



PLANNING COMMISSION

Hermiston City Hall 180 NE 2nd St

Where Life is Sweet

October 11, 2023 at 7:00 PM

AGENDA

Other ways of viewing or participating in live meetings are available through Webex.com

Meeting #: 2632 612 4921 Password: R9aevJ4wH2q (79238549 from phones)

Telephone number to join is:1-650-479-3208 Access code: 2632 612 4921; or submitting comments to meetings@hermiston.or.us

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the September 13, 2023, regular planning commission meeting

3. NEW BUSINESS

A. Major Partition- Amazon Data Services, Inc 4N2823 Tax Lot 200 - 908 E Penney Ave

B. Final Plat Cimmaron Terrace Phase IV 4N2802DB Tax Lot 101 – NE 8th Place

4. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

5. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE****

Please contact Hermiston City Hall, 180 NE 2nd St, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



PLANNING COMMISSION

Regular Meeting Minutes
September 13, 2023

Chairman Saylor called the regular meeting to order at 7:00PM. Present were Commissioners Collins (joined virtually at 7:05pm), Kirkpatrick, Fialka, Guerrero, Hamm, Caplinger and Sargent. Commissioner Doherty was excused. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, City Recorder Lilly Alarcon-Strong (joined virtually at 7:15pm) and Planning Assistant Heather La Beau.

Minutes

Commissioner Caplinger moved, and Commissioner Kirkpatrick seconded to approve the minutes of the August 16, 2023, regular meeting. Motion passed. Commissioners Fialka and Hamm abstained.

Hearings- Annexation Crowther 4N2815CV TL 1907 – 910 W Angus Ave

There were no conflicts of interest and Chairman Saylor opened the hearing at 7:02pm and read the following guidelines.

The Planning Commission is holding a hearing to consider a request for annexation to the City of Hermiston. The Planning Commission will consider the request and make a recommendation based on criteria established in 157.05 of the Hermiston Code of Ordinances. The applicant wishes to annex an approximately .72 acre parcel located at 910 W Angus Ave. The applicant is Nathan Crowther. The applicable substantive criteria relied upon by the City in rendering the decision to recommend approval of annexation are contained in §150.05 of the Hermiston Code of Ordinances.

Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court.

Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.763(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.763(6)(C).

For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received, adopt findings of fact, and make a recommendation to the city council on annexation.

Planning Director Spencer presented the staff report. The septic system on the property has failed and annexation is required to allow connection to the municipal sewer system. The property is proposed to annex with an (R-1) Low Density Residential zoning designation.



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Testimony

Nathan Crowther 910 W Angus Ave- He and his wife have lived there for 39 years. They paid to stub the utilities when the school was constructed. Their septic system failed in July and hope the annexation is approved.

Chairman Saylor closed the hearing at 7:10pm.

Findings of Fact & Conditions of Approval

1. The City has received consent to annexation from the property owner for approximately 0.72 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on August 23 and 30, 2023. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
3. Notice of public hearing was physically posted on the property on August 23, 2023.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on September 13, 2023. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on September 6 and 13, 2023. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
7. A public hearing of the city council was held on September 25, 2023. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
 - a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. All statutorily required notices have been published and posted
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Sewer is available to service this property in SW 9th St. Sewer service was extended to the property by the Hermiston School District concurrent with improvement of SW 9th Street. At the time of connection, the applicant is responsible for all connection fees.



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13. Water is available to service this property in SW 9th St. Water service was extended to the property by the Hermiston School District concurrent with improvement of SW 9th Street. At the time of connection, the applicant is responsible for all connection fees.

Draft Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Low Density Residential (L).
2. The proposed Low Density Residential (R-1) zoning designation corresponds with the underlying comprehensive plan map designation.

Draft Condition of Approval

1. Applicant shall sign a street improvement agreement agreeing to future improvement of W Angus Ave adjacent to the frontage of the property.

Commissioner Fialka moved, and Commissioner Sargent seconded to make the project file a part of the record. Motion passed. Commissioner Hamm moved, and Commissioner Kirkpatrick seconded to adopt the findings of fact as written. Motion passed. Commissioner Hamm moved and Commissioner Caplinger seconded to impose the condition of approval. Motion passed. Commissioner Fialka moved, and Commissioner Hamm seconded to recommend approval of the annexation. Motion passed.

Planner Comments and Unscheduled Communication

Introductions were exchanged for the benefit of the new planning commissioner, Christa Guerrero.

Additional topics discussed included hiring of new code enforcement officer, October agenda items, the Carpenter property on W Elm Ave and the following projects:

- ODOT's SW 11th St sidewalks
- Multi-family units
- Good Shepherd Hospital

Adjournment

Chairman Saylor adjourned the meeting at 7:26PM.



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of October 11, 2023

Title/Subject

Major Partition- Amazon Data Services, Inc 4N2823 Tax Lot 200 - 908 E Penney Ave

Summary and Background

Parametrix has submitted a preliminary plat for a major partition located at 908 E Penney Ave. The property is owned by Amazon Data Services, Inc. The area proposed for partitioning encompasses 149.78 acres of land and is zoned Outlying Commercial/Heavy Industrial (C-2/M-2).

The property is currently vacant. The proposed major partition creates three lots and one street extension. Parcel 1 is approximately 113.62 acres and is proposed for use as a data center. Parcel 2 is approximately 13.72 acres and is proposed for a future electrical substation. Parcel 3 is approximately 22.44 acres and is proposed for use as a future industrial site. E Penney Ave is also proposed for extension westward from the current terminus at SE 9th Street to the west property line in accordance with the city’s transportation system plan.

A major partition differs from the minor partition usually reviewed by the planning commission in one major respect. A major partition involves the dedication of a public street as part of the lot creation process. As noted above, this partition proposes a new extension of E Penney Ave separating parcels one and three. In other respects, a major or minor partition are very similar, involving the creation of three or fewer lots in a calendar year. However, a major partition is not subject to the preliminary plat exemption in §154.35(B) of the Hermiston Code of Ordinances. Therefore, the planning commission must review the major partition as a preliminary plat subject to the requirements of §154.35(C) at this meeting and then review the final plat at a subsequent meeting.

The land is part of a partition plat submitted and recorded earlier in 2023. A partition is defined as creation of three lots within a calendar year. This lot is part of a two-lot partition recorded earlier this year. The planning commission may review the preliminary and final plats within 2023, but the final plat shall not be recorded with Umatilla County prior to January 1 of 2024. Staff has verified with Umatilla County staff that this complies with the State of Oregon requirements for partitioning land.

Public notice was provided for the proposed partition. Notice of the land use action was by direct mail to property owners within 100 feet on September 27, 2023. A sign informing the public of the proposal was placed on the property on September 27, 2023.

The criteria that are applicable to the decision to accept the proposed partition are contained in §154.15 through §154.35, §157.041 and §157.056 of the Hermiston Code of Ordinances.

The narrative and findings of fact for this application were prepared by Kristine Wilson with Perkins Coie, the applicant’s counsel. These findings and narrative are attached to this report as Exhibit A. The conditions of approval are attached as Exhibit B. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit C. The preliminary plat as prepared by the surveyor is attached as Exhibit D. An aerial photo for the planning commission's reference is attached as Exhibit E.

Tie-In to Council Goals

The land proposed for partitioning is part of the city’s industrial employment base. Development of said land leads directly to economic development and job creation.

Fiscal Information

The property has an assessed value of \$45,005 and is receiving farm deferral of property tax assessments. The property is proposed for an industrial development of several hundred million dollars which will substantially increase the assessed value of the property. However, enterprise zone property tax abatements have been issued for development which will defer receipt of property tax revenue for several years.

Alternatives and Recommendation

Alternatives

The planning commission may choose to approve or deny the preliminary plat.

Recommended Action/Motion

Motion to make the project file a part of the record.

Motion to adopt findings of fact.

Motion to impose conditions of approval.

Motion to approve preliminary plat and direct applicant to proceed to final plat preparation.

Submitted By:

Clinton Spencer, Planning Director

**BEFORE THE CITY PLANNING COMMISSION
OF THE CITY OF HERMISTON, OREGON**

In the Matter of a Request for Major Partition to Divide Approximately 151.61 Acres of Property Described as Parcel 1 of Partition Plat 2023-11 Located in Section 23, Township 4 North, Range 28 E, Generally Located North of Feedville Road, South of E. Penney Avenue, East of Hermiston-Hinkle Road/S. 1st Street, and West of SE Kelli Blvd.

NARRATIVE IN SUPPORT OF THE APPLICATION PROPOSED BY AMAZON DATA SERVICES, INC.

I. INTRODUCTION

Amazon Data Services, Inc., a Delaware corporation (“Applicant”), submits this application (“Application”) to the City of Hermiston (“City”) requesting approval to partition real property described as Parcel 1 of Partition Plat 2023-11 in the City limits (“Property”) into three parcels, plus right-of-way dedication, as depicted on the proposed tentative partition plan in Exhibit 1. This narrative explains how the Application satisfies the applicable requirements of the Hermiston City Code (“HCC”) and ORS Chapter 92. Accordingly, the City Planning Commission (“Commission”) should approve the Application.

II. DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

Applicant is the owner of the Property, which is approximately 151.61 acres in size and generally located north of Feedville Road, south of E. Penney Avenue (the Property is not entirely to the south of Penney Avenue; Highway 395 runs diagonally to the north and E. Highland Avenue is approximately one mile north of the Property), east of Hermiston-Hinkle Road/S. 1st Street, and west of SE Kelli Boulevard in the City. The Property is described as Parcel 1 of Partition Plat 2023-11, Map No. 4N282300, Tax Lot 200. An aerial photo of the Property and the surrounding vicinity is attached as Exhibit 2. A tax lot map that identifies the Property is attached as Exhibit 3. A copy of the Partition Plat 2023-11 is attached as Exhibit 4. The Property is zoned C-2/M-2. It is vacant. Surrounding properties are zoned and utilized as follows:

ADJACENT PROPERTY	ZONING	USE
To North	C-2/M-2; OS	Warehouse; Vacant
To South	EFU/FI	Vacant; Railroad
To East	C-2/M-2; C-2/M-1	Vacant; Warehouse

To West	C-2/M-2; OS; HI	Vacant; Warehouse; Educational
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III. DETAILS OF REQUEST

The proposal would partition the Property into three parcels—Parcel 1, Parcel 2, and Parcel 3 — and dedicate right-of-way to the City to extend E. Penney Avenue along its current alignment to the western boundary of the Property. Parcel 1 is proposed to be approximately 113.62 acres with frontage on E. Feedville Road, SE Ninth Street, and the E. Penney Avenue extension. Parcel 2 is proposed to be approximately 13.72 acres in size and would be located on the southwestern side of the Property, with frontage on E. Feedville Road. Parcel 3 is proposed to be approximately 22.44 acres with frontage on the proposed E. Penney Avenue extension and SE Ninth Street. The dedicated right-of-way for E. Penney Avenue would be 66’ wide (approximately 1.83 acres). The three parcels and the right-of-way dedication are depicted and described on the tentative partition plan attached as Exhibit 1.

The purpose of the partition is to divide the Property into three separate parcels, which will ultimately be under separate ownership, and to dedicate right-of-way to the City. The location of the parcels is planned to coincide with the proposed development of the Property, which will feature a light-industrial campus on Parcel 1 and a dedicated power source on Parcel 2. The use of Parcel 3 will be determined in the future in conformance with applicable zoning ordinances.

IV. THE APPLICATION COMPLIES WITH THE CITY’S CRITERIA FOR A MAJOR PARTITION

The City’s Planning Department website lists the criteria for approving a preliminary plat for a major partition. Those criteria are listed and responded to in this Section IV. Note that the majority of the criteria listed here are from the Hermiston City Code provisions that are addressed in Section V of this Application.

A. The proposed preliminary plat is in [] conformance with the Hermiston Comprehensive Plan.

RESPONSE: The Application requests approval of a tentative partition plan, which is a “limited land use decision” pursuant to ORS 197.015(12). As a result, the Application is only subject to comprehensive plan policies that are incorporated into the City’s land use regulations. ORS 197.195(1). Incorporation is not achieved by a general statement in a land use regulation that an application must show “compliance with” the comprehensive plan and no specific comprehensive plan goals or policies are identified in the land use regulation. *Paterson v. City of Bend*, 201 Or. App. 344, 350-351, 118 P3d 842 (2005). Item A of Hermiston’s CRITERIA FOR A MAJOR/MINOR PARTITION consists of a general statement requiring compliance with the City’s comprehensive plan. It does not expressly incorporate any specific comprehensive plan provisions into the City’s land use regulations. Therefore, the City is not permitted to review the Application for compliance with any specific comprehensive plan provision. However, the City’s

adopted and acknowledged land use regulations are consistent with and implement the City's comprehensive plan. Therefore, compliance with these land use regulations will ensure that the Application is necessarily also consistent with the City's comprehensive plan.

B. The proposed preliminary plat is in conformance with all applicable provisions of this code, other city codes and ordinances, and Oregon law.

RESPONSE: The City has adopted land use regulations that implement these various requirements. For the reasons addressed in Section V below, the Application is consistent with these regulations. The Application complies with this criterion.

C. For a minor partition, no creation of a street or road is required.

RESPONSE: The Application is for a major partition, so this criterion does not apply.

D. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.

RESPONSE: See sections below addressing the extension of E. Penney Avenue. The Application complies with this criterion.

E. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.

RESPONSE: The Application complies with this criterion. See Exhibit 1.

F. The parcels are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.

RESPONSE: The Application complies with this criterion. See Exhibit 1.

G. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.

RESPONSE: See section below addressing lot size requirements. The Application does not propose any development of the land. The Application complies with this criterion. See Exhibit 1.

H. The existing sewer and water facilities are adequate to serve the proposed development.

RESPONSE: This Application does not propose any development of the land. A future application to develop either parcel will address necessary services, including sewer and water.

I. The resulting lots will conform to the minimum size standards required in that zone.

RESPONSE: See sections below addressing the minimum size standards required in M-2 and C-2. The Application complies with this criterion.

J. Separate water and sewer service will be provided to each parcel as it develops.

RESPONSE: This Application does not propose any development of the land. A future application to develop either parcel will address necessary services, including sewer and water.

V. THE APPLICATION COMPLIES WITH THE HERMISTON CITY CODE

HCC Chapter 154 establishes the application requirements, review procedures, and approval standards for the Application. As explained below, the Application satisfies the applicable provisions and should be approved.

154.02: PRELIMINARY ACTIONS:

Each subdivider of land shall confer with the city staff before preparing a preliminary subdivision plat or map in order to become thoroughly familiar with the subdivision requirements and with the proposals of the Comprehensive Plan affecting the territory in which the proposed subdivision lies.

RESPONSE: Applicant had a preliminary meeting with City staff, including Hermiston Planning Director Clinton Spencer and Assistant City Manager Mark Morgan, on August 23, 2023. The Application is consistent with the preapplication discussion with the City.

154.04: JURISDICTION AND PROCEDURE

(A) It shall be unlawful for any person being the owner, agent or person having control of any land within the city to divide land by a major or minor partition not in accordance with the laws of the state and the regulations contained herein. The proposed partition shall first be submitted to the Planning Commission for approval or disapproval. After report and approval of the Planning Commission is made and filed, all minor partitions shall be permitted, but all major partitions shall be submitted to the City Council for its approval or disapproval. No plat or map shall be recorded and no lots shall be sold from a plat or map until approved by the City Council and recorded with the county.

RESPONSE: Applicant is seeking approval pursuant to HCC of the proposed major partition to the Planning Commission. The Application complies with the laws of the state of Oregon. After report and approval by the Planning Commission is made and filed, Applicant will submit the proposed major partition to the City Council for approval.

(B) The design and layout of all subdivisions shall conform with the requirements of §§ 154.15 through 154.21. The subdivider shall submit a preliminary plat or map in accordance with the specifications of § 154.35 hereof. The final plat or map shall be submitted in accordance with the provisions of §§ 154.45 and 154.46 hereof.

RESPONSE: Applicant addresses below the specific provisions of §§ 154.15 through 154.21, and HCC 154.35. Based upon those responses, the Commission should find that the Application complies with this requirement.

154.15: RELATION TO ADJOINING STREET SYSTEM

(A) The function, location, width, and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets.

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision. The right-of-way to be dedicated as part of this Application was considered in relation to the existing streets, topography, public convenience, safety, and proposed land use.

(B) The street system shall assure an adequate and safe traffic circulation system with intersection angles, grades, tangents, and curves appropriated for the traffic to be carried, considering the terrain.

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision. The only street created is the dedication of land for the extension of E. Penney Avenue.

(C) Off-set streets should be avoided.

RESPONSE: Applicant’s tentative plan does not create any off-set streets. See Exhibit 1.

(D) The angle of intersection between minor streets and major streets should not vary by more than 10 degrees from a right angle unless special intersection design is provided.

RESPONSE: This Application extends existing E. Penney Avenue along its existing alignment to the western boundary of proposed Parcel 3. No intersection affected by the partition will vary by more than 10 degrees from a right angle. See Exhibit 1.

(E) Streets obviously in alignment with existing streets shall bear the names of the existing streets. All proposed street names should be checked to avoid duplication of other street names.

RESPONSE: The proposed dedicated right-of-way will be named “E. Penney Avenue” in conjunction with the aligned existing street. See Exhibit 1.

(F) If the subdivision abuts a present or proposed major arterial street, marginal interceptor streets running parallel to the arterial street may be required.

RESPONSE: The Property does not abut a present or proposed major arterial street. Therefore, this criterion is not applicable to the Application.

(G) Streets shall be interconnected and provide for continuation or appropriate extension to surrounding properties. Cul-de-sac streets shall be allowed only when one or more of the following conditions exist:

RESPONSE: The proposed dedicated right-of-way is the continuation of existing E. Penney Avenue to the west. The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

(1) Physical or topographic conditions make a street connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands, or other bodies of water where a connection could not reasonably be provided.

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

(2) Buildings or other existing development on adjacent lands physically precludes a connection now or in the future, considering the potential for redevelopment.

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

(3) Where street connection would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of the date of adoption of the TSP which preclude a required street connection.

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

(4) Where cul-de-sacs are planned, multi-use paths connecting the end of the cul-de-sac to other streets or neighborhood activity centers shall be provided if feasible.

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

(5) Cul-de-sac streets shall be as short as possible and should not exceed a length of 400 feet. A cul-de-sac shall terminate with a turn-around.

RESPONSE: The Application does not propose a cul-de-sac, so this criterion is not applicable to the Application.

154.16: STREET AND ALLEY WIDTH

(A) The width of streets and alleys shall be adequate to fulfill city standards as provided for in the Transportation System Plan (TSP). The standard cross-sections provide some flexibility in the right-of-way and paved width, depending on factors such as whether on-street parking and bike lanes are provided. Standards for streets and alleys are adopted in the TSP and incorporated into this section by reference:

Table 1: Urban Arterial Cross Sections

Table 2: Urban Collector Cross Sections

Table 3: Urban Local Street Cross Sections

Table 4: Rural Arterial/Collector/Local Road Cross Sections

RESPONSE: The TSP requires local streets to have a minimum right-of-way width of 50 to 60 feet and minimum street widths of 30 to 32 feet. TSP at 7-1. Applicant’s proposed dedication of a 66-foot right-of-way fulfills this standard. See Exhibit 1.

(B) Where alleys are provided in residential blocks, a minimum width of 20 feet shall be required. Alleys are required in the rear of all business lots and shall be at least 25 feet wide. A five-foot cutoff shall be made at all acute angle alley intersections.

RESPONSE: The Property is not in a residential block and does not include an alley. Therefore, this criterion is not applicable to the Application.

154.17: EASEMENTS

(A) Width requirements. Easements of at least six feet in width shall be provided on each side of all rear lot lines and alongside lot lines, where necessary, for poles, wires, conduits, storm and sanitary sewers, gas, water or other mains. Easements of greater width may be required along or across lots where necessary for the extension of main sewers or other utilities or where both water and sewer lines are located in the same easement.

RESPONSE: The Property includes various easements, as shown on Exhibit 1. The Application does not propose development that may require additional easements. Therefore, this criterion is satisfied.

(B) Along streams. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or for drainage, parkway or recreational use.

RESPONSE: The Property is not located along a stream. Therefore, this criterion is not applicable to the Application.

(C) For irrigation. Whenever any irrigation system is located and/or proposed to be created in an area which is being subdivided, the subdivider shall provide an adequate easement as approved by the Planning Commission and the Hermiston Irrigation District.

RESPONSE: The Application does not include nor propose an irrigation easement. Therefore, this criterion is not applicable to the Application.

154.18: BLOCKS

(A) In residential zones, block lengths shall not exceed 600 feet in length between intersecting through streets, except where topography or existing development creates conditions requiring longer blocks.

RESPONSE: The Property is not in a residential zone. Therefore, this criterion is not applicable to the Application.

(B) Where block lengths exceed 600 feet, the Planning Commission may require a six- to ten-foot-wide paved bicycle/pedestrian access way through the block to enhance bicycle and pedestrian circulation by providing short, direct connections between destinations.

RESPONSE: The Property is not in a residential zone, and through block connections on the Property would not enhance bicycle or pedestrian circulation due to the existing and surrounding uses of the Property and lack of connections. Therefore, the Application satisfies this criterion.

154.19: LOTS

(A) The lot arrangement and design shall be such that all lots will be properly related to topography and existing development patterns.

RESPONSE: The proposed lots are properly related to the topography and existing development patterns, aligning with the existing street network and extending existing E. Penney Avenue. The Application satisfies this criterion.

(B) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines, unless prevented by environmental or topographical constraints, existing development patterns, or to comply with other standards in this code. Lots with double frontage shall be avoided.

RESPONSE: The proposed parcel lines are at right angles to existing streets. The Application satisfies this criterion.

(C) The minimum width of residential lots shall be 60 feet at the building lines. No lot shall have a depth in excess of three times its width. Minimum sizes of lots shall conform to the standards established by the zoning code of the city for the zone in which the lots are located. Where zero lot line lots are proposed, the minimum lot width shall be a minimum of 60 feet for the aggregate of all attached housing with a minimum of 2,000 square feet for each individual lot.

RESPONSE: The Property is not a residential lot. Additionally, there is no minimum lot size for areas zoned C-2/M-2. HCC 157.056(D), 157.041; see HCC 157.055(D). Therefore, Application satisfies this criterion.

(D) Where corner lots rear upon lots facing the side street, the corner lots shall have extra width sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.

RESPONSE: This provision does not apply to the proposed parcels in this Application, but Applicant acknowledges the requirements of this provision.

(E) Corner lots at street intersections which, in the opinion of the Planning Commission, are likely to be dangerous to traffic movement shall have the corner of the lot cut off either by a chord or circular arc sufficient to allow a minimum of six feet between the curb line and the lot corner when and if the streets are curbed with the curb installed on a radius of 20 feet.

RESPONSE: Applicant does not anticipate that the Planning Commission will deem its corner lots as dangerous to traffic movement. Adequate right-of-way is being dedicated to create a safe intersection. Therefore, the Application satisfies this criterion.

(F) Where a flag lot is proposed, the following design standards shall apply:

(1) The access portion shall be at least 25 feet wide.

(2) Where two flag lots are proposed, the 25-foot access lane may be shared between the two lots, with each lot having 12.5 feet of access.

(a) When two lots share a 25-foot access the city will require access easements to be prepared granting each parcel full access to the entire 25-foot access for ingress and egress.

(b) No fencing shall be installed in a shared access which inhibits the right of access for either parcel.

(3) The access portion of an access lane shall be paved to a width of at least 20 feet.

(4) The access shall include sufficient easements and paved improvements to allow adequate maneuvering space for fire and emergency vehicles.

(5) The minimum parcel size, setback and lot coverage requirements of the underlying zone will apply to all flag lots.

(a) When determining minimum parcel size, the access lane shall not be included in the calculation of lot size or lot coverage.

(b) When determining setback requirements, the front lot line shall be established by projecting an extension of the access lane through the property.

(c) The minimum lot width shall be the same as that established in the underlying zone and shall be parallel to the extension of the access lane through the property.

(d) The minimum lot depth shall be the same as that established in the underlying zone and shall be perpendicular to the extension of the access lane through the property.

(6) No more than two parcels shall be created utilizing a single access flag. When more than two parcels are proposed, a new public street must be created.

RESPONSE: None of the proposed parcels is a flag lot. The Application satisfies this standard.

154.20: CHARACTER OF DEVELOPMENT

(A) Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, streets, trees or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made by trust agreements made a part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision of the facilities.

RESPONSE: The lot does not contain sewers, sewage treatment plants, water supply systems, park areas, streets, trees, or other physical facilities necessary or desirable for the welfare of the area and are not or cannot be satisfactorily maintained by an existing public agency. Therefore, the Application satisfied this criterion.

154.21: ACCESS MANAGEMENT

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendation of the City Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by the appropriate taxing agency.

RESPONSE: The Application considers the recommendations of the Comprehensive Plan and satisfies this criterion. As a limited land use decision under ORS 197.015(12), the Application is only subject to the comprehensive plan policies that are incorporated into the City’s land use regulations. ORS 197.195(1). Notwithstanding the foregoing, the Application given consideration to the HCC 154.21 and is consistent with the criterion.

154.35: PRELIMINARY PLAT REQUIREMENTS

(A) Whenever any person desires to subdivide land into building lots and to dedicate streets, alleys or land for public use, the person shall submit four copies of the preliminary sketch plat conforming to the requirements of 154.15 through 154.21 to the Planning Commission before submission of the final plat.

RESPONSE: Applicant submits the required preliminary plat, conforming with the requirements of HCC 154.15 through 154.21 as detailed above, as Exhibit 1 as well as three additional copies attached to the application.

(B) The preliminary plat must be filed with the City Planner at least 30 days prior to the meeting of the Planning Commission. Minor partitions containing three lots or less may be exempted from the provisions of this section.

RESPONSE: This provision does not include any substantive approval criteria that must be met in order for the Commission to approve the Application, but Applicant acknowledges the requirements of this provision.

(C) The preliminary plat shall show:

(1) The location of present property lines, section lines and the lines of incorporated areas, streets, buildings, water courses, tree masses and other existing features within the area to be subdivided and similar information regarding existing conditions on land immediately adjacent thereto;

RESPONSE: Applicant’s preliminary plat, attached as Exhibit 1, satisfies the requirements of this criterion.

(2) The proposed location and width of streets, alleys, lots, building and setback lines and easements;

RESPONSE: The Application satisfies this criterion.

(3) Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;

RESPONSE: The preliminary plat shows the existing sanitary and storm sewers, water mains, culverts, and other underground structures to the extent on or adjacent to the Property.

(4) The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract;

RESPONSE: The Application does not propose to change the title of the Partition Plat 2023-11. The subdivider and owner is Amazon Data Services, Inc., which is noted on the preliminary plat. See Exhibit 1.

(5) The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land;

RESPONSE: The Application complies with this criterion.

(6) Contours referred to a City Engineer’s bench mark with intervals sufficient to determine the character and topography of the land to be subdivided, but in no case shall the intervals be more than one foot;

RESPONSE: The Application satisfies this criterion. See Exhibit 1.

(7) North point, scale and date;

RESPONSE: The plan includes the date, north point, and scale of drawing. See Exhibit 1.

(8) Grades and profiles of streets and plans or written and signed statements regarding the grades of proposed streets; and the width and type of pavement, location, size and type of sanitary sewer or other sewage disposal facilities; water mains and other utilities; facilities for storm water drainage and other proposed improvements such as sidewalks, planting and parks, and any grading of individual lots; and

RESPONSE: This Application dedicates land for City right-of-way and does not include a proposal for development that would require development details. The Applicant acknowledges the requirements of this criterion.

(9) All the above information unless waived by the Planning Commission.

RESPONSE: See above responses.

(D) After the preliminary plat has been submitted to the Planning Commission in accordance with these regulations, a final plat, together with copies of any deed restrictions, shall be prepared and submitted to the City Planner. The plat shall be filed in the office of the City Planner at least 14 days prior to the meeting of the Planning Commission at which approval thereof is asked. This final plat shall be submitted and prepared in accordance with the provisions of 154.45 through 154.46 hereof.

RESPONSE: Applicant intends to submit a final plat to the City Planner after approval of this Application by the Planning Commission. The final plat will comply with the provisions of HCC 154.45-154.46.

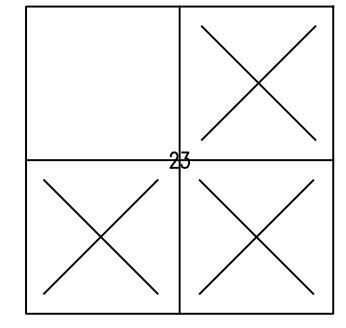
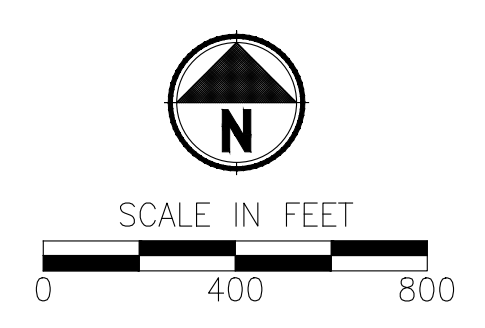
VI. CONCLUSION

For the reasons set forth in this narrative and on the basis of evidence included with this Application, the Commission should approve the Application.

EXHIBIT 1 - Tentative Partition Plan

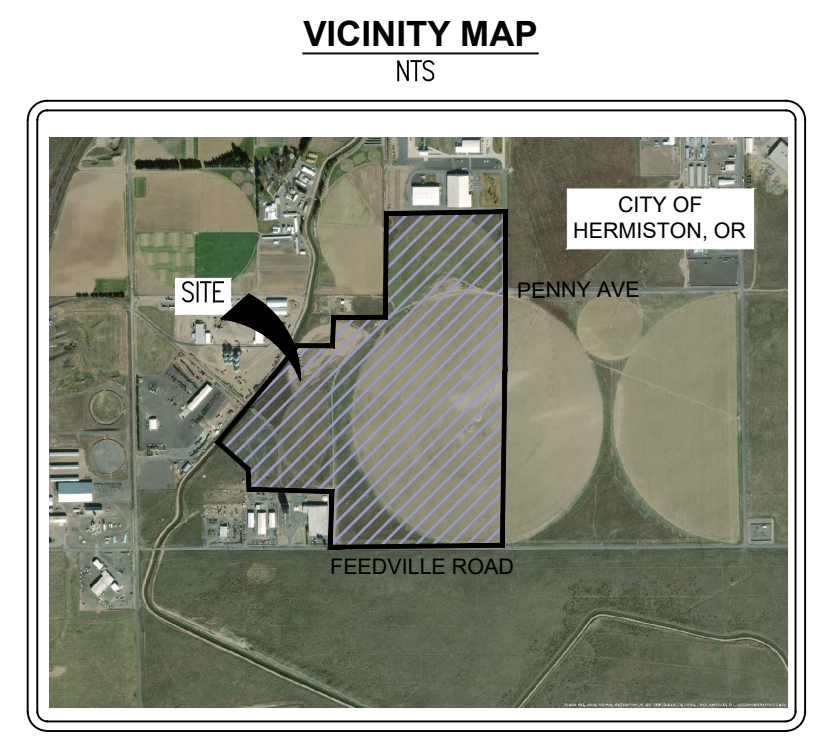
TENTATIVE PARTITION PLAN

A PARTITION PLAT OF PARCEL 1, PARTITION PLAT 2023-11,
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

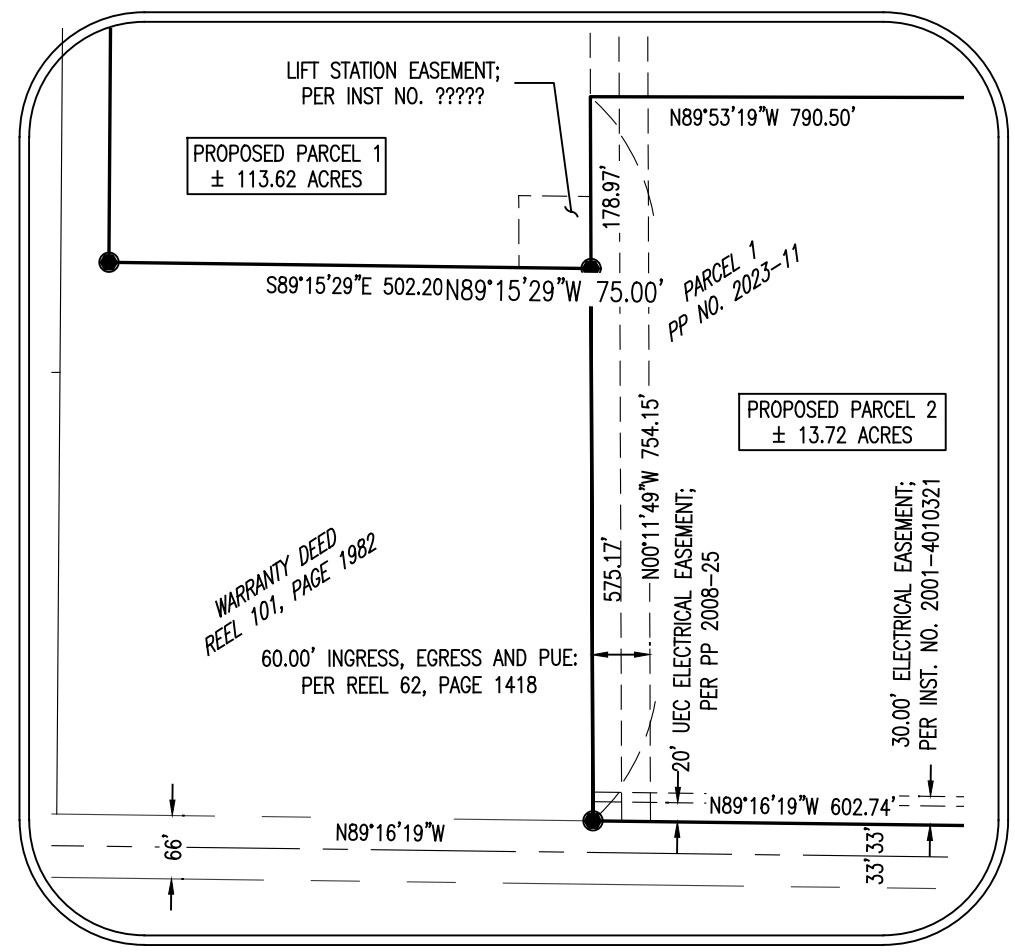
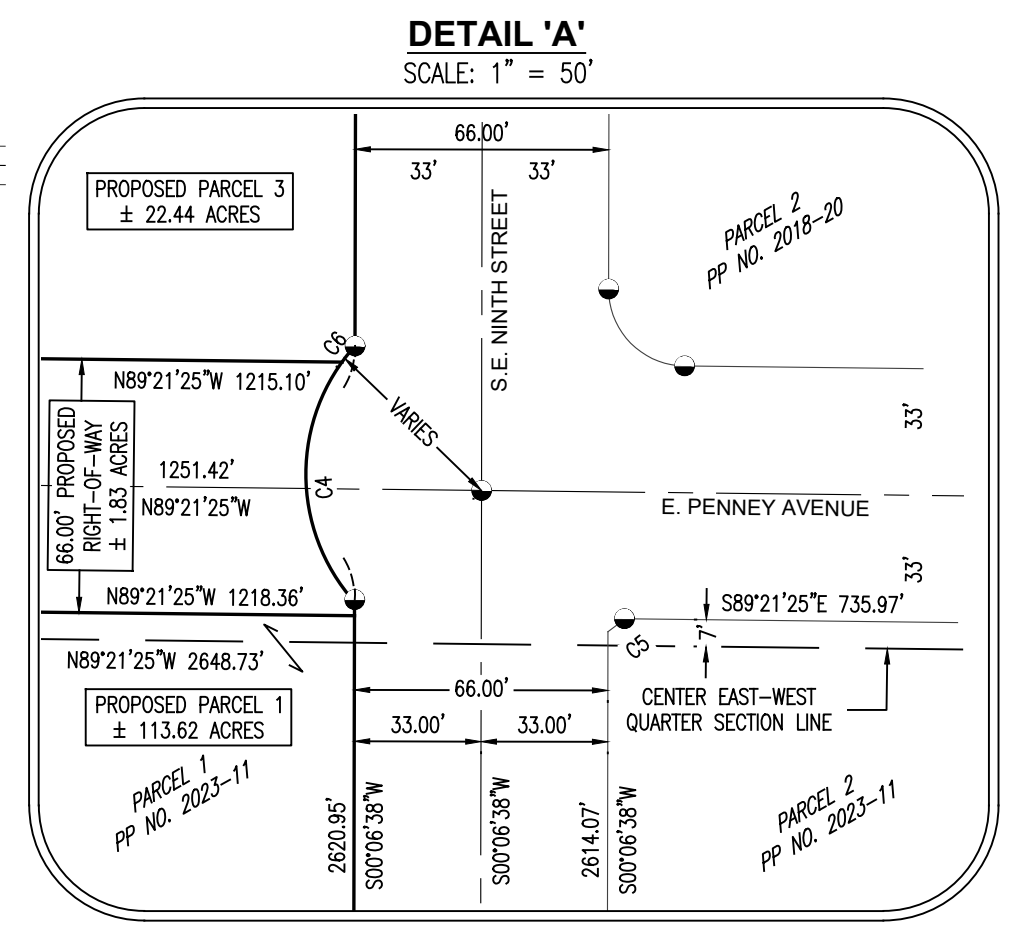
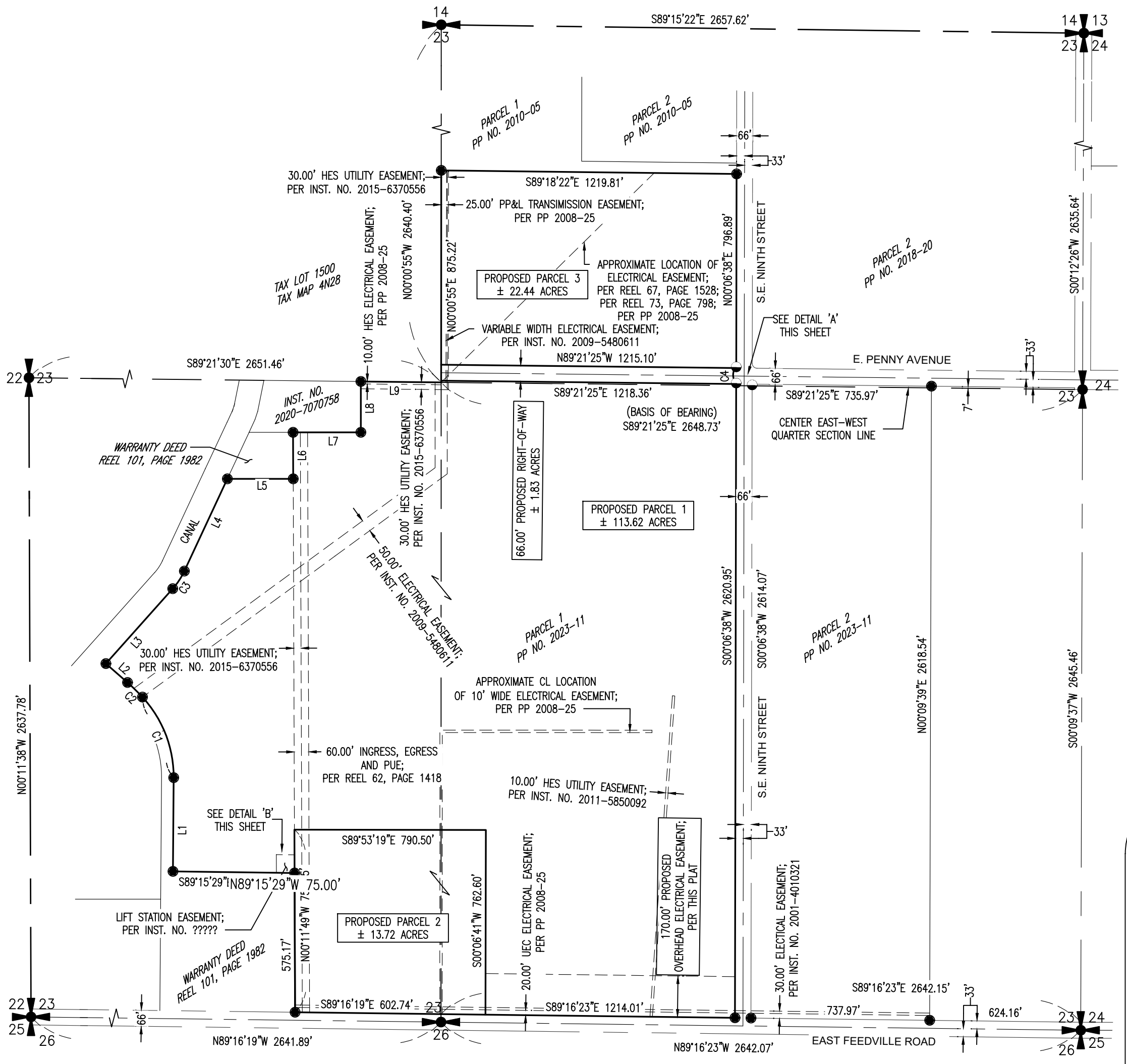


LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	387.08'	N0°25'14"E
L2	118.51'	N48°54'15"W
L3	414.64'	N41°43'57"E
L4	420.40'	N25°01'57"E
L5	271.99'	S89°59'34"W
L6	191.98'	N0°11'49"W
L7	280.00'	S89°59'56"E
L8	210.04'	N0°01'49"W
L9	331.73'	S89°21'30"E

REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW COPY
 CHRISTOPHER J. D'ORAZIO
 98905
 RENEWS: 12-31-2023



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	363.68'	484.28'	43°01'38"	355.19'	N21°05'35"W
C2	88.07'	825.00'	6°07'00"	88.03'	N45°39'54"W
C3	87.44'	300.00'	16°42'02"	87.13'	N33°22'56"E
C4	72.97'	50.00'	83°36'58"	66.66'	S00°06'38"W
C5	5.45'	50.00'	6°14'39"	5.45'	N51°54'56"E
C6	5.38'	50.00'	6°10'08"	5.38'	S38°50'03"W



LEGAL DESCRIPTIONS

PARCEL 1, PARTITION PLAT NUMBER 2023-11, (INSTRUMENT NUMBER 2023-0005626, OFFICE OF UMATILLA COUNTY RECORDS, LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- CALCULATED CORNER AS NOTED
- ✦ FOUND SECTION CORNER AS NOTED
- ✦ FOUND QUARTER SECTION CORNER AS NOTED
- SUBJECT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON
 NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:
PARTITION PLAT APPLICATION

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
 P 541.508.7710
 WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY	SHEET NO. 1 OF 2
DRAWN	CAP		
CHECKED	CJD	SCALE	1"=400'
APPROVED	CJD	DATE	AUGUST 17, 2023

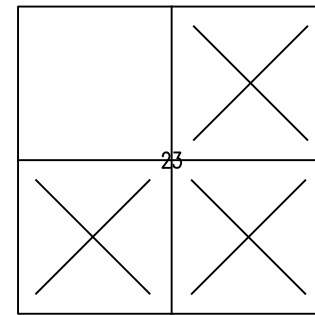
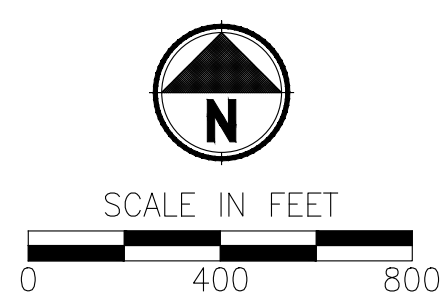
SURVEY NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
- THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY.
- THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
- THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
- 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)

EXHIBIT 1 - Tentative Partition Plan

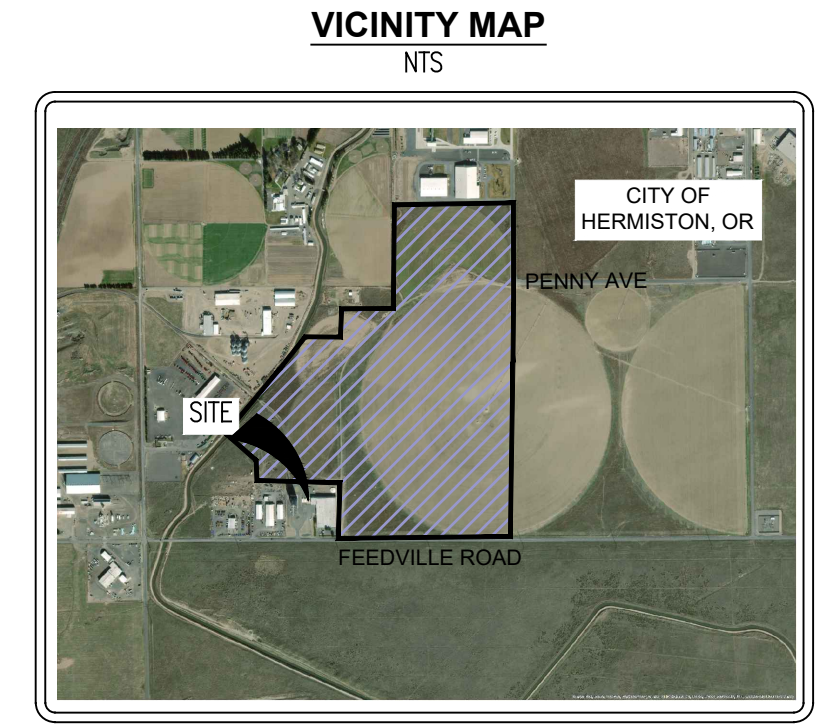
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 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



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L4	420.40'	N25°01'57"E
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L8	210.04'	N0°01'49"W
L9	331.73'	S89°21'30"E

REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW
 REEL 101, PAGE 1982
 CHRISTOPHER J. D'ORAZIO
 98905
 RENEWS: 12-31-2023



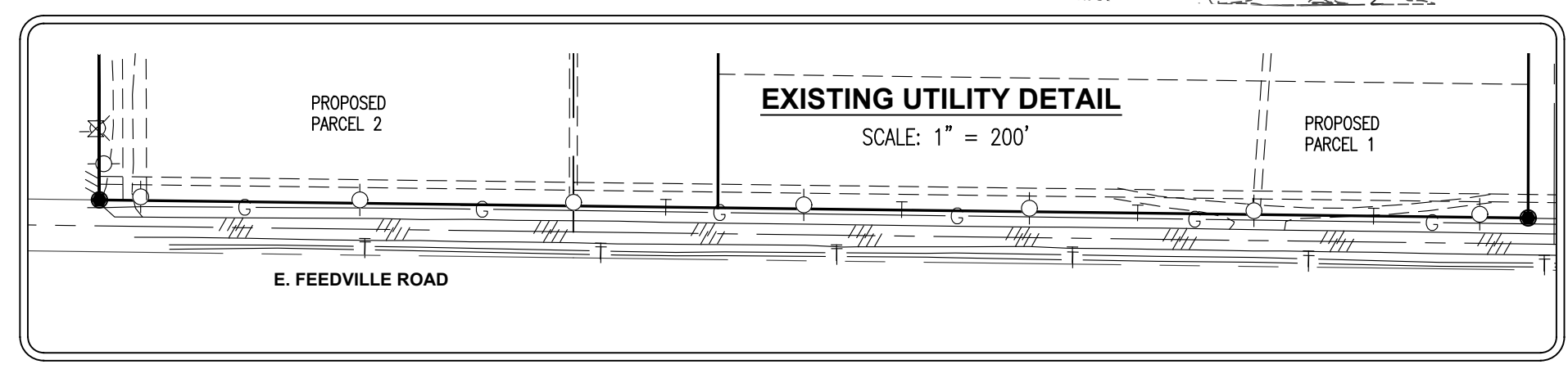
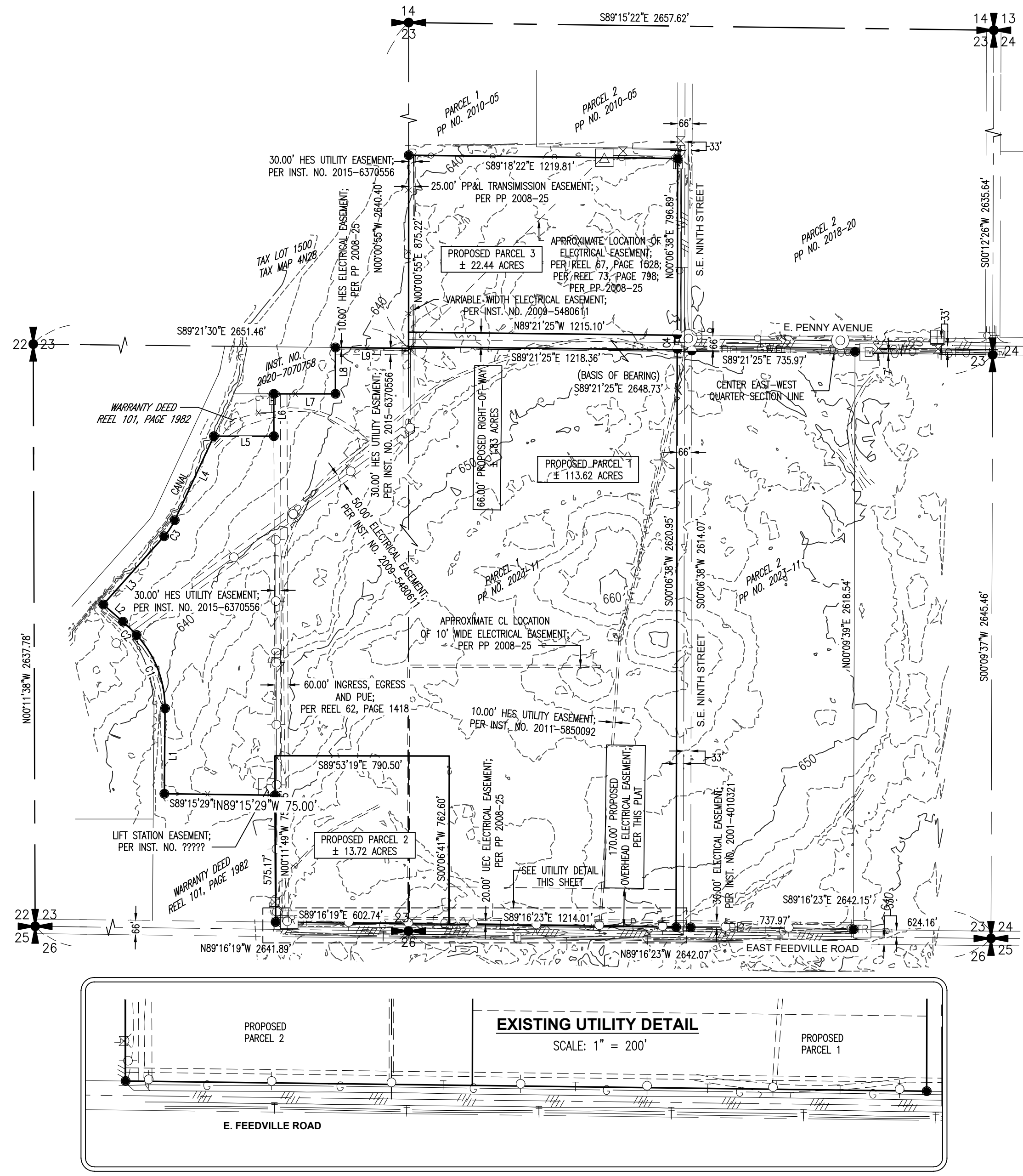
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C6	5.38'	50.00'	6°10'08"	5.38'	S38°50'03"W

LEGEND

- SIGN, AS NOTED
- SEWER MANHOLE
- WATER FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- POWER POLE WITH TRANSFORMER
- POWER VAULT
- POWER JUNCTION BOX
- POWER PAD MOUNTED TRANSFORMER
- TELEPHONE RISER
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- GATE POST
- FOUND MONUMENT
- FOUND SECTION CORNER
- FOUND QUARTER SECTION CORNER

LINE TYPES

- CHAINLINK FENCE
- BOARD FENCE, AS NOTED
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- CENTERLINE
- WATER LINE LOCATES
- GAS LOCATES
- OVERHEAD POWER WIRES
- POWER LOCATES
- TELE-COMMUNICATIONS LOCATES
- FIBER OPTIC LOCATES
- SANITARY SEWER UNDERGROUND
- GRAVEL/DIRT ROAD
- SUBJECT PARCEL BOUNDARY
- EASEMENT LINE, AS NOTED
- EASEMENT CENTERLINE, AS NOTED
- 1/16 SECTION LINE
- QUARTER SECTION LINE



LEGAL DESCRIPTIONS

*PER PRELIMINARY TITLE REPORT NO. 5, FILE NUMBER 541274AM, ISSUED BY AMERTITLE DATED DECEMBER 3, 2022.

LOT 1 AS SHOWN ON THE STAHL REPLAT - A REPLAT OF PARCEL 1 OF PARTITION PLAT 1997-06 & PARCEL 2 OF PARTITION PLAT 2019-08 (DOCUMENT NO. 2019-6940037, OFFICE OF UMATILLA COUNTY RECORDS, AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF CORRECTION (REPLAT) DATED AS OF NOVEMBER 21, 2022, AND RECORDED ON NOVEMBER 22, 2022, AS DOCUMENT NO. 2022-7490475, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEY NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
- THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY
- THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
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- 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN)

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON

NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

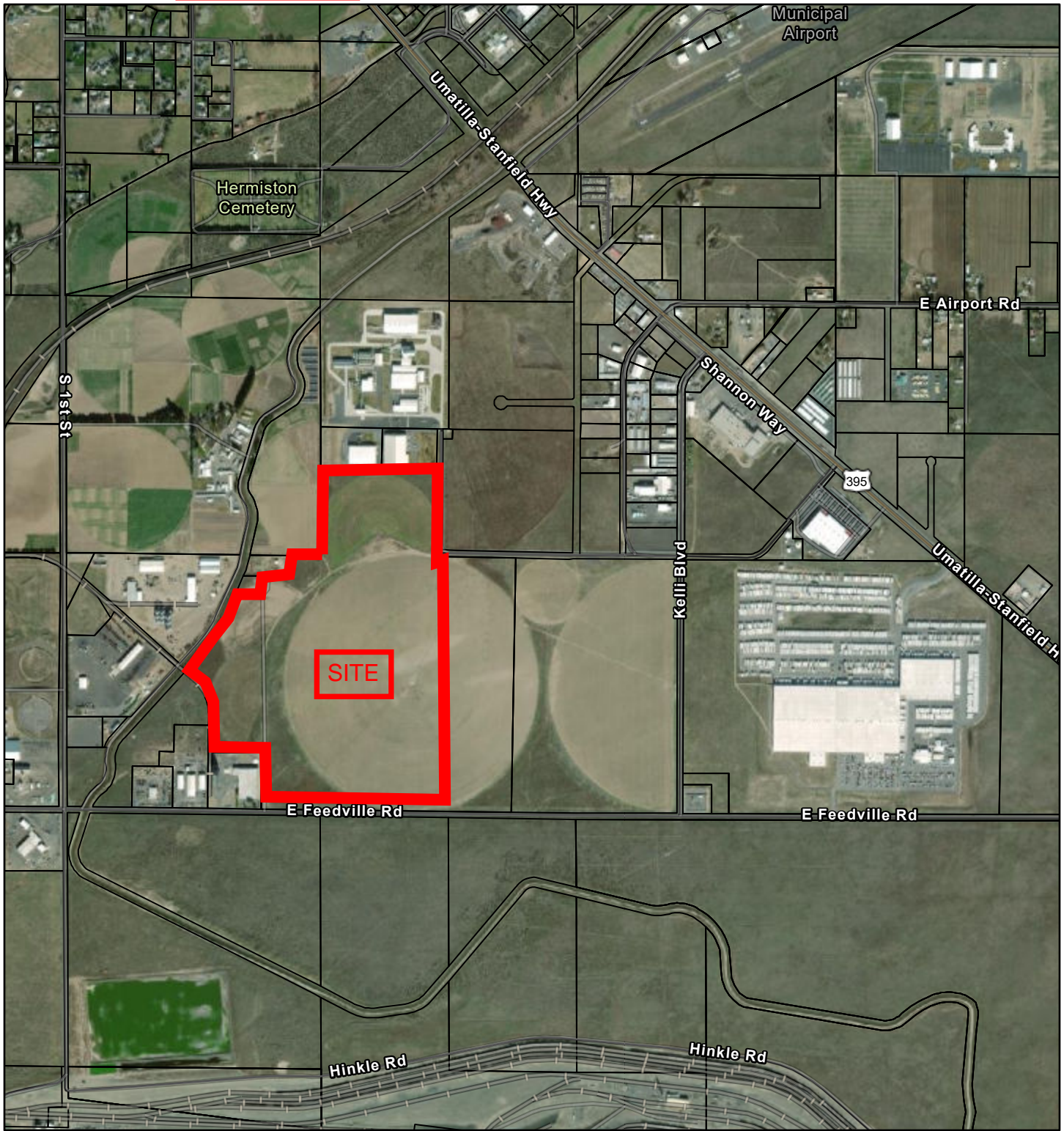
SURVEY PREPARED FOR:
 PARTITION PLAT APPLICATION

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
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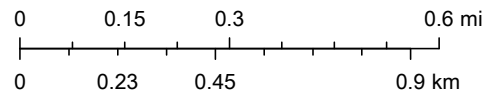
PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY	SHEET NO. 2 OF 2
DRAWN	CAP		
CHECKED	CJD	SCALE	1"=400'
APPROVED	CJD	DATE	AUGUST 17, 2023



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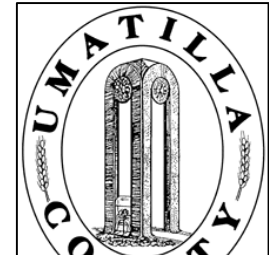
1:24,952



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

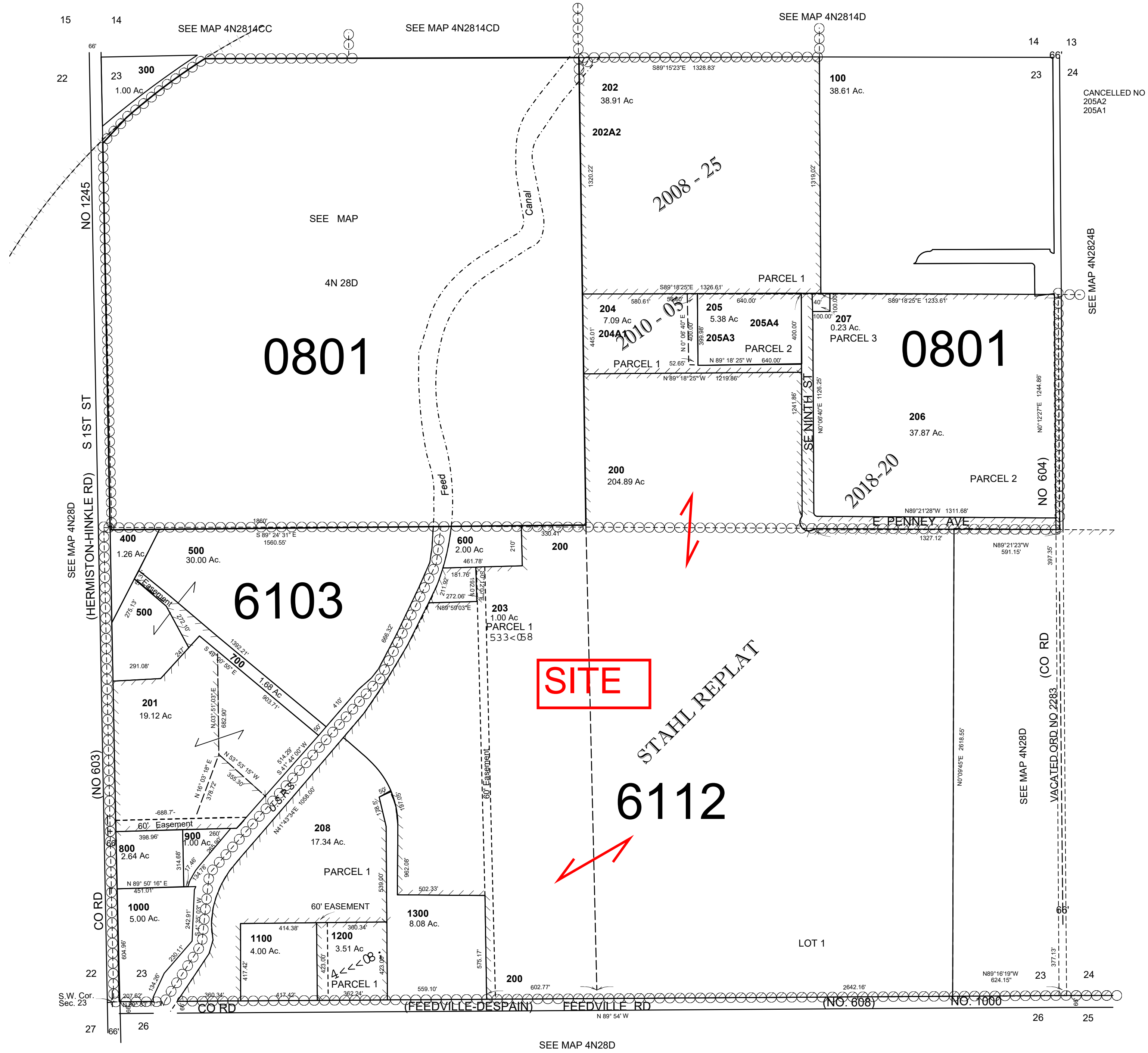
EXHIBIT 3 - Tax Map

This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.



SEC 23 T4N R28E WM
UMATILLA COUNTY
 SCALE: 1" = 400'

4N 28 23
 AERIAL PHOTO NO. NZ-2P-21-24
 41-42



SITE

STAHl REPLAT

6112

REVISED: 09-13-2021
4N 28 23

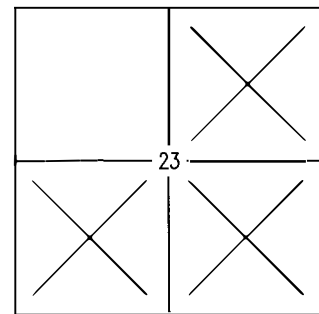
EXHIBIT 4 - Partition Plat 2023-11

PARTITION PLAT NO. 2023-11

A PARTITION PLAT OF LOT 1 OF THE "STAHL REPLAT",
LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



0 300
1 INCH = 300 FT.

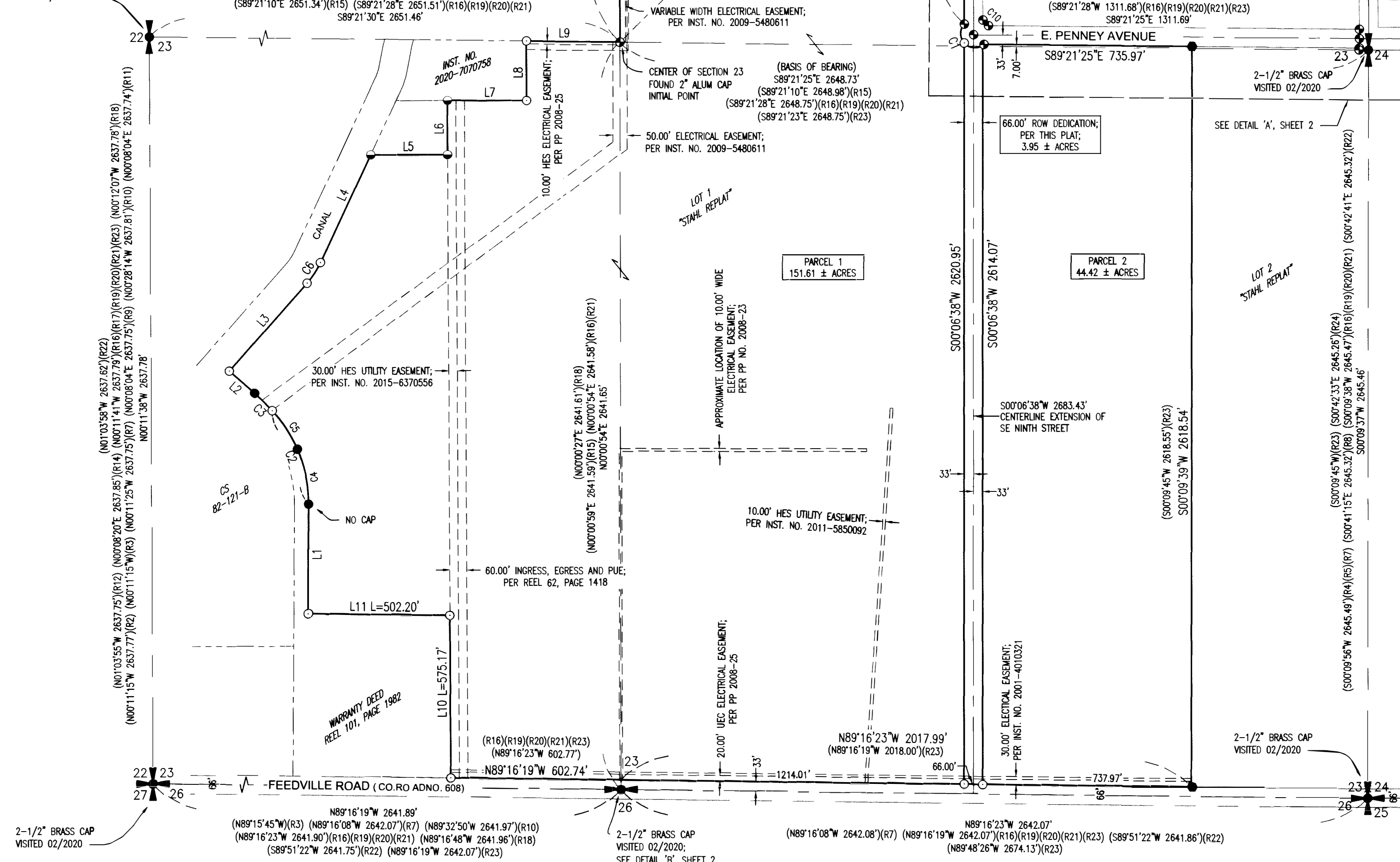


T.4N R.28E W.M.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT
COPY OF THE ORIGINAL PLAT AS FILED FOR
AMAZON DATA SERVICES, INC. IN UMATILLA
COUNTY, OREGON.

CJD 6.1.23
CHRISTOPHER J. D'ORAZIO, PLS 98905

2-1/2" BRASS CAP
VISITED 02/2020



LEGEND

- SET 5/8" X30" IR W/ YPC CAP INSCRIBED "PARAMETRIX"
- FOUND 5/8" IR W/ YPC INSCRIBED "TELEK"; PER R3; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" IR W/ YPC INSCRIBED "EDWARDS 951"; PER R16; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" IR W/ YPC INSCRIBED "STRATTON 1111"; PER R18; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" YPC INSCRIBED "EDWARDS 951"; PER R19; HELD UNLESS NOTED OTHERWISE.
- FOUND 5/8" IR W/ YPC INSCRIBED "LS 2431"; PER R23; HELD UNLESS NOTED OTHERWISE.
- FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE.
- ⊕ FOUND SECTION CORNER AS NOTED; HELD
- ⊕ FOUND QUARTER SECTION CORNER AS NOTED; HELD
- (R#) RECORD INFORMATION PER SURVEY REFERENCE NUMBER
- INST. NO. INSTRUMENT NUMBER PER UMATILLA COUNTY DEED RECORDS
- PP NO. PARTITION PLAT NUMBER PER UMATILLA COUNTY RECORDS
- ROW RIGHT-OF-WAY
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- UCSR UMATILLA COUNTY SURVEY RECORDS
- PLAT BOUNDARY
- EXISTING CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT, AS NOTED
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER SECTION LINE
- EXISTING SECTION LINE

SHEET INDEX

SHEET 1)	SURVEY AND LEGEND
SHEET 2)	ADDITIONAL MONUMENTATION AND MEASUREMENT DETAILS, REFERENCES, CURVE AND LINE TABLE, LEGEND
SHEET 3)	EXCEPTIONS, ACKNOWLEDGEMENT, APPROVALS, DECLARATION, PLAT NOTES, SURVEYOR'S NARRATIVE.

UMATILLA COUNTY OFFICE OF RECORDS
RECEIVED BY
 Umatilla County Surveyor
 Date: 8/17/23
 Rec'd By: CT
 No.: 23-072-B

State of Oregon 2023-0005626
 County of Umatilla REC-DE-PP 08/16/2023 10:46:04 AM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00
 REGISTERED PROFESSIONAL LAND SURVEYOR
CJD 6.1 32
 OREGON MARCH 8, 2022
 CHRISTOPHER J. D'ORAZIO 98905
 RENEWS: 12-31-2023

PREPARED FOR:
AMAZON WEB SERVICES INC.

Parametrix
 ENGINEERING PLANNING ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
 P 541.508.7710
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PMX JOB NO. 553-8117-034

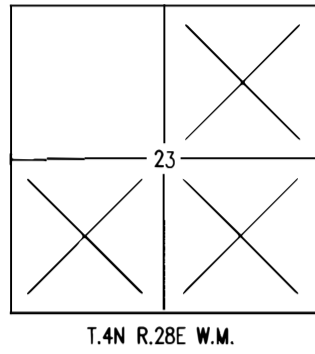
SURVEYED	CAP/DF	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
DRAWN	CAP/DF	
CHECKED	CJD	SCALE 1"=300'
APPROVED	CJD	DATE JUNE 2, 2023

SHEET NO. 1 OF 3

EXHIBIT 4 - Partition Plat 2023-11

PARTITION PLAT NO. 2023-11

A PARTITION PLAT OF LOT 1 OF THE "STAHL REPLAT",
LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1 (R16)(R19) (R20)(R21)(R23)	151.08' (151.08') (151.08')	50.00' (50.00') (50.00')	173°07'30" (173°07'36") (173°07'30")	99.82' (99.82') (99.82')	S44°38'38"E (S44°37'24"E) (S44°37'31"E)
C2 (R3)	363.68' -	484.28' (484.28')	43°01'38" (43°07'20")	355.19' -	N21°05'35"W -
C3 (R3) (R21)(R23)	88.07' (88.07')	825.00' (825.00')	6°07'00" (6°21'35") (6°07'00")	88.03' -	N45°39'54"W -
C4 (R3) (R16)(R19)(R20) (R18) (R21)(R23)	200.42' (200.13') (200.50') (200.48') (200.42')	484.28' (484.28')	23°42'41" -	198.99' -	N11°26'07"W -
C5 (R21)(R23)	163.26' (163.26')	484.28' (484.28')	19°18'57" (19°18'57")	162.49' (162.49')	N32°56'56"W (N32°57'28"W)
C6 (R21)(R23)	87.44' (87.44')	300.00' (300.00')	16°42'02" (16°42'02")	87.13' (87.13')	N33°22'56"E (N33°22'33"E)
C7	72.97'	50.00'	83°36'58"	66.66'	S00°06'38"W
C8	72.66'	50.00'	83°15'53"	66.43'	S83°19'48"E
C9	5.45'	50.00'	6°14'39"	5.45'	N51°54'56"E
C10 (R16)(R19) (R20)	31.23' (31.23') (31.23')	20.00' (20.00') (20.00')	89°28'08" (89°28'08") (89°28'02")	28.15' (28.15') (28.15')	S44°37'26"E (S44°37'24"E) (S44°37'21"E)

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1 (R16)(R19) (R18) (R20) (R21)(R23)	387.08' (386.86') (387.22') (386.87') (387.11')	N0°25'14"E - - (N00°52'43"E) (N00°26'47"E)
L2 (R21)(R23)	118.51' (118.50')	N48°54'15"W (N48°52'42"W)
L3 (R21)(R23)	414.64' (414.60')	N41°43'57"E (N41°43'34"E)
L4 (R21)(R23)	420.40' (420.40')	N25°01'57"E (N25°01'34"E)
L5 (R18) (R19)(R20) (R21)	271.99' (272.06') (272.06') (272.06')	N89°59'34"E (N89°59'03"E) - (N89°59'17"E)
L6 (R18) (R19)(R20) (R21) (R23)	191.98' (192.01') (192.01') (192.01') (192.01')	N0°11'49"W (N0°12'07"W) - (N0°11'52"W) (N0°00'52"W)
L7 (R18) (R19)(R20) (R21)(R23)	280.00' (280.00') (280.00') (280.00')	S89°59'56"E (N89°59'03"W) - (N89°59'19"E)
L8 (R16)(R19)(R20) (R18) (R21)(R23)	210.04' (210.00') (210.00') (209.88')	N0°01'49"W - (N0°00'54"W) (N0°00'38"W)
L9 (R16)(R19)(R20) (R18) (R21)(R23)	331.73' (330.41') (331.64') (331.74')	S89°21'30"E (S89°21'28"E) (S89°21'56"E) (S89°21'28"E)
L10 (R3) (R16)(R19) (R20)(R21)(R23)	575.17' - (575.17') (575.23')	N0°11'49"W (N0°11'15"W) - (N0°11'52"W)
L11 (R16)(R19) (R20) (R21)(R23)	502.20' (502.53') (498.31') (502.39')	N89°15'29"W - (N89°16'51"W) (N89°16'15"W)

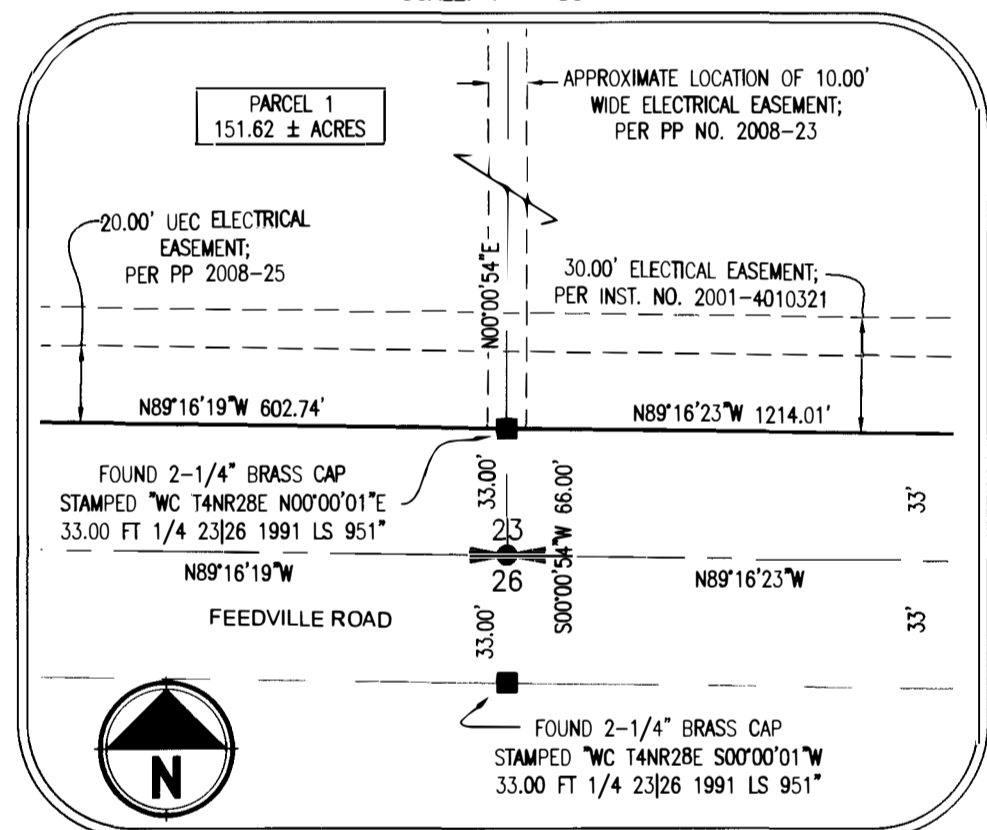
SURVEY REFERENCES

- RECORD INFORMATION PER CS 03-181-A, BY DAVID H. KRUMBEIN, DATED JUNE 19, 1975, UCSR.
- RECORD INFORMATION PER CS 82-58-B, BY THOMAS F. LAGIER, FILED AUGUST 1982, UCSR.
- RECORD INFORMATION PER CS 82-121-B, BY THOMAS F. LAGIER, FILED NOVEMBER 23, 1982, UCSR.
- RECORD INFORMATION PER CS 89-86-B, BY G. DENNIS EDWARDS, FILED OCTOBER 1989, UCSR.
- RECORD INFORMATION PER CS 90-05-A, BY G. DENNIS EDWARDS, FILED JANUARY 1990, UCSR.
- RECORD INFORMATION PER CS 96-22-B, BY PAUL W.P. TOMKINS, FILED FEBRUARY 1996, UCSR.
- RECORD INFORMATION PER CS 92-95-C, BY G. DENNIS EDWARDS, FILED APRIL 1997, UCSR.
- RECORD INFORMATION PER PP NO. 1997-06, INST. NO. 1997-229132, BY RONALD V. MCKINNIS, RECORDED MARCH 18, 1997, UCR.
- RECORD INFORMATION PER PP NO. 1997-14, INST. NO. 1997-230845, BY DAVID L. HADDOCK, RECORDED MAY 1, 1997, UCR.
- RECORD INFORMATION PER PP NO. 1998-58, INST. NO. 1999-3620553, BY GARY B. WAGNER, RECORDED DECEMBER 14, 1999, UCR.
- RECORD INFORMATION PER CS 02-080-B, BY ROBERT H. STRATTON, FILED APRIL 2002, UCSR.
- RECORD INFORMATION PER CS 02-293-B, BY JOHN D. PUTNAM, FILED DECEMBER 2002, UCSR.
- RECORD INFORMATION PER CS 05-204-B, BY G. DENNIS EDWARDS, FILED DECEMBER 2005, UCSR.
- RECORD INFORMATION PER CS 08-48-B, BY WILLIAM R. WELLS, FILED MARCH 2008, UCSR.
- RECORD INFORMATION PER CS 08-141-B, BY WILLIAM L. HANLEY, FILED OCTOBER 2008, UCSR.
- RECORD INFORMATION PER PP NO. 2008-25, INST. NO. 2008-5430520, BY G. DENNIS EDWARDS, RECORDED OCTOBER 21, 2008, UCR.
- RECORD INFORMATION PER CS 09-05-C, BY G. DENNIS EDWARDS, FILED JANUARY 2009, UCSR.
- RECORD INFORMATION PER PP NO. 2009-25, INST. NO. 2009-5560050, BY ROBERT H. STRATTON, RECORDED SEPTEMBER 2, 2009, UCR.
- RECORD INFORMATION PER PP NO. 2010-05, INST. NO. 2010-5640139, BY G. DENNIS EDWARDS, RECORDED APRIL 2, 2010, UCR.
- RECORD INFORMATION PER PP NO. 2018-20, INST. NO. 2018-6800105, BY MICHAEL B. POSADA, RECORDED DECEMBER 5, 2018, UCR.
- RECORD INFORMATION PER PP NO. 2019-08, INST. NO. 2019-6840322, BY MICHAEL B. POSADA, RECORDED APRIL 2, 2019, UCR.
- RECORD INFORMATION PER CS 19-080-C, BY LANCE CLARK KING, FILED AUGUST 13, 2019, UCSR.
- RECORD INFORMATION PER STAHL REPLAT, INST. NO. 2019-6940037, BY RONALD V. MCKINNIS, RECORDED NOVEMBER 27, 2019, IN PLAT BOOK 16, PAGE 45, UCR.
- RECORD INFORMATION PER CS 22-006-C, BY BRIT L. PRIMM, FILED JANUARY 28, 2022, UCSR.

LEGEND

- SET 5/8" X30" IR W/ YPC CAP INSCRIBED "PARAMETRIX"
- FOUND 5/8" IR W/ YPC INSCRIBED "TELEX"; PER R3; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" IR W/ YPC INSCRIBED "EDWARDS 951"; PER R16; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" YPC INSCRIBED "STRATTON 1111"; PER R18; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" YPC INSCRIBED "EDWARDS 951"; PER R19; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IR W/ YPC INSCRIBED "LS 2431"; PER R23; HELD UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- ⊕ FOUND SECTION CORNER AS NOTED; HELD
- ⊕ FOUND QUARTER SECTION CORNER AS NOTED; HELD
- (R#) RECORD INFORMATION PER SURVEY REFERENCE NUMBER
- INST. NO. INSTRUMENT NUMBER PER UMATILLA COUNTY DEED RECORDS
- PP NO. PARTITION PLAT NUMBER PER UMATILLA COUNTY RECORDS
- ROW RIGHT-OF-WAY
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- UCSR UMATILLA COUNTY SURVEY RECORDS
- PLAT BOUNDARY
- EXISTING CENTER LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT, AS NOTED
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER SECTION LINE
- EXISTING SECTION LINE

DETAIL 'B'
SCALE: 1" = 50'



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR AMAZON DATA SERVICES, INC. IN UMATILLA COUNTY, OREGON.

CDD 6-1-23
CHRISTOPHER J. D'ORAZIO, PLS 98905

RECEIVED BY
UMATILLA COUNTY OFFICE OF RECORDS
Umatilla County Surveyor
Date: 8/17/23
Rec'd By: *CT*
No.: 23-072-8

State of Oregon 2023-0005626
County of Umatilla REC-DE-PP 08/16/2023 10:46:04 AM
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$50.00 \$120.00
\$24.00

REGISTERED PROFESSIONAL LAND SURVEYOR

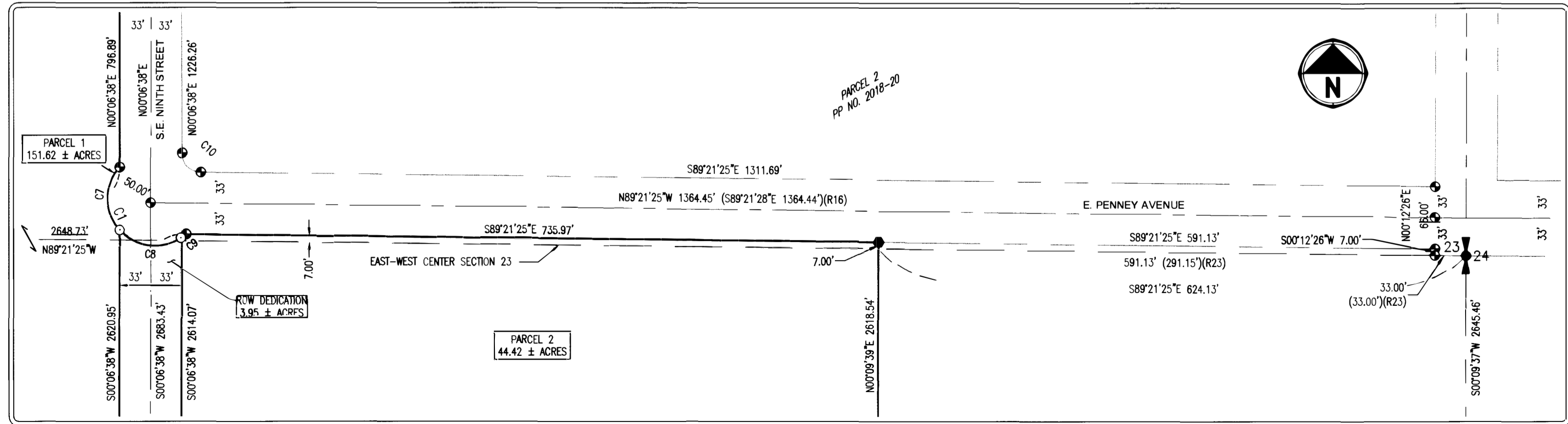


CDD 6-1-23

Office of County Records
Steve Churchill

OREGON
MARCH 8, 2022
CHRISTOPHER J. D'ORAZIO
98905

RENEWS: 12-31-2023



DETAIL 'A'
SCALE: 1" = 100'

PREPARED FOR:
AMAZON WEB SERVICES INC.

Parametrix
ENGINEERING PLANNING ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
P 541.508.7710
WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-034

SURVEYED	CAP/DF	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
DRAWN	CAP/DF	
CHECKED	CJD	SCALE SEE DETAILS
APPROVED	CJD	DATE JUNE 2, 2023

SHEET NO. 2 OF 3

Exhibit B

Conditions of Approval for AWS Major Partition

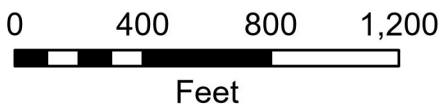
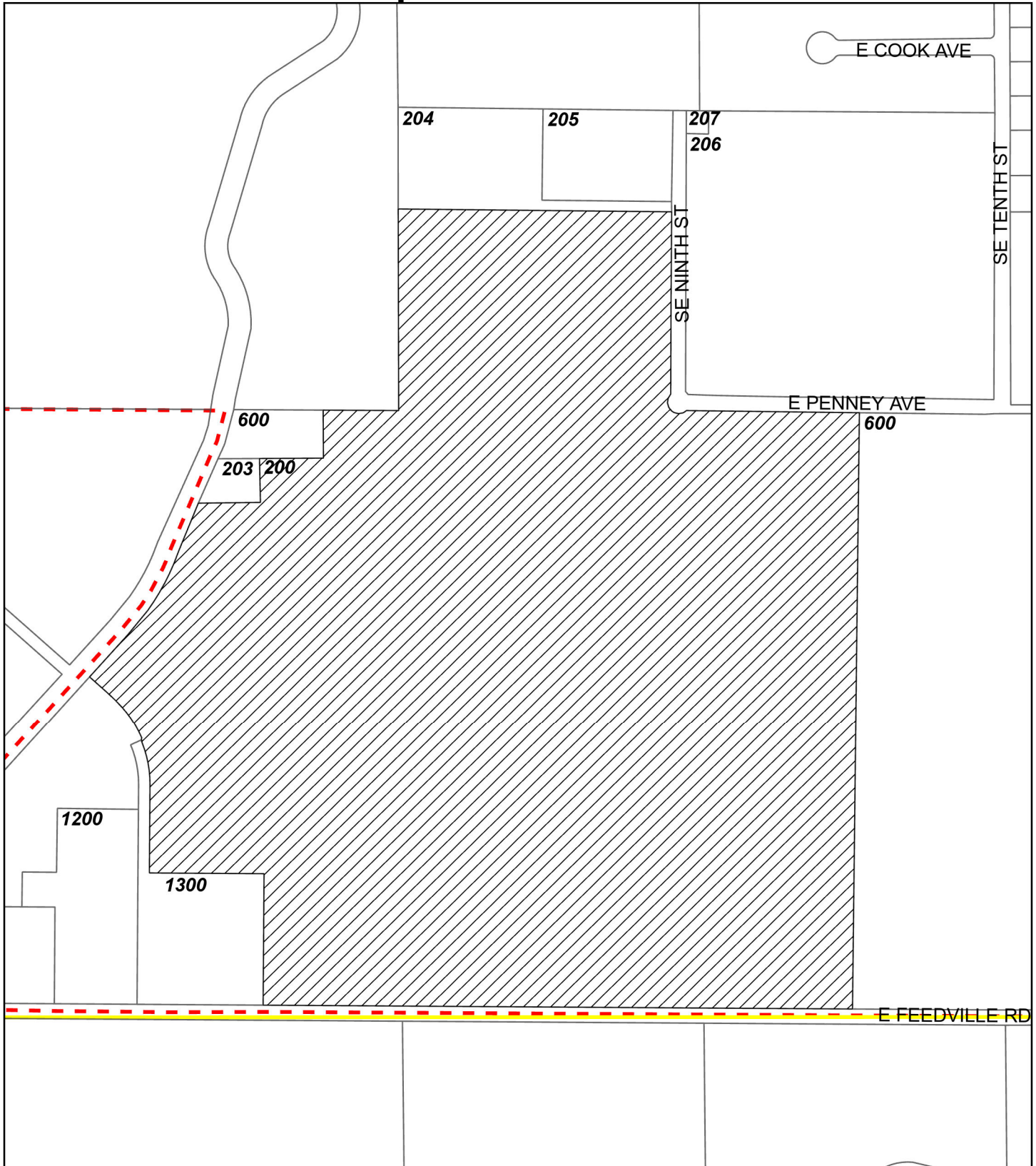
October 11, 2023

908 E Penney Ave

Subject to the public hearing and testimony presented to the planning commission, the following conditions of approval are proposed:

1. Portions of the property lie within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. The site is bounded by SE 9th St and E Feedville Road. An extension of E Penney Ave is proposed as part of the partition.
 - a. E Penney Avenue is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 1, the owner of Parcel 1 shall improve the E Penney Avenue frontage of the Development Site to minor collector status using city standards ST10 in the standard specifications.
 - b. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. As a condition of approval of a permit to develop Lot 1 or Lot 2, the owner of the lot being developed shall enter a street improvement agreement agreeing to participate in future improvements to E Feedville Road frontage of the Development Site to urban major collector status. Such agreement shall run with the land.
 - c. SE 9th Street is classified as an urban minor collector. As a condition of approval of a permit to develop Parcel 2, the owner of the lot being developed shall improve the SE 9th Street frontage of the respective Development Site to minor collector status using city standard ST10 in the standard specifications.
3. A final plat shall be prepared and submitted to the planning commission for review in accordance with §154.46 of the Hermiston Code of Ordinances.

Notice of Proposed Land Use Action



Legend

- Property Line
- Area of Proposed Major Partition
- Urban Growth Boundary
- City Limits

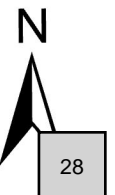
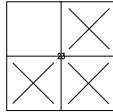


EXHIBIT 1 - Tentative Partition Plan

TENTATIVE PARTITION PLAN

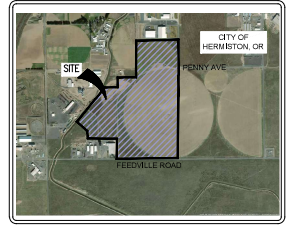
A PARTITION PLAT OF PARCEL 1, PARTITION PLAT 2023-11,
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LINE NO.	LENGTH	BEARING
L1	387.08'	N02°14'E
L2	118.51'	N48°54'15"W
L3	414.64'	N41°42'57"E
L4	420.40'	N25°01'57"E
L5	271.98'	S89°39'34"W
L6	191.98'	N01°14'49"W
L7	280.00'	S89°59'56"E
L8	210.04'	N00°14'49"W
L9	331.73'	S89°21'30"E

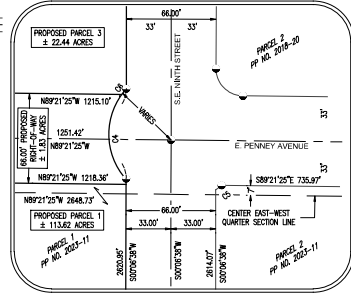
REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW COPY
 CHRISTOPHER A. DORAZIO
 98905
 RENEWS: 12-31-2023

VICINITY MAP

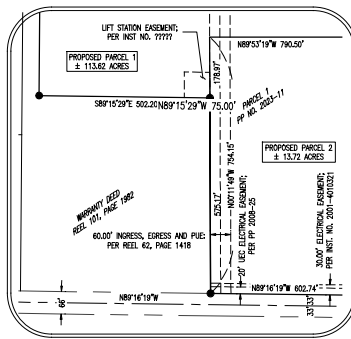


CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	363.68'	484.28'	43°01'38"	355.19'	N21°05'30"W
C2	88.07'	825.00'	6°07'00"	88.03'	N49°39'54"W
C3	87.44'	300.00'	16°42'02"	87.13'	N33°22'36"E
C4	72.97'	50.00'	83°38'58"	66.86'	S00°06'38"W
C5	5.45'	50.00'	8°14'39"	5.45'	N61°54'56"E
C6	5.38'	50.00'	8°10'08"	5.38'	S38°50'03"W

DETAIL 'A'



DETAIL 'B'



LEGAL DESCRIPTIONS

PARCEL 1, PARTITION PLAT NUMBER 2023-11, (INSTRUMENT NUMBER 2023-005626, OFFICE OF UMATILLA COUNTY RECORDS, LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- CALCULATED CORNER AS NOTED
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊕ FOUND QUARTER SECTION CORNER AS NOTED
- SUBJECT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- EASEMENT LINE

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON
 NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:
 PARTITION PLAT APPLICATION

Parametrix
 ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES
 150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
 P 541.526.7710
 WWW.PARAMETRIX.COM
 PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
DRAWN	CAP	
CHECKED	CJD	SCALE 1"=400'
APPROVED	CJD	DATE AUGUST 17, 2023

SHEET NO. 1 OF 2

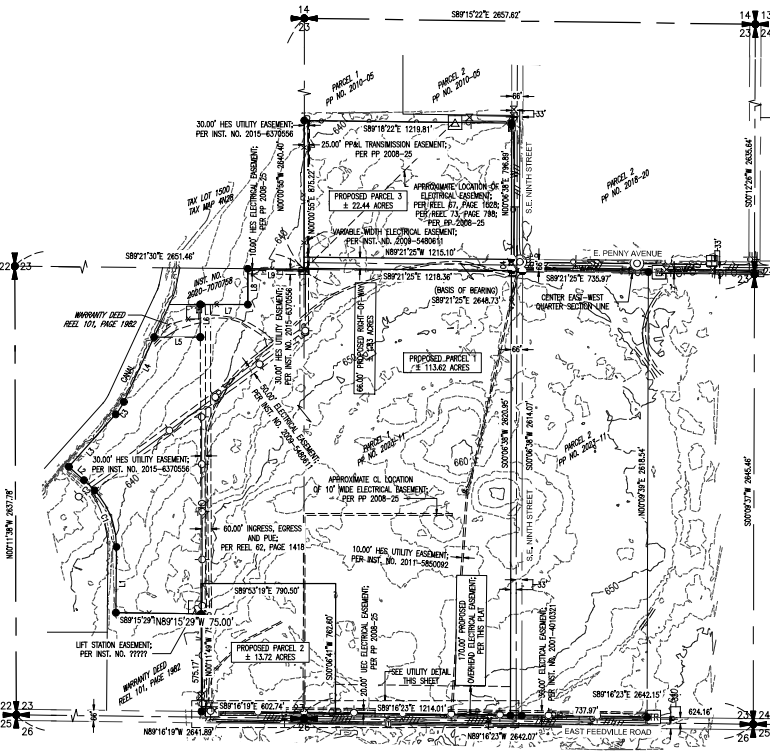
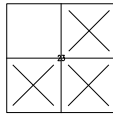
SURVEY NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
- THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY.
- THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
- THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
- 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)

EXHIBIT 1 - Tentative Partition Plan

TENTATIVE PARTITION PLAN

A PARTITION PLAT OF PARCEL 1, PARTITION PLAT 2023-11,
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LINE TABLE

LINE NO.	LENGTH	BEARING
L1	307.00'	N02°11'41\"
L2	118.51'	N48°54'15\"
L3	414.64'	N41°43'57\"
L4	430.40'	N25°19'57\"
L5	271.90'	S89°59'34\"
L6	191.88'	N01°14'49\"
L7	280.00'	S89°59'56\"
L8	210.04'	N00°14'49\"
L9	331.75'	S89°21'30\"

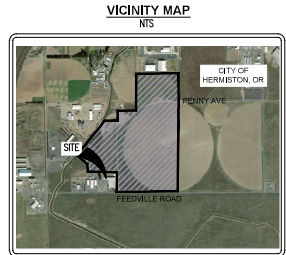
REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW COPY
 CHRISTOPHER A. D'ORAZIO
 98905
 RENEWS: 12-31-2023

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	343.68'	484.38'	43°01'38\"	355.19'	N21°05'35\"
C2	88.07'	826.00'	07°07'00\"	88.03'	N49°39'54\"
C3	87.44'	300.00'	10°42'02\"	87.15'	N33°22'36\"
C4	72.87'	50.00'	83°36'58\"	66.66'	S07°06'38\"
C5	5.45'	50.00'	01°14'39\"	5.45'	N51°54'56\"
C6	5.38'	50.00'	01°10'08\"	5.38'	S38°50'03\"

- LEGEND**
- ⊙ SIGN, AS NOTED
 - ⊙ SEMI MANHOLE
 - ⊙ WATER FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ POWER POLE
 - ⊙ POWER POLE WITH TRANSFORMER
 - ⊙ POWER VAULT
 - ⊙ POWER JUNCTION BOX
 - ⊙ POWER PAD MOUNTED TRANSFORMER
 - ⊙ TELEPHONE RISER
 - ⊙ TELEPHONE JUNCTION BOX
 - ⊙ CABLE TV JUNCTION BOX
 - ⊙ GATE POST
 - ⊙ FOUND MONUMENT
 - ⊙ FOUND SECTION CORNER
 - ⊙ FOUND QUARTER SECTION CORNER

- LINE TYPES**
- CHAINLINK FENCE
 - BOARD FENCE, AS NOTED
 - EDGE OF PAVEMENT
 - EDGE OF CONCRETE
 - CENTERLINE
 - WATER LINE LOCATES
 - GAS LOCATES
 - OVERHEAD POWER WIRES
 - POWER LOCATES
 - TELE-COMMUNICATIONS LOCATES
 - FIBER OPTIC LOCATES
 - SANITARY SEWER UNDERGROUND
 - SUBJECT PARCEL BOUNDARY
 - EASEMENT LINE, AS NOTED
 - EASEMENT CENTERLINE, AS NOTED
 - 1/16 SECTION LINE
 - QUARTER SECTION LINE



LEGAL DESCRIPTIONS

*PER PRELIMINARY TITLE REPORT NO. 5, FILE NUMBER 541274M, ISSUED BY AMERTITLE DATED DECEMBER 3, 2022.

LOT 1 AS SHOWN ON THE STIAL PLAT - A REPLAY OF PARCEL 1 OF PARTITION PLAT 1997-08 & PARCEL 2 OF PARTITION PLAT 2010-08 (DOCUMENT NO. 2010-080033, OFFICE OF UMATILLA COUNTY RECORDS, AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF CORRECTION (REPLAT) DATED AS OF NOVEMBER 21, 2022, AND RECORDED ON NOVEMBER 25, 2022, AS DOCUMENT NO. 2022-7480475, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

- SURVEY NOTES**
1. TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
 2. THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY.
 3. THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
 4. THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
 5. 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.55+ ACRES).

HORIZONTAL DATUM:
 HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

VERTICAL DATUM:
 VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON

NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:
 PARTITION PLAT APPLICATION

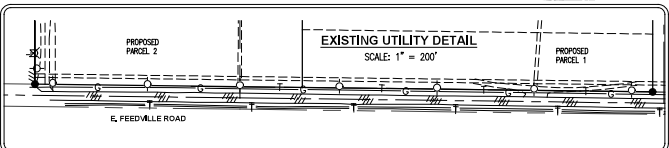
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150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
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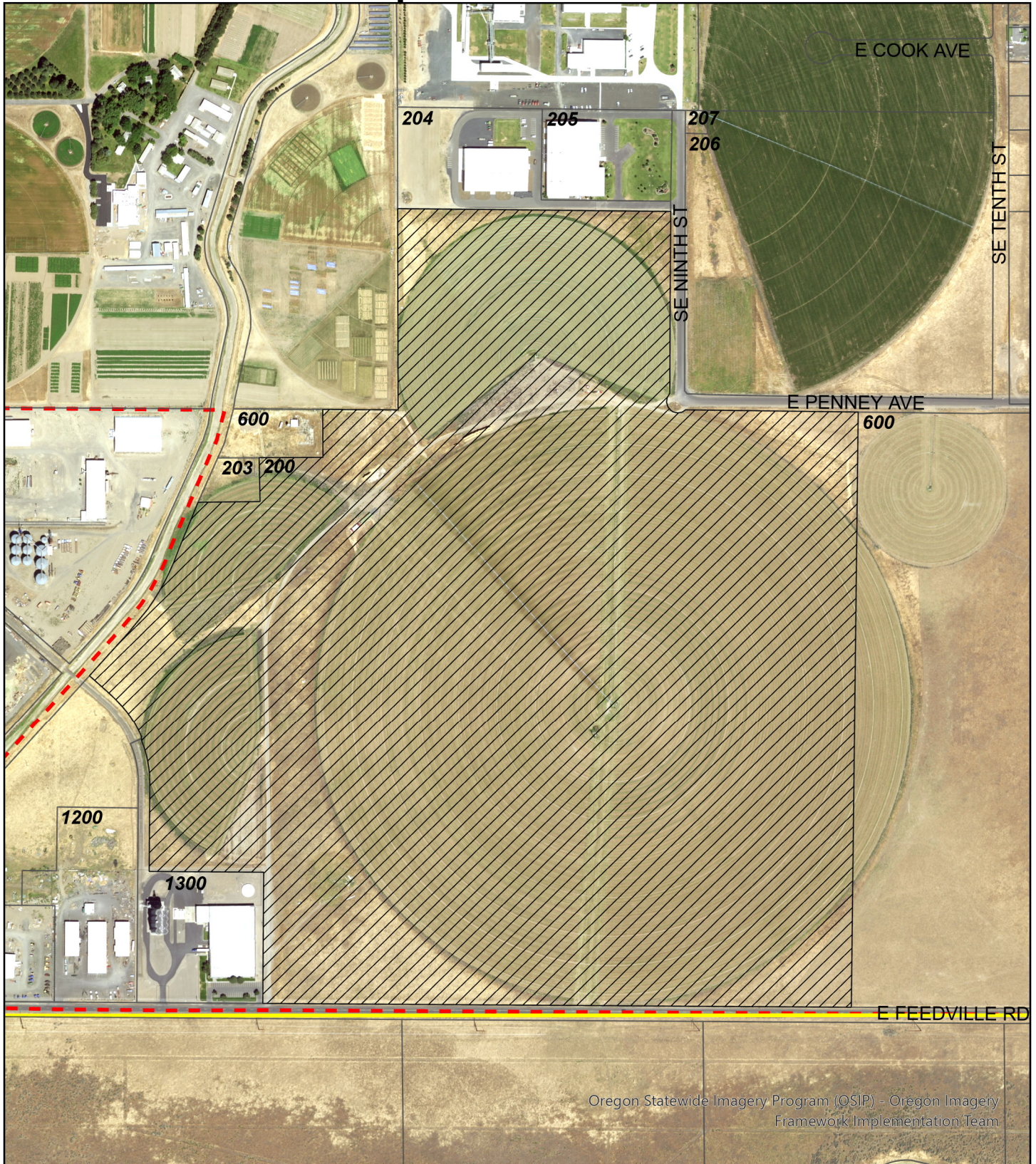
PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
DRAWN	CAP	
CHECKED	CJD	SCALE 1"=400'
APPROVED	CJD	DATE AUGUST 17, 2023

SHEET NO. 2 OF 2



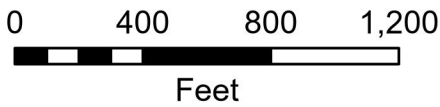
Notice of Proposed Land Use Action



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

Legend

- Property Line
- Area of Proposed Major Partition
- Urban Growth Boundary
- City Limits





Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of October 11, 2023

Title/Subject

Final Plat Cimmaron Terrace Phase IV 4N2802DB Tax Lot 101 – NE 8th Place

Summary and Background

The final plat for Cimmaron Terrace Phase IV containing 32 lots is ready for approval.

Kevin Bethje of MGS Pasco Inc has submitted a final plat for Phase IV of the Cimmaron Terrace subdivision. The property is described as 4N2802DB Tax Lot 101. The property is zoned Medium-High Density Residential (R-3). The applicant proposes to create 32 lots ranging in size from 6114 square feet to 11,779 square feet in size.

The planning commission’s approval of the preliminary plat in May of 2010 was subject to 17 conditions.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances which governs the information presented on the final plat.

The preliminary plat conditions and the final plat requirements are attached to this report as Exhibit A. The map showing the property boundary and adjacent streets and parcels is attached as Exhibit B. An aerial photo is attached as Exhibit C. The final plat as prepared by the surveyors is attached as Exhibit D.

Tie-In to Council Goals

Approval of final plats is a matter of administration of city ordinances.

Fiscal Information

The thirty-two R-3 lots will result in thirty-two new housing units with an average price of \$350,000. These housing units will produce an average of \$2,404.50 in municipal tax revenue. The net result is approximately \$76,944 in tax revenue to the city at full build-out.

Alternatives and Recommendation

Alternatives

The planning commission may approve or deny the final plat.

Recommended Action/Motion

Staff recommends the planning commission approve the final plat.

Motion to approve the final plat with the conditions.

Submitted By:

Clinton Spencer, Planning Director

Exhibit A
Conditions of Approval and Findings of Fact
Cimmaron Terrace Phase IV
October 11, 2023

Conditions of Preliminary Plat Approval May 18, 2010

- 1) Applicant shall dedicate to the city the 7.09 acre wetland area to the city for park purposes. As requested by the Parks and Recreation Department, the applicant shall install the following improvements on the park site prior to city acceptance of the park:
 - a. Utility stubs (water, sewer, and electricity) to the property.
 - b. A natural surface trail loop (department will work with developer to establish route).
 - c. Entrance paving and four paved parking spaces.
 - d. Simple kiosk (department will provide plans).

Finding: A development agreement for this park has been executed between the developer and city. The park lots have been deeded to the city.

- 2) Applicant shall work with and receive certification from the Hermiston Irrigation District. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has been satisfied and signs the final plat.

Finding: The applicant shall meet this condition of approval. The necessary signature block for the Irrigation District is included on the final plat.

- 3) Applicant must sign a developer's agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for each phase of the Cimmaron Terrace development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.

Finding: This condition has been satisfied.

- 4) Streetlights shall also be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

Finding: Construction of improvements is underway. All construction conditions shall be satisfied prior to the city signing the final plat. This condition has been satisfied.

- 5) Per Section 157.164(E) of the Hermiston Code of Ordinances, where it has been determined that the extension of public facilities is required, all costs related to such extension shall be borne by the developer. In addition, any extension of the facilities shall be continued and extended in a logical fashion

to the extent of the development site so as to be readily available for adjacent development.

Finding: This condition shall remain in effect.

- 6) Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.

Finding: This condition shall remain in effect.

- 7) The applicant will be required to completely pave E Theater Lane with two travel lanes of paving from the western boundary of the development to NE 10th Street when Phase IV as shown on the preliminary map is completed. Curbing, drainage and sidewalks will be required for the development frontage of Theater Lane only and will not be required off-site or on the north side of Theater Lane.

Finding: This condition has been satisfied.

- 8) Each of the lots in the Alora Heights pressure zone shall be required to pay \$309.50 at the time of connection to water and sewer services. This money shall be used to fund future improvements to the Alora Heights booster station which operates near capacity.

Finding: The city public works department has waived this condition of approval. Construction of the E Punkin Center water tower and offsite water lines has negated the need for future improvements to the Alora Heights booster station. This condition is no longer necessary.

- 9) A portion of the development site is too low to adequately gravity flow to the sewer service in E Oregon Avenue. Therefore, the developer will be required to either construct a second sewer line to service this portion of the development or construct a sewer pump station for service.

Finding: This condition shall remain in effect.

- 10) Sidewalks shall be installed along all new and existing street frontages within the development and along the southern boundary of E Theater Lane adjacent to the development.

Finding: This condition shall remain in effect.

- 11) The developer will install all necessary facilities to prevent the collection of surface water in any low spot and to adequately maintain all stormwater on-site.

Finding: This condition shall remain in effect.

- 12) The developer shall be responsible for obtaining access for NE 9th Street onto E Elm Avenue from the Oregon Department of Transportation. This shall include all required access permits from the State of Oregon as well as all necessary right-of-way acquisition from affected property owners.

Finding: This condition will be satisfied in subsequent phases. Right of way has been acquired by the developer.

- 13) The off-site portion of NE 9th Street between the development and E Elm Avenue shall be improved with paving only. Curbs and sidewalks are not necessary for the off-site portion.

Finding: This condition will be satisfied in subsequent phases.

- 14) All utilities shall be extended to the eastern property boundary to be available for future extensions in accordance with §157.164(E) of the Hermiston Code of Ordinances.

Finding: This condition shall remain in effect.

- 15) The developer shall dedicate 5 feet of right-of-way to E Theater Lane, bringing the south half of the right-of-way to 25 feet from centerline.

Finding: This condition has been satisfied.

- 16) At such time that 80 dwellings are constructed outside the Alora pressure zone, the developer will be responsible for constructing a second water connection to provide redundancy to the development.

Finding: This condition has been waived by the public works department. The construction of the E Punkin Center water tower has changed the utility plan for the development.

- 17) The developer shall erect a break-away barrier at E. Oregon Avenue during Phase 1 until such time when access to E. Elm Avenue is available.

Finding: This condition has been satisfied.

§154.46 Final Plat Requirements

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use;
- (D) The line of departure of one street from another;
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;

(H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot;

(I) All necessary curve data;

(J) The location of all survey monuments and bench marks together with their descriptions;

(K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;

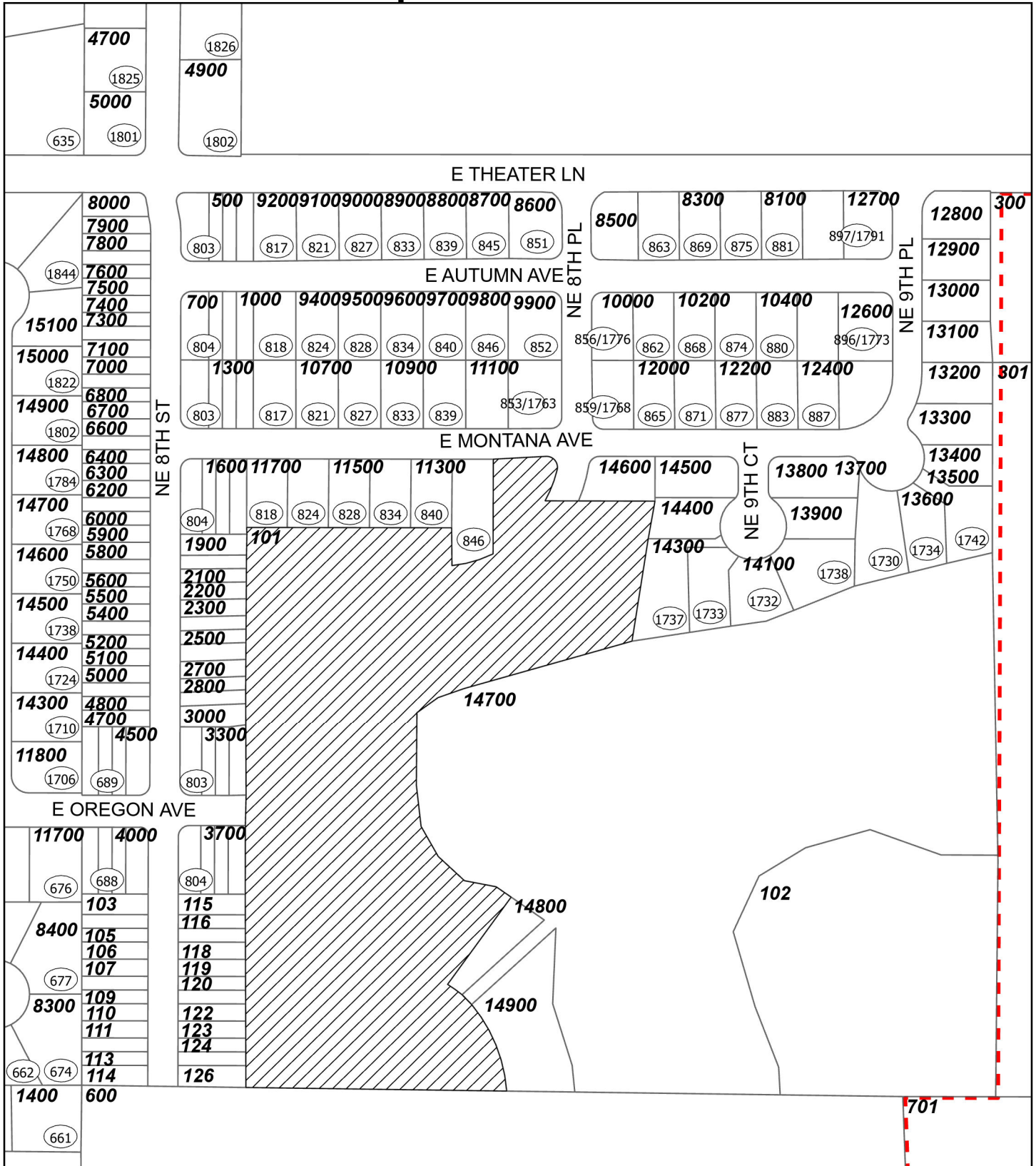
(M) Private restrictions and trusts and their periods of existence. Should these restrictions or trusts be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;

(N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required; and





(O) Certificates of approval for endorsement by the City Council and certificate indicating its submission to the Planning Commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes.

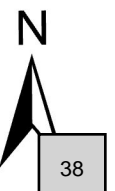
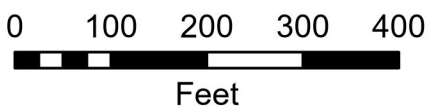
All items required for the final plat are shown on the final plat.

Notice of Proposed Land Use Action



Legend

-  Final Plat Area
-  Property Line
-  City Limits
-  Urban Growth Boundary







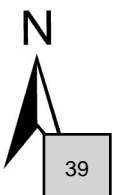
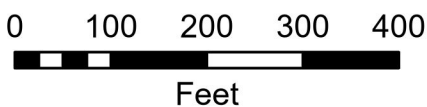
Notice of Proposed Land Use Action



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

Legend

-  Final Plat Area
-  Property Line
-  City Limits
-  Urban Growth Boundary

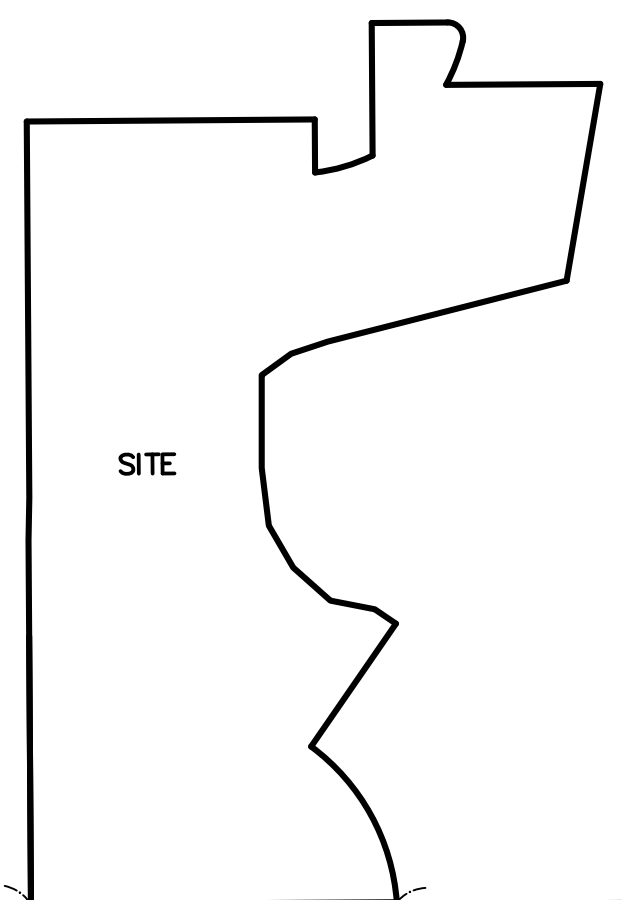


CALCULATED POSITION FOR C-1/4 CORNER SECTION 2 PER SURVEY REFERENCE #4

EAST THEATER AVE.

(N 89°34'44" E 2651.28) SR NO. 7
N 89°35'42" E 2651.10'

(S 00°32'59" W 1328.29') SR NO. 6
N 00°23'35" W 1308.29'



SITE

(S 00°27'36" W 1328.29') SR NO. 6
S 00°25'38" E 1328.68'

FOUND AND HELD SOUTH QUARTER CORNER SECTION 2 PER SURVEY REFERENCE #6

S 89°41'54" W 1328.45'

2656.89' N 89°41'54" E
(2656.82' N 89°41'53" E) SR NO. 5

S 89°41'54" W 1328.45'

FOUND AND HELD SOUTH EAST CORNER OF SECTION 2 PER SURVEY REFERENCE #5

N 00°32'05" W 1330.89'

S 00°32'05" E 2861.77'
(S 00°32'16" E 2661.60) SR NO. 5

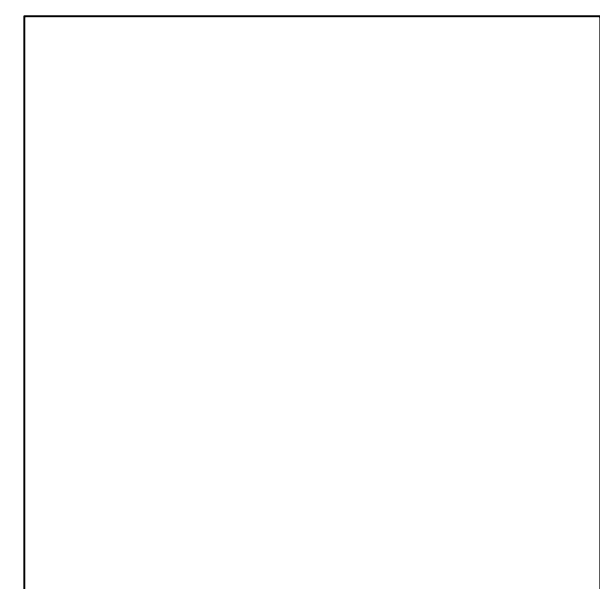
FOUND BRASS CAP IN PAVEMENT "KRUMBEIN" S-156-C, 1980, HELD

N 00°32'05" W 1330.89'

CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE PHASE 3" (17-51) LOCATED IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, T 4 N, R 28 E, W.M. CITY OF HERMISTON UMATILLA COUNTY, OREGON

OCTOBER 2, 2023
JOB NO. 23-185
SHEET 1 OF 3



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2023

10-02-2023

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
10-02-2023

DATED

SHEET INDEX

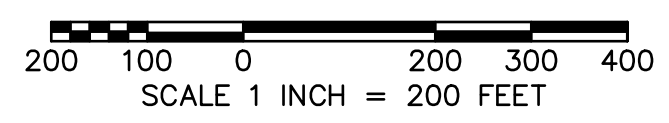
- 1) EXTERIOR BOUNDARY, SECTION
- 2) LOTS, DIMENSIONS, SQUARE FOOTAGES AND ADDRESSES
- 3) APPROVAL SIGNATURES, VICINITY MAP, CURVE AND LINE TABLES

SURVEY REFERENCE

- 1) PARTITION PLAT NO. 2004-02
- 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
- 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
- 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
- 5) LEWIS SURVEY BOOK 14 PAGE 01-B
- 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135
- 7) SUNSET ESTATES, BOOK 13, PAGE 86
- 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
- 9) "CIMMARON TERRACE PHASE 2", BOOK 17, PAGE 3
- 10) "CIMMARON TERRACE PHASE 3", BOOK 17, PAGE 51
- 11) FLOWERS SURVEY, BOOK 19, PAGE 112-B
- 12) "CIMMARON TERRACE REPLAT", BOOK 16, PAGE 94
- 13) "CIMMARON TERRACE PUD PHASE V" BOOK 18, PAGE 5



BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.



PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE
PHASE 3" (17-51)
LOCATED IN A PORTION OF THE NW
1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 2, 2023
JOB NO. 23-185
SHEET 2 OF 3

- SURVEY REFERENCE**
- 1) PARTITION PLAT NO. 2004-02
 - 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
 - 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
 - 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
 - 5) LEWIS SURVEY BOOK 14 PAGE 01-B
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin L. Bethje
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2023

10-02-2023

LEGEND

- INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
- INDICATES FOUND 5/8" IRON ROD WITH "WA 19619 / OR 02820" CAP, HELD PER SR NO. 10 UNLESS NOTED OTHERWISE
- ✱ INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 8 AND NO. 13 UNLESS NOTED OTHERWISE
- (XXX.XX) INDICATES RECORD INFORMATION PER SR 10
- [XXX] INDICATES LOT ADDRESS

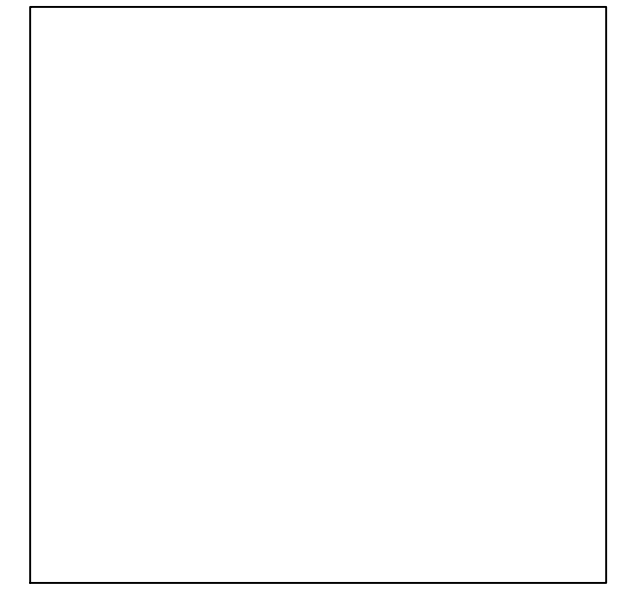
SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

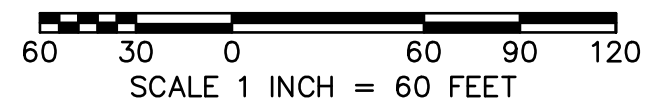
Kevin L. Bethje

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10-02-2023
DATED

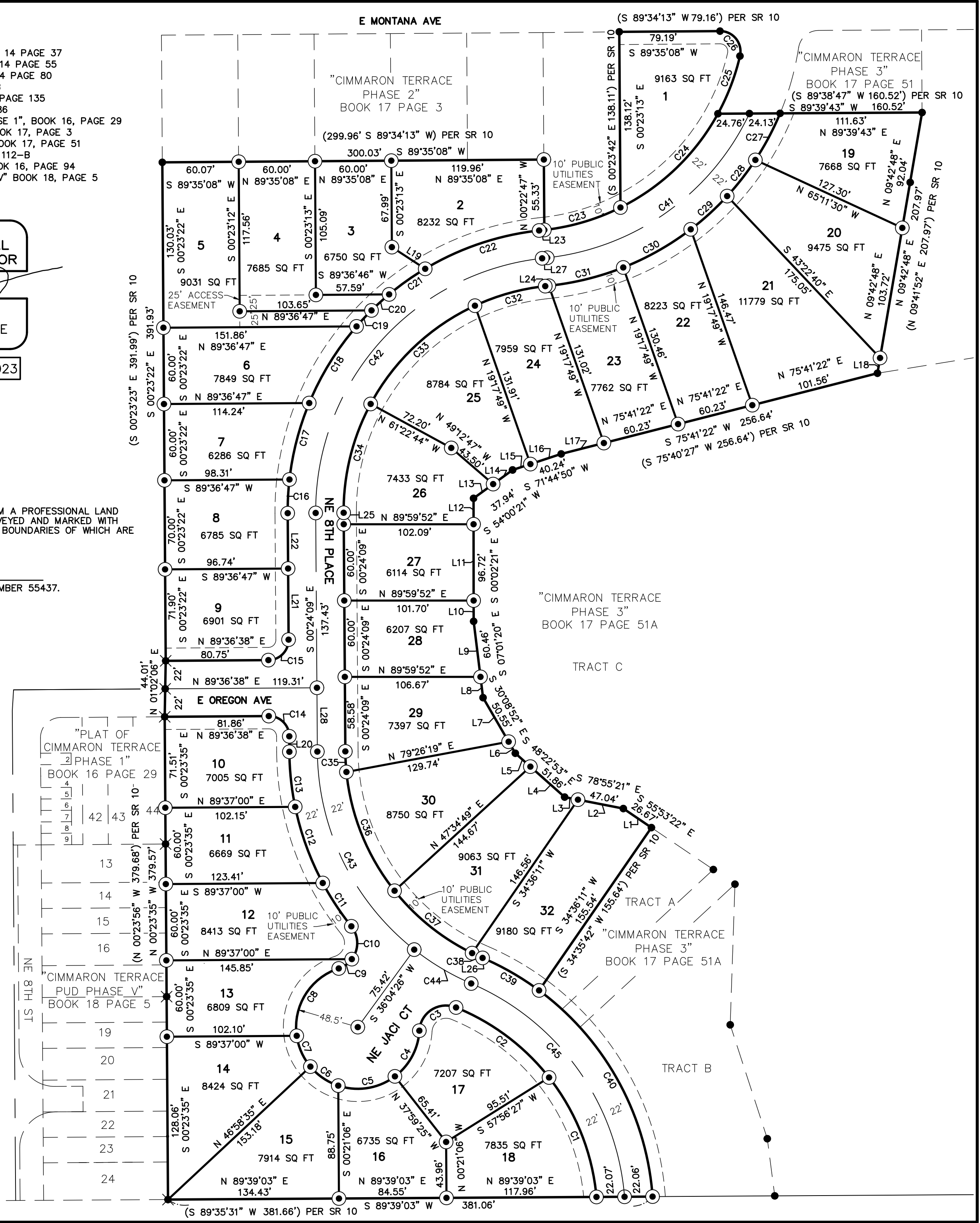


BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.



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PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336
509-491-1071



CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE
PHASE 3" (17-51)
LOCATED IN A PORTION OF THE NW
1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 2, 2023
JOB NO. 23-185

SHEET 3 OF 3

LEGAL DESCRIPTION:
THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:
LOT 76 OF "CIMMARON TERRACE PHASE 3" ACCORDING TO THE PLAT THEREOF, RECORDED UNDER BOOK 17 OF PLATS
AT PAGE 51, RECORDS OF UMATILLA COUNTY, OREGON.

ACKNOWLEDGEMENT:

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2023, _____
PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME
THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I
HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC-OREGON _____ DATE _____

PRINTED NAME _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, ROTCHY INC, ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING
PLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED
AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE
ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF CIMMARON
TERRACE PUD PHASE IV.

SIGNATURE _____ DATE _____

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. 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 I THEREFORE
APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA
COUNTY, OREGON, DATED THIS _____ DAY OF _____ 202 .

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT
COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH PLATS, AND I
THEREFORE APPROVE SAID PLAT.

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED
FOR FILING AND RECORDING BY MY AUTHORITY

MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS
APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER _____ DATE _____

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 BY ITS ORDER. DATED THIS _____ DAY OF _____ 202 .

CHAIRMAN _____ COMMISSIONER _____

COMMISSIONER _____

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DE HEREBY CERTIFY
THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE
ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND
ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE
HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____ 202

COUNTY ASSESSOR _____ COUNTY TAX COLLECTOR _____

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	178.00'	32°59'06"	102.47'	N 21°39'01" W	101.06'
C2	178.00'	29°47'42"	92.56'	N 53°02'25" W	91.52'
C3	21.00'	108°44'56"	39.86'	S 57°41'16" W	34.14'
C4	48.50'	49°40'16"	42.05'	N 28°08'56" E	40.74'
C5	48.50'	55°28'39"	46.96'	N 80°43'24" E	45.15'
C6	48.50'	31°43'14"	26.85'	S 55°40'40" E	26.51'
C7	48.50'	31°43'15"	26.85'	S 23°57'25" E	26.51'
C8	48.50'	80°07'45"	67.83'	S 31°58'05" W	62.43'
C9	21.00'	34°59'30"	12.83'	N 54°32'12" E	12.63'
C10	21.00'	75°44'21"	27.76'	N 00°49'43" W	25.78'
C11	222.00'	10°33'00"	40.88'	S 33°25'24" E	40.82'
C12	222.00'	16°29'12"	63.88'	S 19°54'18" E	63.66'
C13	222.00'	11°15'33"	43.63'	S 06°01'55" E	43.56'
C14	16.00'	89°59'14"	25.13'	N 45°23'46" W	22.62'
C15	16.00'	90°00'46"	25.14'	N 44°36'14" E	22.63'
C16	222.00'	6°50'47"	26.53'	S 03°01'15" W	26.51'
C17	222.00'	16°04'28"	62.28'	S 14°28'53" W	62.08'
C18	222.00'	18°21'18"	71.12'	S 31°41'46" W	70.81'
C19	222.00'	4°26'51"	17.23'	S 43°05'50" W	17.23'
C20	222.00'	4°50'05"	18.73'	S 47°44'18" W	18.73'
C21	222.00'	8°58'42"	34.79'	S 54°38'41" W	34.75'
C22	222.00'	24°34'47"	95.24'	S 71°25'25" W	94.51'
C23	178.07'	20°11'14"	62.74'	N 73°34'44" E	62.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C24	178.07'	34°45'09"	108.01'	N 46°06'32" E	106.36'
C25	178.07'	15°39'42"	48.67'	N 20°54'07" E	48.52'
C26	16.00'	103°29'07"	28.90'	N 38°40'18" W	25.13'
C27	222.07'	10°43'15"	41.55'	N 27°57'11" E	41.49'
C28	222.07'	9°18'32"	36.08'	N 37°58'04" E	36.04'
C29	222.07'	10°00'53"	38.82'	N 47°37'47" E	38.77'
C30	222.07'	15°46'40"	61.15'	N 60°31'33" E	60.96'
C31	222.07'	15°36'02"	60.47'	N 76°12'54" E	60.28'
C32	178.00'	18°32'55"	57.62'	S 74°26'21" W	57.37'
C33	178.00'	36°53'34"	114.61'	S 46°43'07" W	112.64'
C34	178.00'	28°40'29"	89.08'	S 13°56'05" W	88.16'
C35	178.00'	5°13'07"	16.21'	S 03°00'42" E	16.21'
C36	178.00'	32°52'57"	102.16'	S 22°03'44" E	100.76'
C37	178.00'	25°23'48"	78.90'	S 51°12'06" E	78.26'
C38	178.00'	2°49'27"	8.77'	S 65°18'44" E	8.77'
C39	222.00'	13°15'21"	51.36'	N 60°05'46" W	51.25'
C40	222.00'	49°15'54"	190.88'	N 28°50'09" W	185.06'
C41	200.07'	58°25'40"	204.02'	N 54°29'59" E	195.30'
C42	200.00'	84°06'57"	293.62'	S 41°39'20" W	267.95'
C43	200.00'	51°21'16"	179.26'	S 26°04'47" E	173.32'
C44	200.00'	14°58'02"	52.25'	S 59°14'26" E	52.10'
C45	200.00'	62°10'41"	217.04'	N 35°43'01" W	206.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 55°53'22" E	26.67'
L2	S 78°55'21" E	36.36'
L3	S 78°55'21" E	10.68'
L4	S 48°22'53" E	36.03'
L5	S 48°22'53" E	15.83'
L6	S 30°08'52" E	10.48'
L7	S 30°08'52" E	40.07'
L8	S 07°01'20" E	16.46'
L9	S 07°01'20" E	44.00'
L10	S 00°02'21" E	16.33'
L11	S 00°02'21" E	60.00'
L12	S 00°02'21" E	20.39'
L13	S 54°00'21" W	19.04'
L14	S 54°00'21" W	18.90'
L15	S 71°44'50" W	14.74'
L16	S 71°44'50" W	25.50'
L17	S 75°41'22" W	34.63'
L18	N 09°42'48" E	12.20'
L19	S 56°57'15" E	31.24'
L20	S 00°24'09" E	12.18'
L21	S 00°24'09" E	55.89'
L22	S 00°24'09" E	43.53'
L23	N 83°42'46" E	4.12'
L24	S 83°42'49" W	2.82'
L25	S 00°24'09" E	9.02'
L26	S 66°43'27" E	0.29'
L27	S 83°42'49" W	3.99'
L28	S 00°24'09" E	50.17'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2023

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND
SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE
DESCRIBED HEREON.

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10-02-2023

DATED

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE
SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

10-02-2023