

# Huntington Travel Plaza

Huntington Travel Plaza LLC (referred to here as the "Company" ) established as a Limited Liability Company at 5945 US Hwy 30, Huntington, OR 97907 with the expectation of rapid expansion in truck repair shop and full service restaurant to the existing gas/diesel station and C store.

Company's strategy is to develop a One Stop Shop for Highway travellers and local communities.

Proposed Development:

*Dine in restaurant: International House of Pancakes ( IHOP ) 140 seats dine in restaurant.*

*T A Truck Repair Shop: A four bay truck repair shop with a truck wash included.*

**With a budget of a little over Five Million Dollars, Huntington Travel Plaza will be mutually beneficial for us, residents of Malheur County, Baker County and State of Oregon.**

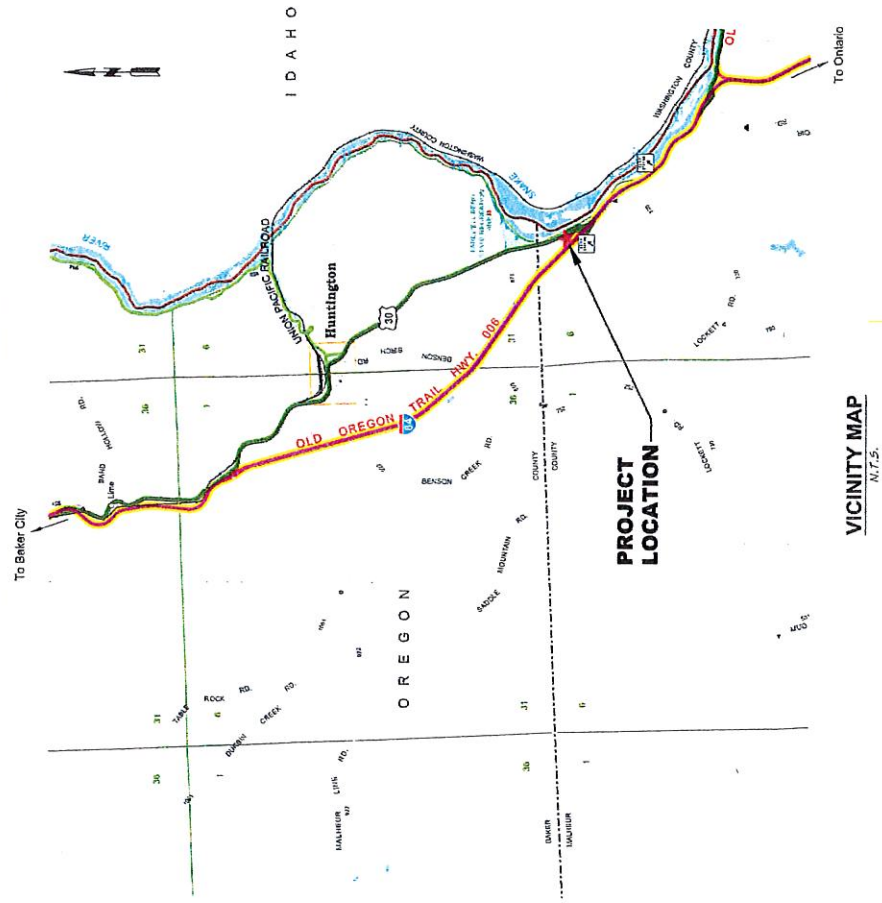
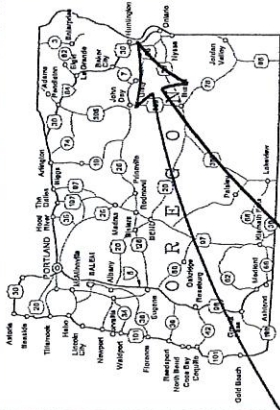
**Local job opportunities will tend to pump most of the benefits back into the community rather than surrounding cities, helping with Malheur Economic Development.**

**Local job opportunities mean work closer to home rather than commute to other big cities which will fuel Malheur Economic Innovation & Prosperity and will serve as a key means for families to move out of low wage jobs and into the middle class.**

# HUNTINGTON TRAVEL PLAZA, LLC

## FAREWELL BEND TRUCK STOP

2018



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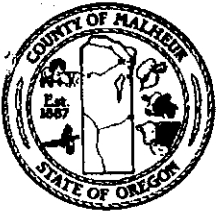


SIGNED  
09-30-19

RENEWS 12-31-19

**spanderson**  
Perry  
& Associates, Inc.

1811 N. Ft. Street - La Grange, OR 97040 Ph: (503) 646-3400 Fax: (503) 646-3406  
www.spandersonperry.com  
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**MALHEUR COUNTY** PLANNING DEPARTMENT  
 251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

**LAND USE APPLICATION COVERPAGE**

Date Received: \_\_\_\_\_ Planner Initials: \_\_\_\_\_ Date Complete: \_\_\_\_\_ Planner Initials: \_\_\_\_\_

**APPLICANT INFORMATION**

Name: JOSEPH ALEE  
 Address: 486 NW 9TH ST.  
 City/State/Zip: ONTARIO, OR 97914  
 Phone: 770-331-4200  
 Email: NEWTRUCKSTOPS@GMAIL.COM

**OWNER INFORMATION**

Name: NADIYA ALIBHAI  
 Address: 831 MOUNT PEARL RD.  
 City/State/Zip: ATLANTA, GA 30327  
 Phone: 404-917-7245  
 Email: NEWTRUCKSTOPS@GMAIL.COM

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
T15 R45 Sec.04 TL#700	14781	19.81	C-RSC

Property address (or location): 5945 US Hwy 30, Huntington OR 97907

Zoning Designation: C-RSC

Proposed Use: Commercial Permitted Subject to Section: MCC 6-3F-3, 6-3G-4

Water source: WELL Sewage disposal method: NATURAL EVAPORATION SEPTIC SYS.

Are there wetlands/waterways on your property?  NO  YES (description) \_\_\_\_\_

Name of road providing access: OLD HIGHWAY 30

Current use of property: COMMERCIAL Use of surrounding properties: RSC / C-A2

Do you own neighboring property?  NO  YES (description) \_\_\_\_\_

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): TRUCK STOP, C STORE, RESTAURANT, BAR, BARBER SHOP, TRUCK REPAIR SHOP, TRUCK WASH, HOTEL.

Additional description/maps/pictures attached

**LEGAL PARCEL STATUS**

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: \_\_\_\_\_

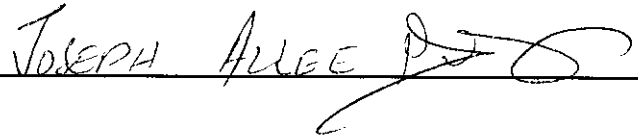
Date Filed: \_\_\_\_\_

Current Deed #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

*The deed and a map showing the property described in the deed(s) must accompany this application.*

**SIGNATURES**

Applicant(s): JOSEPH ALLEE 

Date: Sep. 23, 2019

\_\_\_\_\_  
Date: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

**PLEASE NOTE:** Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

**ALL LAND USE APPLICATIONS MUST INCLUDE:**

Application Fee – Cash or Check (credit cards now accepted with additional fee)

Site Plan

Elevation Drawing

Fire Safety Self-Certification

Other applicable information/application(s):

\_\_\_\_\_

\_\_\_\_\_



**MALHEUR COUNTY** PLANNING DEPARTMENT  
 251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

FILE NUMBER: 209-09-014  
 FEE: 200  
 RCT: 10028

**CONDITIONAL USE PERMIT**

DETAILED SPECIFIC WRITTEN REQUEST

add to permitted facility

1) Combination truck repair and truck wash - Metal Component Shop - metal roof & wall

2) IHOP Restaurant - conventional wood framing with stone wainscoat, Stucco Accents & Metal roof & wall

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Truck Repair	113'-0"	90'-0"	29'-9"	± 10,170
IHOP Restaurant	65'-6"	59'-6"	28'-2"	± 3909
EXISTING				
<del>Dwelling</del>				
Convenience Store	168'-0"	75'-0"	20'-0"	± 12,300

CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.  
Falls within the Rural Service Center zone and the designated uses and/or previous uses
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

Property is a rebuild and upgrade from historical use with better site controls. Property is across from the ODOT weight station and I-84 offramp

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

new services include a 24 hr/day truck service and repair and a new IHOP restaurant open 24 hrs per day. Operations are inside build enclosures

Describe the number of people/employees/customers associated with the proposed use:

approximately 25 employees per day over 3 shifts at both the truck service and the IHOP restaurant.

3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

Roads: current roads and services in use by same customer base. See letter from ODOT

Fire & Police Protection: Both buildings are to be sprinkled and multiple hydrants will be provided across the property. Area is patrolled by MCSO & OSP. See letter from Huntington

Sewer & Water: Sewer service is using existing ponds and water is by groundwater well. See permit for water and operational letter from A-P

Electrical & Telephone: Electrical power by Idaho Power Company and telephone service by Century Link. Both providers already onsite.

Solid Waste Disposal: Disposal of refuse by Ontario Sanitary Services. Lubricants to be recycled.

4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use?  NO  YES, Permit# 57405  
Describe the number of trips per day that will be generated by the proposed use: It is anticipated that traffic will remain fairly steady and very similar to the ODOT weigh station across the street. Passengers traffic will increase due to the restaurant
5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation? Parking lots will be kept clean of dirt and debris. Noise levels will be at or less than existing levels generated by I-84 and Highway traffic.
6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife. No live water streams exist on site. Disturbed soils will be protected by Best management Practices for erosion control including silt fence and wattles.
7. The proposed use will not adversely affect the air, water, or land resource quality of the area. no additional adverse effects to the above resources
8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other. The new facilities are visual upgrades using earth tones from previously operated facilities.
9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community. This proposal provides services to Farwell Bend and vicinity that have been lost for numerous years

10. The proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

Current agricultural uses within .25 are range use /  
grazing. The facility will provide fuel and food for  
the local residences and ranch hands

**MALHEUR COUNTY** PLANNING DEPARTMENT



251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

**Supplement to Conditional Use Permit Application for  
Rural Service Center Zones**

**MCC 6-3F-5: Performance Standards**

**Date Received: Planner Initials: Date Complete: Planner Initials:**

Provide documentation detailing the following conditions are addressed in the plan (attach any additional documentation as needed):

**MCC 6-3F-5: PERFORMANCE STANDARDS:**

In all Rural Service Center zones the following performance standards contained in section 6-3G-4 of the Malheur County Code, shall apply to all nonresidential and all nonagricultural activities.

**MCC 6-3G-4: PERFORMANCE STANDARDS:**

Each structure or use permitted or conditionally permitted in a commercial zone shall meet the following performance standards:

*A. Physical Appearance:* With the exception of gasoline pumps, all operations other than pick ups and deliveries shall be carried on within an enclosed building; provided, that new materials or equipment in operable condition may be stored in the open, such as a sales lot. Normal daily wastes may be stored in containers outside of a building when such containers are not readily visible from beyond the property line. The provisions of this subsection shall not be construed to prohibit the display of merchandise or vehicle for sale or rental, or the storage of automobiles, farm machinery, trailers, manufactured dwellings or similar

equipment in operable condition when in association with a permitted use. The required yard areas other than driveway openings shall be landscaped. (Ord. 147, 4-14-2004)

**Operations in both the IHOP Restaurant and Truck service Shop will be conducted inside the building envelope. Daily waste will be kept in an enclosure and then taken to the landfill by Ontario Sanitation Service. Driveways and parking will be paved. Arid climate landscaping will be provided along highway frontage in landscaping area designated by the final engineered site plan. See architectural plans attached in main CUP application**

*B. Hazard:* No operation shall be established which fails to meet the state fire and electrical codes and any other applicable state or federal codes related to safety. This provision shall not be construed to prohibit the use of normal heating fuels, and other volatile materials when handled in accordance with applicable codes.

**Operations of both facilities will comply with the state fire marshals' requirements and local jurisdictions. Daily operations will meet federal and state safety requirements such as OSHA compliance. MSDS sheets will be available in each office with a written compliance program in place.**

*C. Noise:* No operation shall be carried on which creates noise in excess of the normal traffic noise of the adjacent street at the time of daily peak hour traffic volume. Noise volume generated by the use shall be measured at any property line. The comparable traffic noise shall be measured at the property line adjacent to the street. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

**No operation on site is anticipated which would increase off-site noise levels.**

*D. Sewage And Liquid Waste:* All operations shall comply with any applicable regulations of the county, state or federal agencies responsible for pollution control. No wastes of a chemical, organic or radioactive nature shall be injected or buried in the ground or stored in the open on the surface except in approved containers.

**Sewer will be piped to the sewer lagoons on the adjacent parcel owned by the owner. Any chemical / petroleum wastes generated will be stored onsite only temporarily until transported to a licensed disposal facility.**

*E. Smoke, Particulate Matter And Gases:* No use shall be established which fails to meet the air quality regulations of the Oregon Department of Environmental Quality pertaining to emissions of smoke, particulate matter, fugitive dust, gases and other air contaminants.

**No smoke or gases will be generated that require emissions permitting**

*F. Odor:* The emission odors that are generally agreed to be obnoxious to any considerable number of persons is prohibited. Observations shall be made at the property line of the establishment generating the odor. As a general guide to classification of odor, it is deemed that odor of putrefaction, hydrogen sulfide, fermentation and rendering processes are objectionable while odors associated with baking, coffee roasting or nut roasting are normally not considered obnoxious.

No obnoxious gases or odors are to be generated by either the restaurant or the truck service center on site.

*G. Vibration:* All machines shall be mounted so as to minimize vibration and in no case shall such vibration be perceptible, without the use of instruments, at the property line.

**No vibratory equipment will be in operation onsite after construction. Use of vibratory rollers will be used in the construction phase but should not resonate offsite and be noticeable to the human ear or touch.**

*H. Glare And Heat:* Any glare producing operations, such as welding arcs, shall be shielded so that they are not visible from the property line. Surfaces near the glare source shall be of a type which will minimize the reflection of such glare beyond the property line.

**Almost all construction material will non-reflective and non glare other than windows and doors which could cause minor glare and reflection from vehicle lights and sun at certain times of the day.**

*I. Dust:* All surfaces used in the operation of the use shall be graveled or paved with a dust free surface. Gravel surfaces shall be watered down when conditions of use or weather cause dust to travel toward structures on adjacent properties.

**No dust should be generated during normal operations on paved surfaces or in building enclosures**

*J. Interpretation:* Whenever it cannot be decided by reasonable observation that a

performance standard is being met, it shall be the responsibility of the operator of the use to supply evidence or engineering data to support the contention that standard is being met. The standards are designed, except where referring to other codes, to be judged by ordinary human senses and not by the minute detail of scientific quality instruments. Until such evidence or engineering data is supplied and proves to be convincing, the judgment of the planning director shall be the determining factor. (Ord. 86, 12-7-1993) *As noted.*



**PERMIT TO CONSTRUCT A  
STATE HIGHWAY APPROACH**

Reason for Request: **New approach**

MilePoint: **10.525**

Highway Number: **449**

Application Id: **92228**

**Permit No: 57405**

**Issue Date: 09/25/2019**

**Completion Date: 12/31/2019**

**Permittee Information**

Name:	<b>Joseph Alee</b>
Company:	<b>Huntington Travel Plaza</b>
Mailing Address:	<b>5945 US HWY 30 Huntington, OR 97907</b>
Phone:	( ) - ( ) -
FAX:	( ) - ( ) -
email:	<b>newtruckstops@gmail.com</b>

**Property Information**

Address:	<b>5945 US30</b>
County:	<b>Huntington OR 97907</b>
District:	<b>14</b>
Highway:	<b>Huntington</b>
Hwy #:	<b>449</b>
Route:	<b>US30</b>
MilePoint:	<b>10.525</b>
Engineering Station:	<b>28+65</b>
Side of Hwy:	<b>R</b>
Public/Private:	<b>Private</b>
Permit Description:	<b>Relocated approach for travel plaza</b>

**Tax Lot Information**

Township	<b>15S</b>
Range	<b>45E</b>
Section	<b>4</b>
Tax Lot	<b>301</b>

**This placard should be posted and visible from the highway at all times  
during construction.  
For inspection, call (541) 889-9115**

**PERMIT NO: 57405**

**PERMIT TO CONSTRUCT A STATE HIGHWAY APPROACH**

**Completion Date: 12/31/2019**

Application Id: 92228 District: 14

Highway Number: 449 MilePoint: 10.525

Reason for Request: New approach

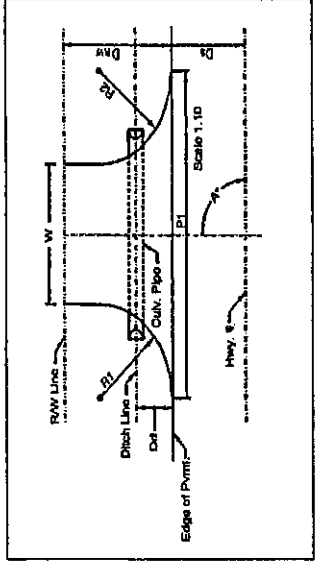
**Permittee Information**

Name: **Joseph Alee**  
 Company: **Huntington Travel Plaza**  
 Mailing Address: **5945 US HWY 30  
 Huntington, OR 97907**  
 Phone: ( ) - ( ) -  
 FAX: ( ) - ( ) -  
 eMail: **newtruckstops@gmail.com**

**Property Information**

Address: **5945 US30  
 Huntington OR 97907**  
 County: **Malheur** District: **14**  
 Highway: **Huntington** Hwy # **449** Router: **US30**  
 MilePoint: **10.525** Engineering Station: **28+65** Side of Hwy: **R** Public/Private: **Private**  
 Permit Description: **Relocated approach for travel plaza**

**Plan View**



**Insurance Information**

Company: **Ohio Casualty Ins Co**  
 Policy No: **BL5867077** Amount: **\$2,000,000**  
 Policy Begin: **02/21/2019** Policy End: **02/21/2020**

**Performance Bond Information**

Company:  
 Bond No: Amount:

**Property Owner Information**

Name: **Joseph Alee**  
 Company: **Huntington Travel Plaza**  
 Mailing Address: **5945 US HWY 30  
 Huntington, OR 97907 USA**  
 Phone: ( ) - ( ) -  
 FAX: ( ) - ( ) -  
 eMail: **newtruckstops@gmail.com**

**Specification**

Width (W):	<b>62.00ft</b>	Angle (A):	<b>90</b>
Radius 1 (R1):	<b>35.00ft</b>	Radius 2 (R2):	<b>40.00ft</b>
Paving Lmt (P1):	<b>137.00ft</b>	Paving Lmt (P2):	<b>35.00ft</b>
Surf (Ds):	<b>13.00ft</b>	Ditch (Dt):	<b>10.00ft</b>
Culvert:	<b>Corrugated metal</b>	Len:	<b>64.00ft</b>
Sub Base Crse:		Thickness:	
Base Crse:		Thickness:	
Level Crse:		Thickness:	
Wear Crse:	<b>Concrete</b>	Thickness:	<b>12.00in</b>

**Tax Lot Information**

Township	Range	Section	Tax Lot
<b>15S</b>	<b>45E</b>	<b>4</b>	<b>301</b>

**Instructions**

Issuing of permits under these regulations is not a finding of compliance with the statewide planning goals or the acknowledged comprehensive plan for the area. Permits are issued subject to the approval of city, county or other governmental agencies having authority to regulate land use by means of zoning and/or building regulations. It shall be the applicant's responsibility to obtain any such approvals including, where applicable, local government determinations of compliance with statewide planning goals. All materials and workmanship shall be in accordance with current Oregon Standard Specifications for Highway Construction. The Permit is issued subject to the provisions of Oregon Administrative Rules 734-051-1010 through 734-051-5080, which are by reference made a part of this permit; and which are in effect at any particular time in the duration of the permit.

**This permit is not valid until signed by a duly authorized representative of the Oregon Department of Transportation.**

Local Agency Approval (if required) **N/A**  
 CHAMPS - \_..\_pL\_permit\_approch\_con  
 Date: **09/26/19**  
 Authorized ODOT Signature:   
 Page 1 of 2  
 Printed: 09/25/2019 04:43:32 PM

Legend

8

7

Untitled Map  
Write a description for your map.

05

18  
11N 7W

04

15S R45E

17

08

09

Google Earth

© 2018 Google



Olds Ferry Rd

84

Lockets

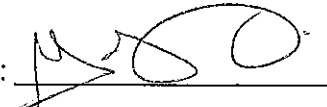
Huntington Hwy

3000 ft



**Landowner/Manager Permission & Release**

I hereby grant the *Malheur County Planning Department* and it's staff to enter onto proposed construction site located at **5945 US HWY 30** to conduct a site visit before the *Planning Commission* hearing date.

Property Manager:  Date: Sept 23, 2009  
Phone Number: 770-331-4200

# Land Use Information Form



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.wrd.state.or.us

Applicant(s): Joseph Alee

Mailing Address: 486 N.W. 9th Street

City: Ontario

State: Oregon Zip Code: 97914

Daytime Phone: (770) 331-4200

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
<u>15 S</u>	<u>45 E</u>	<u>4</u>	<u>NW,SW</u>	<u>301</u>	<u>Rural Service Center</u>	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	<u>Same</u>
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____
_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	_____

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Proposed Huntington Travel Plaza, at the site of the former truck stop, motel, and restaurant at Farewell Bend, Malheur County, Oregon.

## B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water   
  Water Right Transfer   
  Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License   
  Allocation of Conserved Water   
  Exchange of Water

Source of water:  Reservoir/Pond   
 Ground Water   
 Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 25   
 cubic feet per second   
 gallons per minute   
 acre-feet

Intended use of water:  Irrigation   
 Commercial   
 Industrial   
 Domestic for \_\_\_\_\_ household(s)  
 Municipal   
 Quasi-Municipal   
 Instream   
 Other \_\_\_\_\_

Briefly describe:

Two existing on-site wells will be used to support construction of a new truck stop facility, similar to the prior facility, on the same site. Permanent water rights are also being pursued.

**Note to applicant:** If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

## For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

**Please check the appropriate box below and provide the requested information**

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): \_\_\_\_\_
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) If approvals have been obtained but all appeal periods have not ended, check "Being pursued."

Type of Land-Use Approval Needed (e.g., plan amendments, rezoning, conditional-use permits, etc.)	Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
 Government Entity: \_\_\_\_\_

**Note to local government representative:** Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans

**Receipt for Request for Land Use Information**

Applicant name \_\_\_\_\_  
 City or County \_\_\_\_\_ Staff contact \_\_\_\_\_  
 Signature \_\_\_\_\_ Phone: \_\_\_\_\_ Date \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

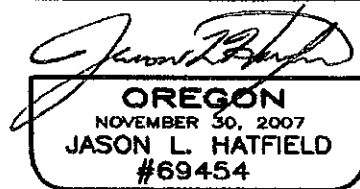
Land in Government Lot 2 of Section 4 and in the S1/2NE1/4 Section 5, T.15S., R.45E., W.M., Malheur County, Oregon, as follows:

PARCEL 1 of Land Partition No. 18-08 as shown by the plat thereof, on file and of record in the office of the County Clerk of Malheur County, Oregon.

Together with and subject to easements, rights of way and reservations as the same may exist or appear of record.

Prepared By: Benchmark Land Surveying  
1207 Dewey Avenue  
Baker City, Oregon 97814  
(541) 523-5852

November 14, 2018



EXPIRES: 6/30/2019

**EXHIBIT A**

**LEGAL DESCRIPTION**

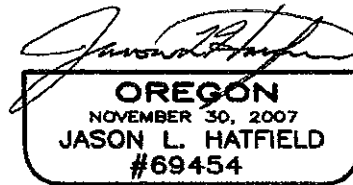
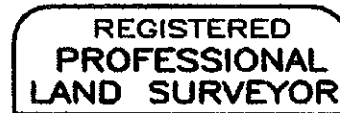
Land in Government Lot 2 of Section 4, T.15S., R.45E., W.M., Malheur County, Oregon, as follows:

PARCEL 2 of Land Partition No. 18-08 as shown by the plat thereof, on file and of record in the office of the County Clerk of Malheur County, Oregon.

Together with and subject to easements, rights of way and reservations as the same may exist or appear of record.

Prepared By: Benchmark Land Surveying  
1207 Dewey Avenue  
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November 14, 2018



**EXPIRES: 6/30/2019**

**EXHIBIT A**

**LEGAL DESCRIPTION**

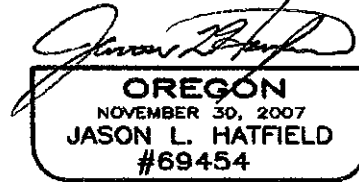
Land in Government Lots 2 and 3 of Section 4 and in the SE1/4NE1/4 and the NE1/4SE1/4 Section 5, T.15S., R.45E., W.M., Malheur County, Oregon, as follows:

PARCEL 3 of Land Partition No. 18-08 as shown by the plat thereof, on file and of record in the office of the County Clerk of Malheur County, Oregon.

Together with and subject to easements, rights of way and reservations as the same may exist or appear of record.

Prepared By: Benchmark Land Surveying  
1207 Dewey Avenue  
Baker City, Oregon 97814  
(541) 523-5852

November 14, 2018



**EXPIRES: 6/30/2019**

cab & slide 10c

# LAND PARTITION PLAT NO. 18-05

SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE NE 1/4 AND THE SE 1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON  
 SURVEYED JUNE 7, 2018

## BASIS OF BEARINGS

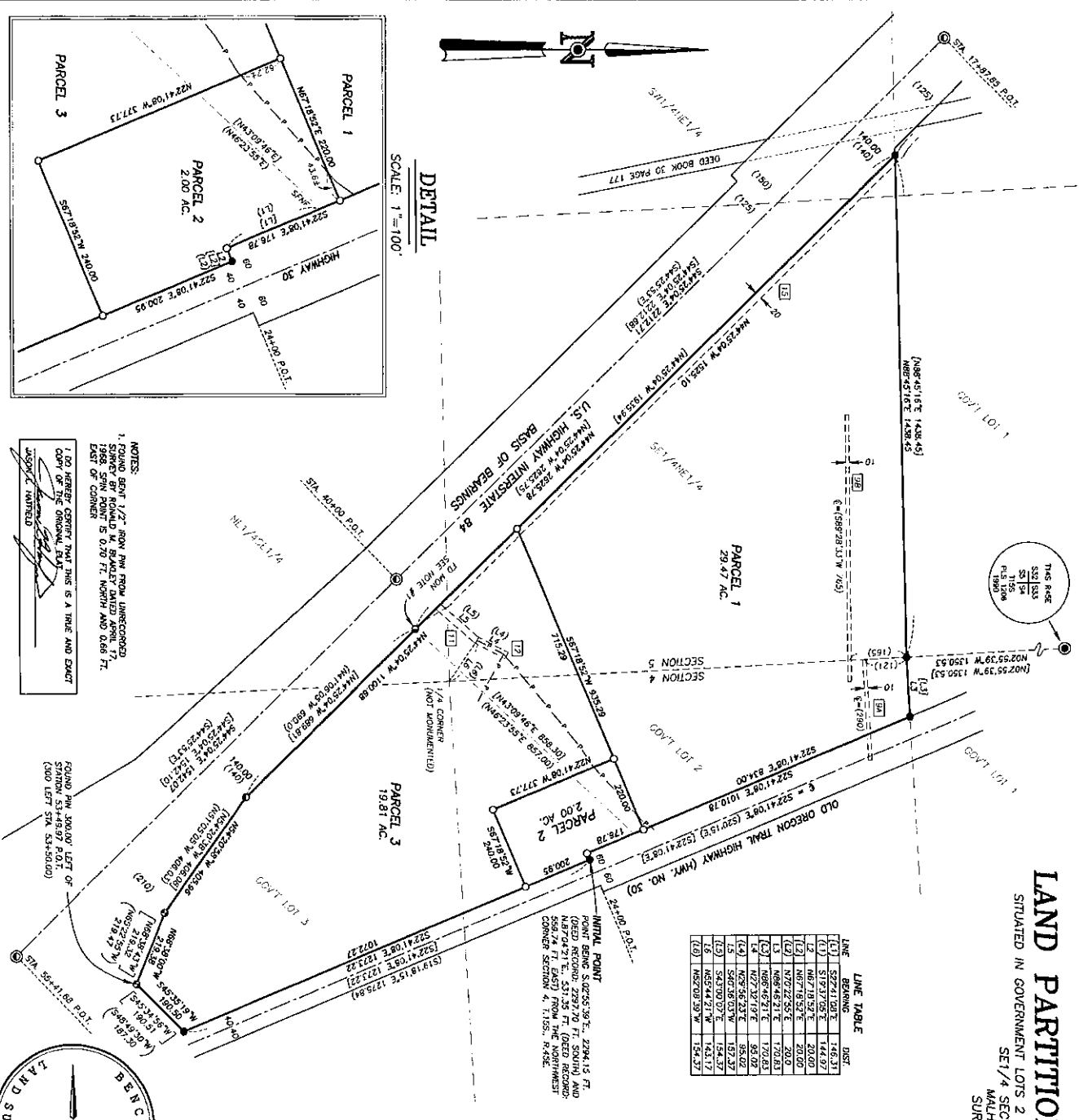
SURVEY NO. 15-45-0010  
 THE I-94 CENTERLINE BETWEEN STATIONS 17+827.65 AND 55+411.98 BEARS S 44°25'04" E, AS SHOWN

## LEGEND

- FOUND 3/8" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED AS SHOWN
- FOUND 3/8" O.S.L.D. BRASS DISK MONUMENT SET IN CONCRETE
- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM O.S.L.D. CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "MALLEUR ENGR PLS 1817" FROM SURVEY NO. 15-45-0010
- FOUND UNRECORDED 5/8" IRON PIN WITH NO CAP, WHICH WAS ACCEPTED ON SURVEY NO. 15-45-0010
- FOUND 1/2" IRON PIN WITH NO CAP FROM UNRECORDED SURVEY BY RONALD M. BLANKET DATED APRIL 17, 1968
- SET 3/8" O.S.L.D. IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- DEED RECORD BEARING AND DISTANCE
- ( ) RECORD BEARING AND DISTANCE FROM SURVEY NO. 15-45-0010
- 1/2" — OPENHEAD POWER LINE
- ⊠ NUMBER SHOWN CORRESPONDS WITH NUMBERED ENCUMBRANCE REFERENCES ON SHEET 2
- SNP MONUMENT SEARCHED FOR AND FOUND

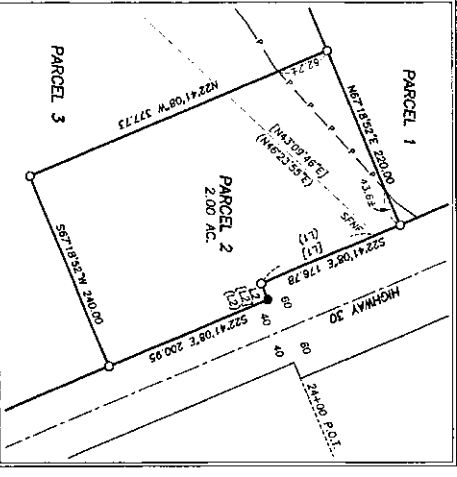
LINE	BEARING	DIST.
(1)	S22°41'08"E	146.31
(2)	S19°17'05"E	144.97
(3)	N07°18'52"E	20.00
(4)	N08°46'21"E	170.23
(5)	N08°46'21"E	170.23
(6)	N07°18'19"E	95.02
(7)	N05°56'23"E	95.02
(8)	S43°00'07"E	154.37
(9)	N05°04'01"W	143.17
(10)	N05°04'01"W	143.17

INITIAL POINT  
 POINT BEING S. 02°55'39" E., 2294.15 FT. (DEED RECORDED: 229170 FT. SOUTH AND 1497'04" 21" E., 57135 FT. FROM RECORDED CORNER SECTION 4, T.15S., R.45E.)

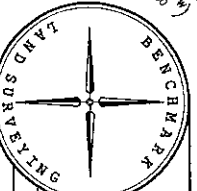


## DETAIL

SCALE: 1"=100'



NOTES:  
 1. CORNER 1.07' FROM PIN FROM UNRECORDED SURVEY BY RONALD M. BLANKET DATED APRIL 17, 1968. 5/8" IRON PIN IS 0.78 FT. NORTH AND 0.66 FT. EAST OF CORNER  
 2. NO HEREIN CORNER THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SURVEY  
 JASON L. HARTFIELD



CERTIFICATE OF MALHEUR COUNTY RECORDER  
 STATE OF OREGON  
 COUNTY OF MALHEUR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JASON L. HARTFIELD  
 #894454  
 EXPIRES: 6/30/2019

RECEIVED: 7/23/2018  
 FILED: 8/14/2018  
 SURVEY NO. 15-45-0015  
 DWG NO. 18-01672

MAHEUR COUNTY SURVEYOR  
 (ORS 209.260)  
 BY: *Tom Slade*

MAHEUR COUNTY, OR 2018-3035  
 ORIGINATOR: 0814/2018 03:08 PM  
 Cpl: 1 Pgs: 2  
 TOL: 3112.00

000510522018000305002020  
 Code 5: Typical County or Malheur County  
 Registered Professional Surveyor  
 (State of Oregon)  
 (Date of Title) - County Clerk

PLAT CAB B  
 SLIDE 10c

LAND PARTITION  
 SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE SE 1/4 AND THE NE 1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON  
 SURVEYED FOR HUNTINGTON TRAVEL PLAZA LLC  
 SURVEYED BY JH & EH  
 DRAWN BY: JH  
 SHEET 1 OF 2  
 SCALE: 1"=200'  
 6/7/2018



