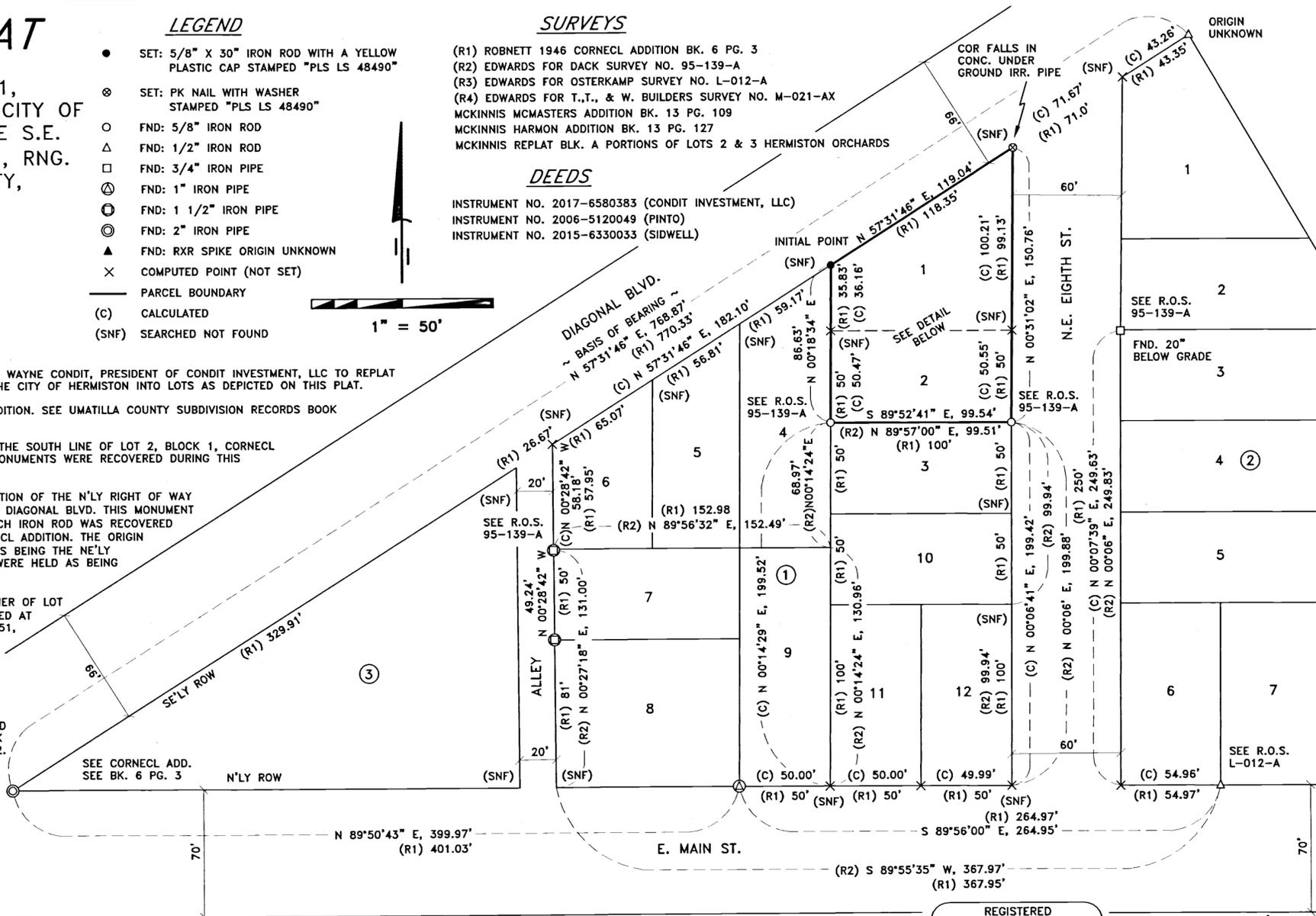
MY COMMISSION EXPIRES 08/14/2021

- ### LEGEND
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
  - ⊗ SET: PK NAIL WITH WASHER STAMPED "PLS LS 48490"
  - FND: 5/8" IRON ROD
  - △ FND: 1/2" IRON ROD
  - FND: 3/4" IRON PIPE
  - ⊕ FND: 1" IRON PIPE
  - ⊙ FND: 1 1/2" IRON PIPE
  - ⊚ FND: 2" IRON PIPE
  - ▲ FND: RXR SPIKE ORIGIN UNKNOWN
  - × COMPUTED POINT (NOT SET)
  - PARCEL BOUNDARY
  - (C) CALCULATED
  - (SNF) SEARCHED NOT FOUND



- ### SURVEYS
- (R1) ROBBETT 1946 CORNECL ADDITION BK. 6 PG. 3
  - (R2) EDWARDS FOR DACK SURVEY NO. 95-139-A
  - (R3) EDWARDS FOR OSTERKAMP SURVEY NO. L-012-A
  - (R4) EDWARDS FOR T.T., & W. BUILDERS SURVEY NO. M-021-AX
  - MCKINNIS MCMASTERS ADDITION BK. 13 PG. 109
  - MCKINNIS HARMON ADDITION BK. 13 PG. 127
  - MCKINNIS REPLAT BLK. A PORTIONS OF LOTS 2 & 3 HERMISTON ORCHARDS

- ### DEEDS
- INSTRUMENT NO. 2017-6580383 (CONDIT INVESTMENT, LLC)
  - INSTRUMENT NO. 2006-5120049 (PINTO)
  - INSTRUMENT NO. 2015-6330033 (SIDWELL)



REGISTERED PROFESSIONAL LAND SURVEYOR

*Keith P. Primm*  
 KEITH P. PRIMM  
 48490

EXPIRATION DATE: 12/31/20

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED AS LOTS 1 AND 2, BLOCK 1, CORNECL ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2019, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

PRIMM LAND SURVEYING, INC.



P.O. BOX 1322, 1340 N.E. 4TH  
 HERMISTON, OR 97838  
 BUI (541) 564-7887  
 FAX (541) 567-8020  
 keith@primmlandsurveying.com  
 brit@primmlandsurveying.com

CLIENT: <b>CONDIT INVESTMENT, LLC</b>	
S.E. 1/4 OF SEC. 11, TWP. 4 N., RNG. 28 E.W.M.	
PROJECT:	CONDIT REPLAT
JOB #:	1901006
DATE:	23 JAN 19
FB/PG:	41/13-14
SHEET:	1 OF 1
DRAWN:	KPP
APPROVED:	KPP

## APPROVALS

UMATILLA COUNTY SURVEYOR

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

*David H. Kline*  
 UMATILLA COUNTY SURVEYOR

DATED THIS 26 DAY OF March, 2019

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*Cynthia Spatick*  
 MANAGER

DATED THIS 26 DAY OF March, 2019

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID PLAT.

*Robyn A. Cox*  
 CITY OF HERMISTON PLANNING COMMISSION

DATED THIS 21 DAY OF March, 2019

HERMISTON CITY COUNCIL

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON AND I THEREFORE APPROVE SAID PLAT.

*Rob S. Hardin*  
 MAYOR

DATED THIS 25 DAY OF March, 2019

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

*Wilhelm J. Perry*  
 CHAIRPERSON

*Paul M. Sack*  
 COMMISSIONER

*Paul M. Sack*  
 COMMISSIONER

DATED THIS 27 DAY OF March, 2019

UMATILLA COUNTY TAX COLLECTOR AND ASSESSOR

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

*Bettina Eng*  
 TAX COLLECTOR

*Paul Chalmer*  
 TAX ASSESSOR

DATED THIS 26 DAY OF March, 2019

UMATILLA COUNTY CLERK

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 3/27/2019

at 4 o'clock 10 m., in the record of PLATS of said County.  
 BOOK 16 PAGE 84

OFFICE OF COUNTY RECORDS

By: David A. Stuvland Records Officer

Fee \$ 120.00 No. 2019-6840167

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 4/3/19  
 Rec'd By: C.T.  
 No. 19-033-6