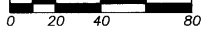


TURNER-ZOLLMAN REPLAT
 A REPLAT OF LOTS 1, 2 AND 3 OF ROYAL RIDGE ADDITION, PHASE I,
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
 LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
 UMATILLA COUNTY, OREGON.
 FEBRUARY, 2012



SCALE: 1 INCH=40 FEET

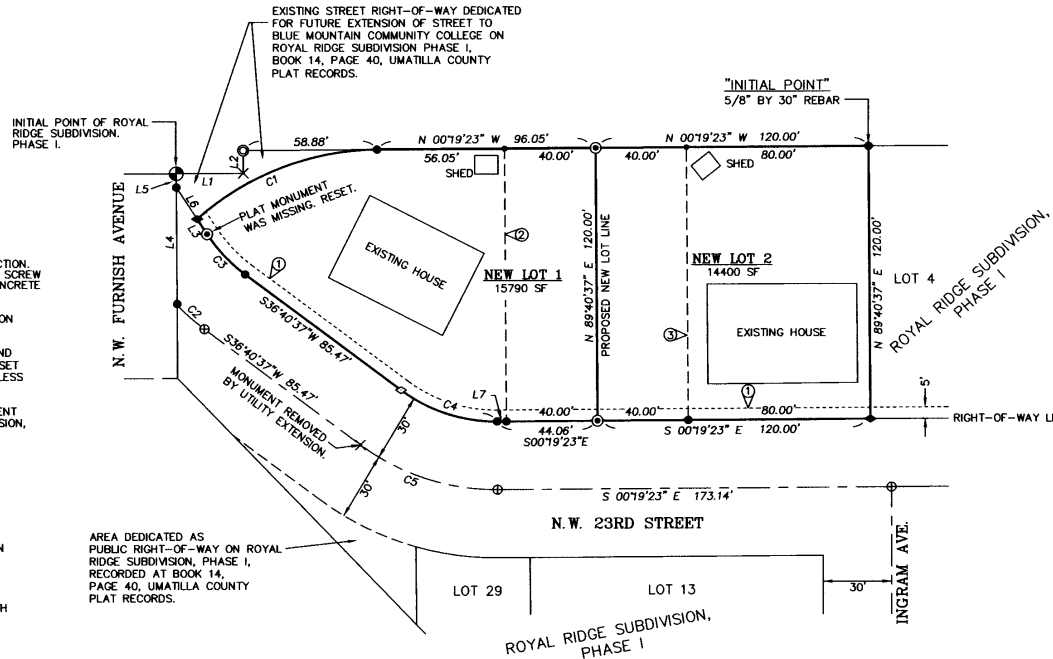


BASIS OF BEARINGS: ROYAL RIDGE ADDITION, PHASE I.

LEGEND

- ⊙ - SET 5/8" BY 24" REBAR WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ◇ - PLAT MONUMENT DESTROYED BY DRIVEWAY CONSTRUCTION. SET 3/4" BRASS WASHER STAMPED "PLS 1106" WITH SCREW ATTACHED TO DRILLED HOLE FILLED WITH LEAD IN CONCRETE DRIVEWAY.
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP SET ON PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I.
- ◆ - FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" AND NAIL ATTACHED TO DRILLED HOLE FILLED WITH LEAD SET ON PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I, UNLESS OTHERWISE NOTED.
- ⊕ - FOUND 2 1/2" BRASS CAP STREET SURFACE MONUMENT SET IN CONCRETE ON PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I.
- ⊙ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP SET ON SURVEY NO. 97-088-C.
- ⊙ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP SET ON SURVEY NO. 02-50-C.
- X - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - INDICATES EXISTING 5' UTILITY EASEMENT CREATED ON THE PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I.

NOTE:
 DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE OF ROYAL RIDGE SUBDIVISION, PHASE I, ARE IDENTICAL.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°19'23" W	28.47'
L2	S 89°40'37" W	10.00'
L3	S 56°43'16" W	7.93'
L4	S 89°40'37" W	51.82'
L5	S 89°40'37" W	6.05'
L6	N 56°43'16" E	16.61'
L7	N 00°19'23" W	4.06'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	41°15'18"	120.35'	86.65'	84.79'	N 21°02'19" W
C2	9°07'31"	100.00'	15.93'	15.91'	N 41°14'43" E
C3	20°02'39"	70.00'	24.49'	24.36'	N 46°41'56" E
C4	37°00'00"	70.00'	45.20'	44.42'	N 18°10'37" E
C5	37°00'00"	100.00'	64.58'	63.46'	N 18°10'37" E

NOTES

- ① - EXISTING 5' WIDE PUBLIC UTILITY EASEMENT, DEDICATED ON ROYAL RIDGE SUBDIVISION, PHASE I, BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS.
- ② - PREVIOUS LOT LINE BETWEEN LOTS 1 AND 2 ROYAL RIDGE SUBDIVISION, PHASE I, BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS.
- ③ - PREVIOUS LOT LINE BETWEEN LOTS 2 AND 3 ROYAL RIDGE SUBDIVISION, PHASE I, BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF TURNER-ZOLLMAN REPLAT.

Will R. Wells
 WILLIAM R. WELLS, PLS

RECEIVED BY

Umatilla County Surveyor
 Date: 4/17/2012
 Rec'd By: *S. Pru*
 No.: 12-041 B

REGISTERED PROFESSIONAL LAND SURVEYOR
 WILLIAM R. WELLS
 1106
 OREGON
 JULY 22, 1977
 RENEWS 6/30/12

WELLS SURVEYING
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 10/11 DR. BY: DMT
 CK BY: WRW NO: 11-1348

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON April 4, 2012
 at 1:00 o'clock Pm., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 15 64

OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL...Records Officer
 Fees \$ 65.00 No. 2012-5900253

PROJECT: \TURNERREPLAT2012

A REPLAT OF LOTS 1, 2 & 3 OF ROYAL RIDGE ADDITION, PHASE I.

LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

TURNER-ZOLLMAN REPLAT
 A REPLAT OF LOTS 1, 2 AND 3 OF ROYAL RIDGE ADDITION, PHASE I,
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
 LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
 UMATILLA COUNTY, OREGON.
 FEBRUARY, 2012

OWNERS DECLARATION

WE, JOHN H. TURNER AND GAIL A. TURNER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, OWNERS OF LOT 1 OF ROYAL RIDGE SUBDIVISION, PHASE I, AND JOHN H. TURNER AND GAIL A. TURNER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST IN LOT 2, ROYAL RIDGE SUBDIVISION, PHASE I, DO HEREBY, ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "TURNER-ZOLLMAN REPLAT", A REPLAT OF LOTS 1, 2 AND 3 OF ROYAL RIDGE SUBDIVISION, PHASE I, IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

John H. Turner
 JOHN H. TURNER, OWNER

ACKNOWLEDGEMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15
 DAY OF March, 2012.

BY JOHN H. TURNER
Tammie Lou Parker
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4-7-13
 MY COMMISSION NUMBER: 437453

Gail A. Turner
 GAIL A. TURNER, OWNER

ACKNOWLEDGEMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15
 DAY OF March, 2012.

BY GAIL A. TURNER
Tammie Lou Parker
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4-7-13
 MY COMMISSION NUMBER: 437453

SURVEYORS CERTIFICATE AND NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING "TURNER-ZOLLMAN REPLAT".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON THE PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I AND CERTAIN BOUNDARY SURVEYS PRECEDING THAT PLAT.

THE SURVEY WAS MADE BY A 2 PERSON CREW A TRIMBLE R8 GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL-TIME REFERENCE NETWORK. STATE PLANE COORDINATE UNITS MEASURED WITH GPS WERE CONVERTED TO GROUND DISTANCES AND THE BEARING BASE IS THE ROYAL RIDGE SUBDIVISION, PHASE I.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3 OF ROYAL RIDGE SUBDIVISION, PHASE I, AN ADDITION TO THE CITY OF PENDLETON, OREGON RECORDED IN THE RECORD OF PLATS OF UMATILLA COUNTY AT BOOK 14, PAGE 40, AS INSTRUMENT NO. 2002-4110330, UMATILLA COUNTY PLAT RECORDS.

Will R. Wells
 WILLIAM R. WELLS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Will R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/12

RECEIVED BY

Umatilla County Surveyor
 Date: 4/17/2012
 Rec'd By: A. Owen
 No.: 12-041-8

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF TURNER-ZOLLMAN REPLAT.

Will R. Wells
 WILLIAM R. WELLS

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

30 DAY OF March, 2012.

David H. Kelly CHAIRPERSON
[Signature] PLANNING DIRECTOR

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

19 DAY OF March, 2012.

[Signature]
 CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 3 DAY OF April, 2012.

David H. Kelly
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

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

DATED THIS 4th DAY OF April, 2012.

Tammie Lou Parker
 CHAIRMAN

Jennifer L. Sobersky
 COMMISSIONER

Absent
 COMMISSIONER

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 REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 2nd DAY OF April, 2012.

Paul Chalmers
 COUNTY ASSESSOR

Rebecca Emright
 COUNTY TAX COLLECTOR

RECORDING INFORMATION.
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded

ON April 4, 2012
 at 1:00 o'clock P.m., in the record of
 PLATS of said County.
 BOOK _____ PAGE _____ Slide
 15 64

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL...Records Officer

Fees \$ 65.00 No. 2012-5900253

WELLS SURVEYING
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 10/11 DR. BY: DMT
 CK. BY: WRW NO: 11-1348

PROJECT: \TURNERREPLAT20122

A REPLAT OF LOTS 1, 2 & 3 OF ROYAL RIDGE ADDITION, PHASE I.

LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.