

UMATILLA COUNTY V AND B ADDITION

A SUBDIVISION OF LOT 3, OF THE YOUNG'S ADDITION REPLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

REFERENCES:

- (R1) - COUNTY SURVEY NO. 99-179-A, STAEBLER FOR WINTER, 1968.
- (R2) - COUNTY SURVEY NO. 99-194-A, STAEBLER FOR WINTER, 1971.
- (R3) - COUNTY SURVEY NO. S-18-B, WALLULIS FOR WINTER, 1981.
- (R4) - YOUNG'S ADDITION TO THE CITY OF PENDLETON, 1957.
- ASSESSOR'S MAP 2N 32 16
- ASSESSOR'S MAP 2N 32 16AD
- STATUTORY WARRANTY DEED, DOC. NO. 2010-5680254, UM CO RECORDS, 2010.
- EXTINGUISHMENT AND RELEASE OF COVENANTS, BOOK 255, PAGE 448, UM CO RECORDS, 1959.
- MODIFICATION OF COVENANTS, BOOK 292, PAGE 258, UM CO RECORDS, 1967.
- MODIFICATION OF COVENANTS, BOOK 292, PAGE 359, UM CO RECORDS, 1967.
- MODIFICATION OF COVENANTS, BOOK 302, PAGE 492, UM CO RECORDS, 1967.
- SEWER EASEMENT DEED, BOOK 255, PAGE 84, UM CO RECORDS, 1959.
- WARRANTY DEED, REEL 15, PAGE 007, UM CO RECORDS, 1977.
- UTILITY EASEMENT DEED, REEL 18, PAGE 565, UM CO RECORDS, 1977.
- POWER EASEMENT, REEL 76, PAGE 915, UM CO RECORDS, 1981.
- WARRANTY DEED, BOOK 306, PAGE 167, UM CO RECORDS, 1970.
- WARRANTY DEED, REEL 300, PAGE 829, UM CO RECORDS, 1996.
- STATUTORY WARRANTY DEED, DOC. NO. 2007-5180820, UM CO RECORDS, 2007.
- CONTRACT OF SALE DEED, BOOK 341, PAGE 362, UM CO RECORDS, 1974.
- EASEMENT GRANT, BOOK 285, PAGE 194, UM CO RECORDS, 1966.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TOM KENNEDY, OWNER, OF V AND B HOLDINGS, LLC., TO PERFORM A SUBDIVISION OF LOT 3, OF THE YOUNG'S ADDITION REPLAT.

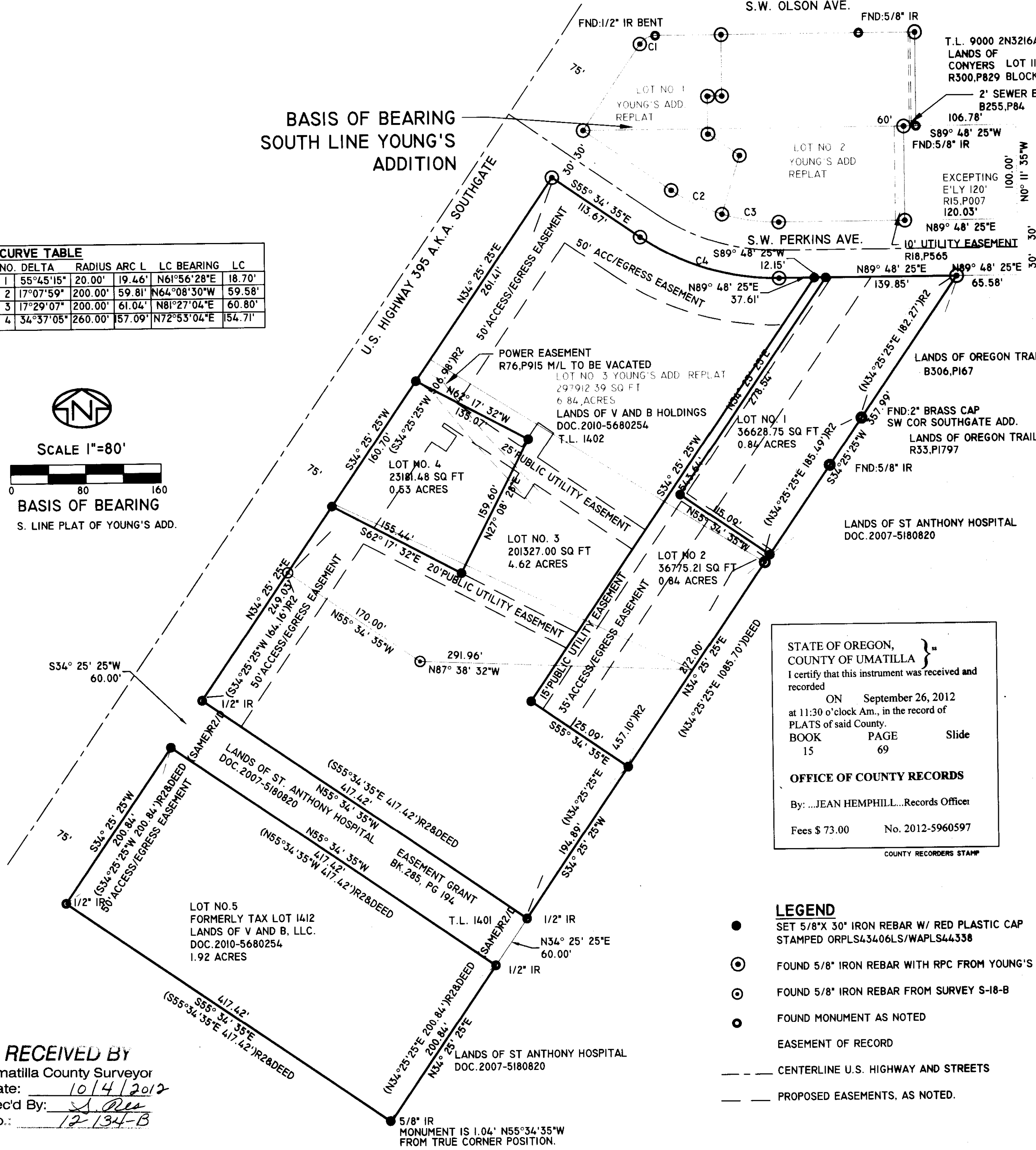
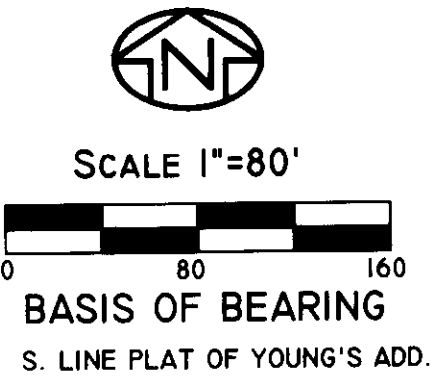
THERE HAVE BEEN SEVERAL SURVEYS PERFORMED ON THIS PROPERTY, AS REFERENCED IN THIS SURVEY.

THE SOUTH LINE OF BLOCK 7 OF YOUNG'S ADDITION TO THE CITY OF PENDLETON WAS HELD AS BASIS OF BEARING FOR THIS SURVEY.

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, A TOPCON 8203B ROBOTIC TOTAL STATION, AND A SOKKIA SET 500 TOTAL STATION.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

NO.	DELTA	RADIUS	ARC L	LC BEARING	LC
1	55°45'15"	20.00'	19.46'	N61°56'28"E	18.70'
2	17°07'59"	200.00'	59.81'	N64°08'30"W	59.58'
3	17°29'07"	200.00'	61.04'	N81°27'04"E	60.80'
4	34°37'05"	260.00'	57.09'	N72°53'04"E	54.71'



STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON September 26, 2012
at 11:30 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
15 69
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 73.00 No. 2012-5960597
COUNTY RECORDERS STAMP

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. English
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/13

- ### LEGEND
- SET 5/8" X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
 - ⊙ FOUND 5/8" IRON REBAR WITH RPC FROM YOUNG'S ADDITION REPLAT
 - ⊙ FOUND 5/8" IRON REBAR FROM SURVEY S-18-B
 - FOUND MONUMENT AS NOTED
 - EASEMENT OF RECORD
 - - - CENTERLINE U.S. HIGHWAY AND STREETS
 - - - PROPOSED EASEMENTS, AS NOTED.

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION OF LOT 3, YOUNG'S ADDITION REPLAT TO THE CITY OF PENDLETON, 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
ROBERT D. ENGLISH, ORPLS 43406LS

RECEIVED BY
Umatilla County Surveyor
Date: 10/4/2012
Rec'd By: *S. Res*
No.: 12-134-B

DATE: 05/09/12	DWN. BY: RDE	SUBDIVISION FOR: V AND B HOLDINGS, LLC. P.O. BOX 1208 PENDLETON, OREGON 97801
SCALE: 1"=80'	CHK. BY: RDE	
JOB NO. 2012-022	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. VANDBADDITION.DWG		

UMATILLA COUNTY
V AND B ADDITION

A SUBDIVISION OF LOT 3, OF THE YOUNG'S ADDITION REPLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 9th DAY OF Aug, 2012.

Evan McKenzie
EVAN MCKENZIE, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 8th DAY OF Aug, 2012.

Timothy Simons
TIMOTHY SIMONS, CITY SURVEYOR/ENGINEER

UMATILLA COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS 26th DAY OF Sept, 2012.

William Ginn
COMMISSIONER

Dennis J. Decherty
COMMISSIONER

William S. Hurd
COMMISSIONER

UMATILLA COUNTY SURVEYOR
I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 8 DAY OF August, 2012.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 25 DAY OF September, 2012.

Beth Ann English
UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

Paul All

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS SUBDIVISION AS SHOWN HEREIN. SAID SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE LOT NUMBER 3 OF YOUNG'S ADDITION REPLAT. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

OWNER'S DECLARATION:

I, TOM M. KENNEDY, OWNER OF V AND B HOLDINGS, LLC., DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Tom M. Kennedy
TOM M. KENNEDY, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 25th DAY OF September, IN THE YEAR 2012, BEFORE ME Jean Hemphill THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT. * Tom M. Kennedy, Owner V & B Holdings, LLC

Jean Hemphill
NOTARY SIGNATURE

Jean Hemphill
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 451168

MY COMMISSION EXPIRES: September 5, 2014

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Umatilla County Surveyor
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No.: 12-134-B

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COUNTY OF UMATILLA }
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/13

SURVEYOR'S EXACT COPY STATEMENT

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Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

PAGE 2 OF 2

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