

# PENDLETON ESTATES PHASE 2

IN THE N.E. 1/4 SEC. 15, T 2 N, R 32 E, W.M.  
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

I certify this is an exact copy of PENDLETON ESTATES - PHASE 2.  
STATE OF OREGON, COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON November 4, 2003  
at 10:45 o'clock Am., in the record of PLATS of said County.  
BOOK PAGE Slide  
14 66 B122

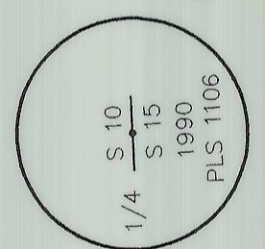
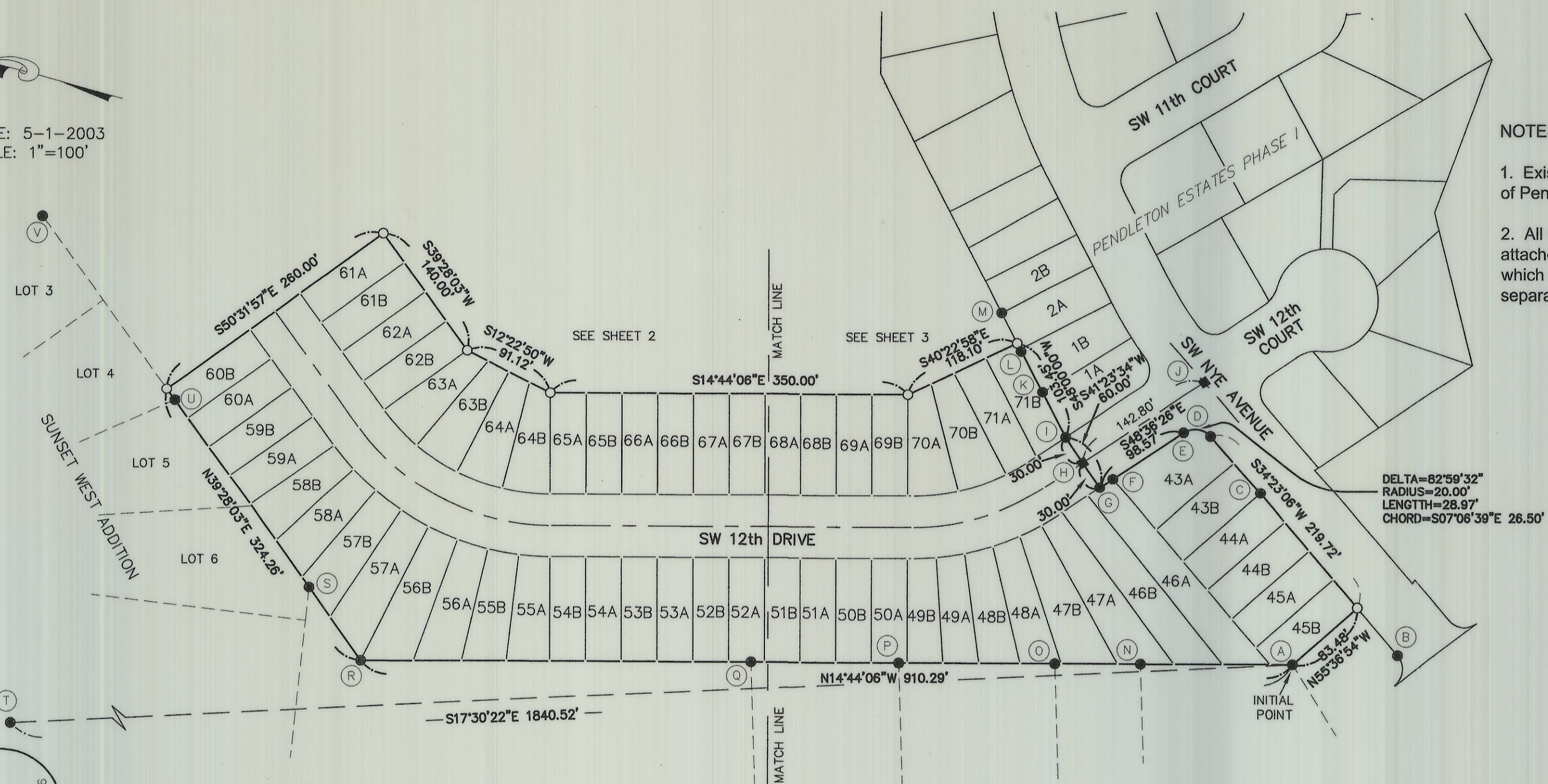
*Clarence E. Barker*  
Clarence E. Barker P.L.S. 636

OFFICE OF COUNTY RECORDS  
By: ...Jean Hemphill...Records Officer

NOTES:  
Fees \$ 65.00 No. 2003-4510290  
1. Existing 20.00' utility easement to the City of Pendleton in Reel 158, Page 1076, Deed Records.

2. All Lots in this Subdivision are restricted to attached single family housing with a zero lot line which is the location for a common or "party" wall separating the attached single-family dwelling units.

DATE: 5-1-2003  
SCALE: 1"=100'



MONUMENT LIST

- A. Found a 5/8 inch iron rod with a 1 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" set in Survey No. 82-44-B.
- B, C, D, E, F, G, I, K, L, & M Found 5/8 inch iron rod with a yellow plastic cap stamped "Barker PLS 636" set in plat of PENDLETON ESTATES - PHASE 1.
- H & J Found 5/8 inch iron rod with a 2 inch aluminum cap stamped "Barker PLS 636" set in plat of PENDLETON ESTATES - PHASE 1.
- N, O, P, & Q Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106 WA PLS 17372" set in Partition Plat 1996-12, or Survey No. 96-088-B or Survey No. 94-118-B.
- R Found a 5/8 inch iron rod with a yellow plastic cap stamped "OR PLS 1106 WA PLS 17372" set in Survey No. 00-23-C
- S Found a 5/8 inch iron rod set in plat of SUNSET WEST ADDITION.
- T Found a 2 1/2 inch brass cap on a 1 inch iron pipe 0.6' above ground in mound. Shown in Survey No. 90-50-C. Stamped
- U & V Found a 1/2 inch iron rod set in plat of SUNSET WEST ADDITION.

Index

Sheet	Contents
1 of 4	Index Map, Legend, Narrative & Monument List
2 of 4	Detail Map on Northerly portion and curve table
3 of 4	Detail Map at Southerly portion and notes
4 of 4	Surveyors Certificate, Declaration, Acknowledgement and City and County approvals

LEGEND

- Set 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636".
- 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "Barker PLS 636" set flush with pavement.
- Monuments found as described in monument list are within 0.2' of ground surface unless otherwise noted.

- +0.3' Indicates distance above ground surface
- 0.3' Indicates distance below ground surface
- ( ) Data of Record
- SqFt. Square feet
- P.U.E. Public Utility Easement
- Z.L.L. Zero Lot Line, Lots to be sold with units constructed to zero lot lines. Free standing units are not permitted.

NARRATIVE:

Basis of bearing is on the line between the Initial Point and Monument "R" as shown in Survey No. 00-23-C.  
The purpose of this survey was to subdivide that tract of land described in Document No. 2001-4030447 as approved by the City of Pendleton Planning Commission in File No. SUB 99-02.  
The boundary of this Subdivision is shown as "Option Area" in Survey No. 00-23-C. Monuments "A", "R" & "V" were held for controlling the Westerly boundary of this Subdivision.  
The Easterly boundary was established per Deed and shown on "Option Area" in Survey No. 00-23-C.  
The Southerly boundary lines were controlled by the plat of PENDLETON ESTATES - PHASE 1.

Surveys used as reference: Survey No. 00-23-C; Survey No. 82-44-B; Survey No. 94-118-B; Survey No. 96-088-B; Survey No. 90-50-C; Partition Plat 1996-12.

Plats: SUNSET WEST ADDITION & PENDLETON ESTATES - PHASE 1

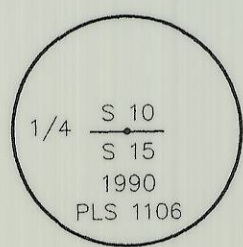
Equipment used: Topcon Electronic Total Station

REGISTERED PROFESSIONAL LAND SURVEYOR

*Clarence E. Barker*  
OREGON  
JULY 10, 1964  
CLARENCE E. BARKER  
636

RENEWAL DATE: 12-31-2003

BARKER SURVEYING CO.  
2035 25TH STREET S.E.  
SALEM, OREGON 97302  
PHONE (503) 588-8800  
EMAIL: SURVEYING@QWEST.NET



RECEIVED BY  
Umatilla County Surveyor  
Date 11-03  
Rec'd By KR  
No. 03-321-B



# PENDLETON ESTATES PHASE 2

IN THE N.E. 1/4 SEC. 15, T 2 N, R 32 E, W.M.  
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

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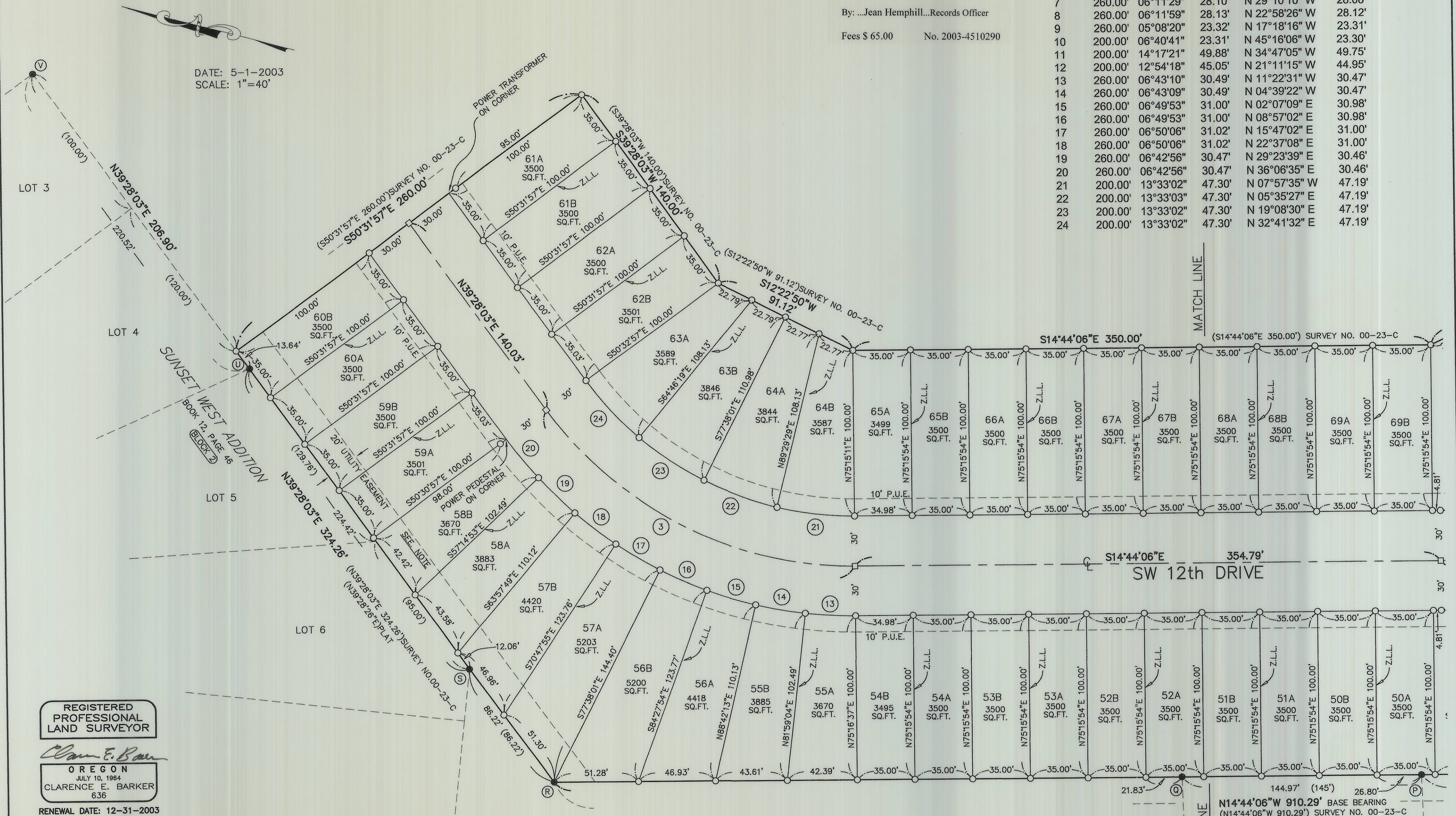
By: ...Jean Hemphill...Records Officer

Fees \$ 65.00 No. 2003-4510290

### CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing & Distance
1	20.00'	82°59'32"	28.97'	S 07°06'39" E 26.50'
2	230.00'	33°52'20"	135.97'	N 31°40'16" W 134.00'
3	230.00'	54°12'09"	217.58'	N 12°21'58" E 209.56'
4	260.00'	04°55'29"	22.35'	N 46°08'42" W 22.34'
5	260.00'	05°13'35"	23.72'	N 41°04'10" W 23.71'
6	260.00'	06°11'28"	28.09'	N 35°21'38" W 28.08'
7	260.00'	06°11'29"	28.10'	N 29°10'10" W 28.08'
8	260.00'	06°11'59"	28.13'	N 22°58'26" W 28.12'
9	260.00'	05°08'20"	23.32'	N 17°18'16" W 23.31'
10	200.00'	06°40'41"	23.31'	N 45°16'06" W 23.30'
11	200.00'	14°17'21"	49.88'	N 34°47'05" W 49.75'
12	200.00'	12°54'18"	45.05'	N 21°11'15" W 44.95'
13	260.00'	06°43'10"	30.49'	N 11°22'31" W 30.47'
14	260.00'	06°43'09"	30.49'	N 04°39'22" W 30.47'
15	260.00'	06°49'53"	31.00'	N 02°07'09" E 30.98'
16	260.00'	06°49'53"	31.00'	N 08°57'02" E 30.98'
17	260.00'	06°50'06"	31.02'	N 15°47'02" E 31.00'
18	260.00'	06°50'06"	31.02'	N 22°37'08" E 31.00'
19	260.00'	06°42'56"	30.47'	N 29°23'39" E 30.46'
20	260.00'	06°42'56"	30.47'	N 36°06'35" E 30.46'
21	200.00'	13°33'02"	47.30'	N 07°57'35" W 47.19'
22	200.00'	13°33'03"	47.30'	N 05°35'27" E 47.19'
23	200.00'	13°33'02"	47.30'	N 19°08'30" E 47.19'
24	200.00'	13°33'02"	47.30'	N 32°41'32" E 47.19'

DATE: 5-1-2003  
SCALE: 1"=40'



REGISTERED PROFESSIONAL LAND SURVEYOR

*Clarence E. Barker*

OREGON  
JULY 10, 1964  
CLARENCE E. BARKER  
636

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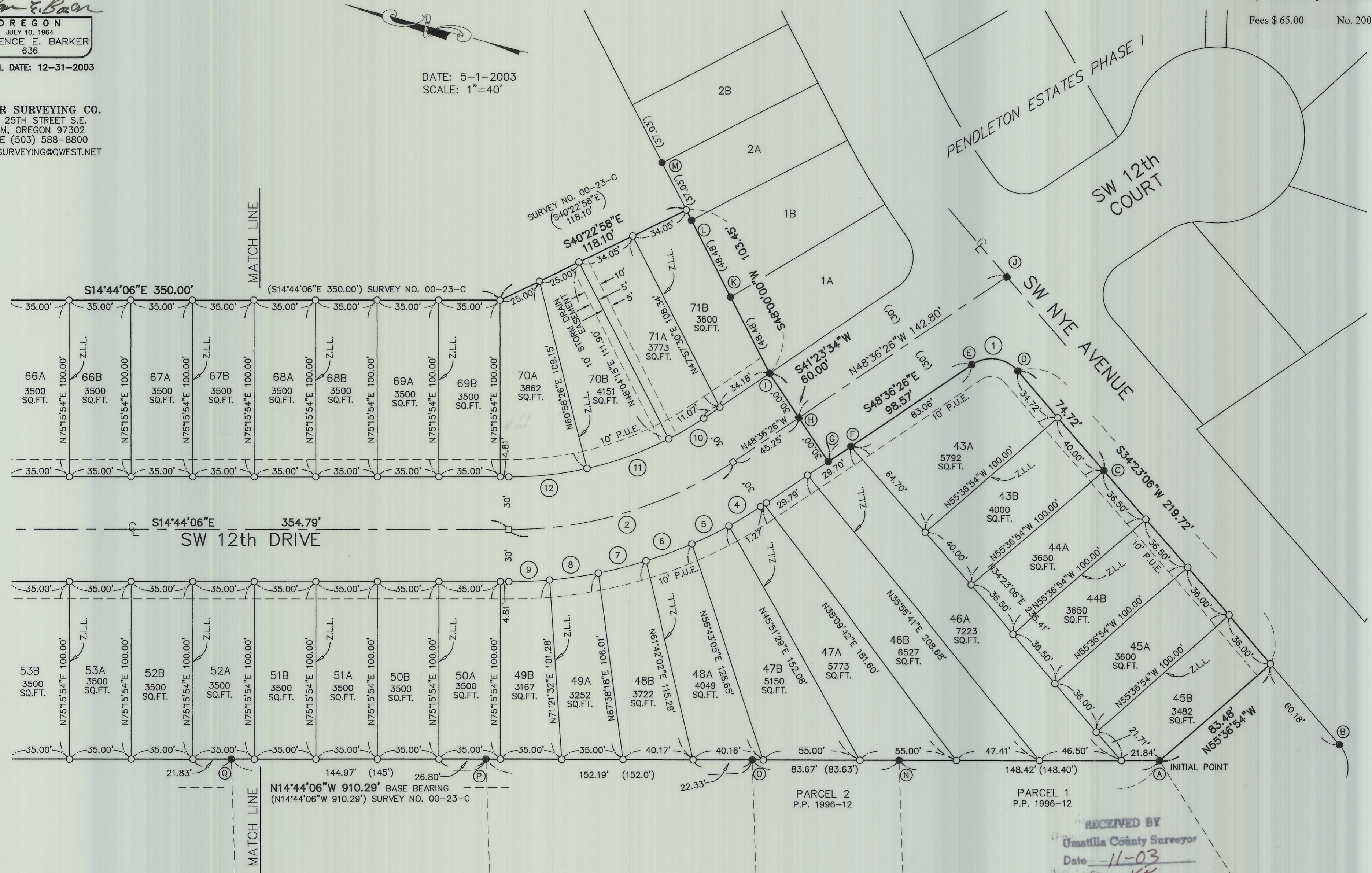
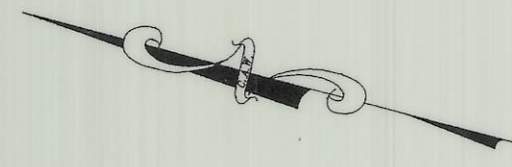
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CITY OF PENDLETON, UMATILLA COUNTY, OREGON

DATE: 5-1-2003

### SURVEYOR'S CERTIFICATE:

I, Clarence E. Barker, a Professional Land Surveyor in the State of Oregon, do hereby certify, that I have surveyed and marked with proper monuments, in accordance with ORS Chapter 92, as revised, the land hereon shown as PENDLETON ESTATES - PHASE 2, situated in the Northeast Quarter of Section 15, Township 2 North, Range 32 East of the Willamette Meridian, City of Pendleton, Umatilla County, Oregon, and more particularly described as follows:

Beginning at the initial point of this subdivision which is a 5/8 inch iron rod with a 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" marking the most Southerly corner of that tract of land described in Document Number 2001-4030447 Deed Records which point bears South 17°30'22" East 1840.52 feet from a brass cap marking the North Quarter corner of Section 15;

Thence North 14°44'06" West along the Westerly line of said tract, a distance of 910.29 feet to an iron rod marking the Northwesterly corner of said tract;

Thence North 39°28'03" East along the Northwesterly line of said tract a distance of 324.26 feet to the most Northerly corner of said tract;

Thence along the Easterly boundary of said tract as follows: South 50°31'57" East 260.00 feet and South 39°28'03" West 140.00 feet and South 12°22'50" West 91.12 feet and South 14°44'06" East 350.00 feet and South 40°22'58" East 118.10 feet to a point on the Northwesterly boundary line of PENDLETON ESTATES - PHASE 1;

Thence South 48°00'00" West along said boundary line, a distance of 103.45 feet to the most Westerly corner of Lot 1A of said subdivision;

Thence South 41°23'34" West 60.00 feet;

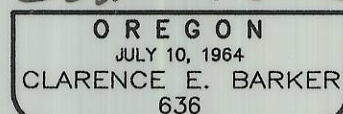
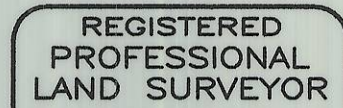
Thence South 48°36'26" East along the Southwesterly Right-of-way line of S.W. 12th Drive, a distance of 98.57 feet;

Thence Southerly along the arc of a 20.00 foot radius <sup>Curve</sup> to the right (the chord of which bears South 07°06'39" East 26.50 feet) a distance of 28.97 feet to a point on the Northwesterly Right-of-way line of S.W. Nye Ave;

Thence South 34°23'06" West along said Right-of-way line, a distance of 219.72 feet;

Thence North 55°36'54" West 83.48 feet to the Initial Point and containing 6.411 acres of land, more or less.

Clarence E. Barker  
Registered Land Surveyor No. 636



RENEWAL DATE: 12-31-2003

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### APPROVALS

City of Pendleton

City of Pendleton Planning Commission

The accompanying plat is hereby approved and adopted this 20th day of October, 2003.

Vincent R. Culp  
Chairperson

Richard Allen  
Planning Director

City of Pendleton Surveyor

The accompanying plat is hereby approved this 16 day of September, 2003.

[Signature]  
Pendleton City Surveyor

Umatilla County

Umatilla County Surveyor

I 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 signature by the County Commissioners of Umatilla County, Oregon.

Dated this 2 day of September, 2003.

David H. Klein  
Umatilla County Surveyor

Umatilla County Assessor and Tax Collector

We, the assessor and the tax collector of Umatilla County, Oregon, do hereby certify that we have examined the tax records relative to the land covered by the accompanying plat and that all monetary sums 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 22nd day of October, 2003.

[Signature]  
Umatilla County Assessor

[Signature]  
Umatilla County Tax Collector

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 it's order.

Dated this 30th day of October, 2003.

William S. Hamrell  
Chairman

Jennifer D. Roberts  
Commissioner

Emile M. Stoleman  
Commissioner

### DECLARATION:

Know all men by these presents that we, LEMB CO L.L.C., Inc. a Limited Liability Company, being the owners of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots have caused the same to be surveyed and platted, the name to be known as PENDLETON ESTATES - PHASE 2.

We hereby dedicate to the public use forever the streets and easements shown hereon, and we certify that all taxes and assessments levied against said land have been paid in full.

In witness whereof we set our hand and seal this 18th day of AUGUST, 2003.

LEMB CO L.L.C.

Michael R. Barnes  
Michael R. Barnes, Member

Lawrence T. Epping  
Lawrence T. Epping, Member

STATE OF OREGON

S.S.

COUNTY OF MARION

On this 18th day of AUGUST, 2003 personally appeared before me the within named Michael R. Barnes and Lawrence T. Epping, who acknowledged the forgoing instrument to be their voluntary act and deed.

Leonard W. Montgomery

LEONARD W. MONTGOMERY  
Notary Public for Oregon  
Commission No. 355872  
My commission expires MARCH 19, 2006

Recording Information, Umatilla County Office of Records:

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