

Staff Report

For the Meeting of February 22, 2016

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

NO. 2016 –

SUBJECT:

Final Plat SW Olive Court

Subject

The final plat for the SW Olive Court subdivision containing 8 R-2 lots is ready for city council approval.

Summary and Background

Frank Gehring has submitted a final plat for the SW Olive Court Subdivision. The proposed subdivision is located on approximately 2 acres of land on the west side of SW 10th St at the intersection of SW 10th and W Olive Ave. The property is described as 4N 28 15CB Tax Lots 301 and 600. The applicant proposes to create 8 residential lots each sized between 8,417.46 and 8,905.27 square feet. The property is zoned Duplex Residential (R-2).

The criteria that are applicable to the decision to accept the final plat are contained in §154.46 of the Hermiston Code of Ordinances.

The planning commission's approval of the preliminary plat for the development was subject to nine conditions of approval. All nine of the conditions have been satisfied by the developer.

On February 10, 2016 the planning commission approved the final plat with one approval condition.

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Fiscal Information

The completed development will contain 8 single family homes; each valued around \$250,000 for a total of \$2 million in assessed value. At \$6.87 per assessed \$1,000, this contributes approximately \$13,740 to the city's tax base.

Alternatives and Recommendation

The final plat is prepared in accordance with the city's requirements for final plat preparation.

The city council may choose to either accept or reject the final plat.

Staff recommends that the city council approve the format of the plat.

Requested Action/Motion

Motion to accept the final plat.

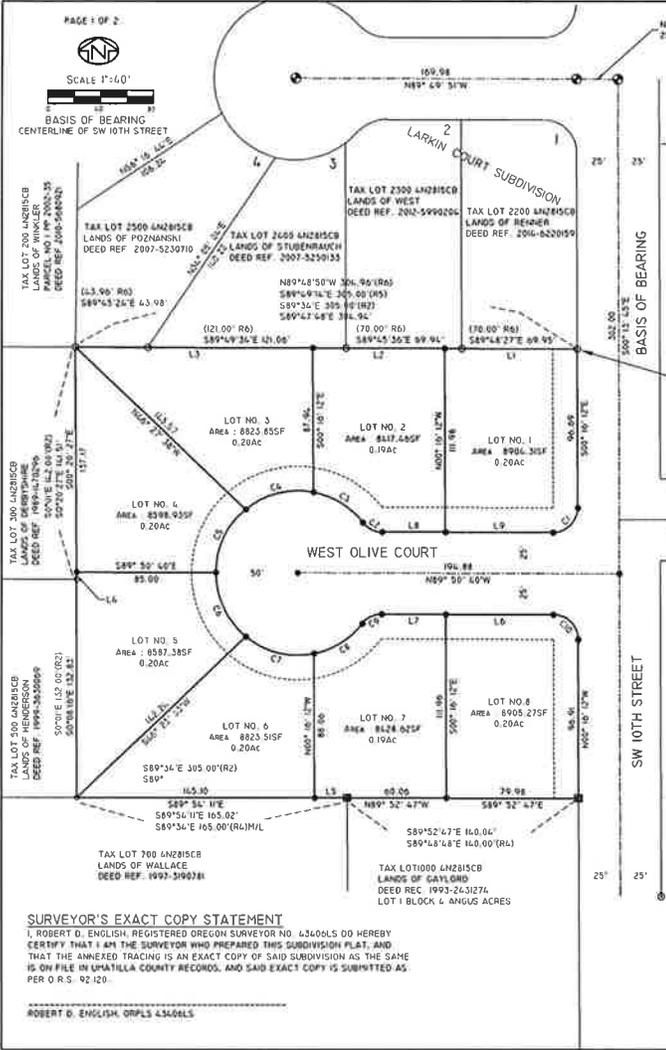
Reviewed by:



Department Head – Clinton Spencer, City Planner



City Manager Approval



CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD	LC BRG
C1	23.99	11.00	94°19'23"	21.65	S55°50'35"W
C2	15.67	19.00	52°11'12"	13.10	N00°50'00"W
C3	35.50	30.00	113°28'24"	35.14	N02°11'40"W
C4	45.62	30.00	150°12'24"	42.81	S12°14'38"W
C5	44.87	18.00	150°12'24"	42.81	S33°22'32"W
C6	44.39	30.00	10°51'24"	42.95	S13°10'18"E
C7	44.39	30.00	150°11'24"	42.95	S23°08'34"E
C8	19.16	10.00	63°17'12"	16.64	N05°10'45"E
C9	15.67	15.00	52°11'12"	13.10	N04°08'54"E
C10	15.67	15.00	100°12'53"	21.78	S45°03'26"E

INITIAL POINT
FOUND 5/8" IRON REBAR
SET FOR ANGUS ACRES

LINE TABLE

LINE#	LENGTH	BEARING
L1	79.93	S89°16'45"E
L2	79.98	N02°16'48"W
L3	141.97	S89°16'48"E
L4	6.26	N12°02'27"W
L5	19.92	N02°33'10"W
L6	66.94	N02°02'40"W
L7	50.74	S89°50'00"E
L8	38.36	S89°50'40"E
L9	64.78	N02°50'40"W

OLIVE COURT SUBDIVISION

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGEND

- SET 5/8" x 30" IRON REBAR W/ RED PLASTIC CAP
- STAMPED ORPLS4360LS/WRPLS44338
- FOUND 2-1/2" BRASS CAP SW LARKIN COURT SUBDIVISION
- FOUND 5/8" IRON REBAR OF RECORD (RS) AND (RO) OR AS NOTED
- FOUND 1/2" IRON REBAR IN CONCRETE PILLAR FROM ANGUS ACRES
- FOUND 1/2" IRON REBAR FROM COUNTY SURVEY 0-050-B, RL
- (RM) RECORD & MEASURED BEARING AND DISTANCES
- PROPERTY BOUNDARY
- 18' UTILITY EASEMENT ALONG FRONT OF LOTS
- X CALCULATED POINT NOT FOUND OR SET

REFERENCES:

- (NOTE) UCDR 1 UMATILLA COUNTY DEED RECORDS.
- (R1) ASSESSOR'S MAP 428215CB
- (R2) COUNTY SURVEY NO. 0-050-B, THOMPSON FOR VICKERS, 1963
- (R3) COUNTY SURVEY NO. 0-341-B, THOMPSON FOR JOHNSON, 1963
- (R4) ANGUS ACRES PLAT, PLAT BOOK 9, PAGE 25, UMATILLA COUNTY PLAT RECORDS, 1967
- (R5) PARTITION PLAT 2002-35, EDWARDS FOR LARKIN, 2005
- (R6) LARKIN COURT SUBDIVISION, BOOK 15, PAGE 10, UMATILLA COUNTY PLAT RECORDS, 2006
- (R7) ASK CRAFTON REPLAT, BOOK 15, PAGE 21, UMATILLA COUNTY PLAT RECORDS, 2007
- (D1) WARRANTY DEED, DOC. NO. 2015-026162B, DERBYSHIRE TO KEIRING CONSTRUCTION, INC., UCDR 2015
- (D2) WARRANTY DEED, DOC. NO. 1997-3190781, KOOCH TO WALLACE, UCDR, 1997
- (D3) WARRANTY DEED, DOC. NO. 1989-181026A, MCBEE/DERBYSHIRE TO DERBYSHIRE, UCDR, 1989
- (D4) STATUTORY WARRANTY DEED, DOC. NO. 2003-537306, LOONIS TO LYNCH, UCDR, 2008
- (D5) WARRANTY DEED, DOC. NO. 1993-243127A, BODEWIG TO GAYLORD, UCDR, 1993
- (D6) WARRANTY DEED, DOC. NO. 1999-3030069, LARKIN TO HENDERSON, UCDR, 1999

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK CEHNING, OWNER, TO SUBDIVIDE THE PROPERTY INTO BALDABLE LOTS TO SELL. I FIND ALL OF THE ADJOINING CORNERS TO LARKIN COURT SUBDIVISION, TO THE NORTH, THE SOUTHWEST CORNER OF LOT 8, OF BLOCK 3 OF ANGUS ACRES ADDITION AND THE CONCRETE MONUMENTS CALLED AT THE NORTH LINE OF LOT 1 OF BLOCK 4 OF ANGUS ACRES. I ALSO FIND THE MONUMENTS ON RECORD SET BY THOMPSON FOR THESE PROPERTIES, FROM 1963. I HOLD THE CENTERLINE OF SW 10TH STREET AS THE BEARING BASE FOR THIS SUBDIVISION, AND USED A COMBINED SCALE FACTOR OF 0.99931973 FOR GROUND TO GRID RTK, GPS TRANSFORMATION, AND A ROTATION OF 110.20° CLOCKWISE FROM GRID TO RECORD BEARING BASE. THIS SURVEY WAS PERFORMED USING A SOKKIA CSR 2700S RTK GPS SYSTEM, AND A TOPCON FSD3A ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM ± 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS 17.13(2PPM X DISTANCE) IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS 4360LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON ASSOCIATION OF SURVEYORS
ROBERT DOUGLAS ENGLISH
SUCCESSION
RENEWAL DATE 12/31/17

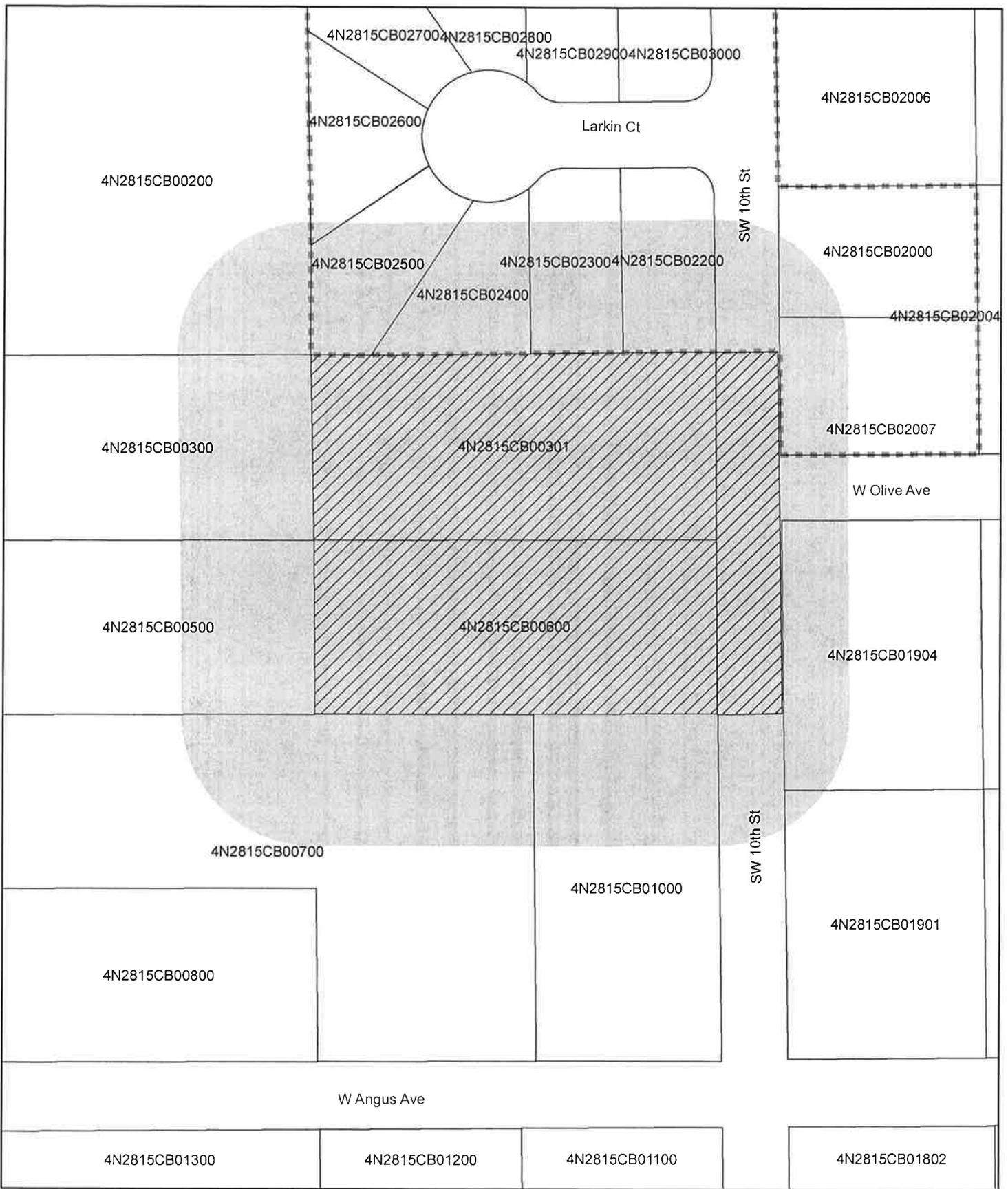
SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 4360LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 4360LS

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DATE: 06/17/15	DWN BY: RDE	PLAT OF: OLIVE COURT SUBDIVISION
SCALE: 1" = 30'	CHK BY: RDE	WEST OLIVE AVENUE & SW 10TH STREET HERMISTON, OR 97101
JOB NO: 2015-027	REV DATE: 01/21/16	SURVEY ONE, LLC.
DWG NO: OLIVECOURTSUBDIVISION.DWG		P.O. Box 382 PENDLETON OR, 97051 541-276-2055



Legend

-  Area of Proposed Annexation and Subdivision
-  100 Foot Notification Area
-  Property Line
-  City Limits

