

OWNERS DECLARATION

WE, DUSTY R. PACE AND TOBY R. CARLSON, OWNERS, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "BLUEBERRY NURSERY REPLAT". A REPLAT OF LOTS 1-6 AND 10-14, BLOCK 82, RESERVE (RESERVATION) ADDITION, TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY DEDICATE NEW PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT FOR PUBLIC USE.

Dusty R. Pace
DUSTY R. PACE
Toby R. Carlson
TOBY R. CARLSON

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16

DAY OF June, 2014.

BY DUSTY R. PACE
Dawn M. Jubb
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

MY COMMISSION NUMBER: 471536

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16

DAY OF June, 2014.

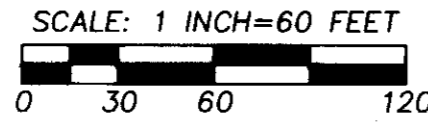
BY TOBY R. CARLSON
Dawn M. Jubb
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

MY COMMISSION NUMBER: 471536

BLUEBERRY NURSERY REPLAT

A REPLAT OF LOTS 1-6 & 10-14, OF BLOCK 82, RESERVATION ADDITION TO THE TOWN NOW CITY OF PENDLETON. SITUATED IN THE SW1/4 NE1/4 SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. JUNE, 2014



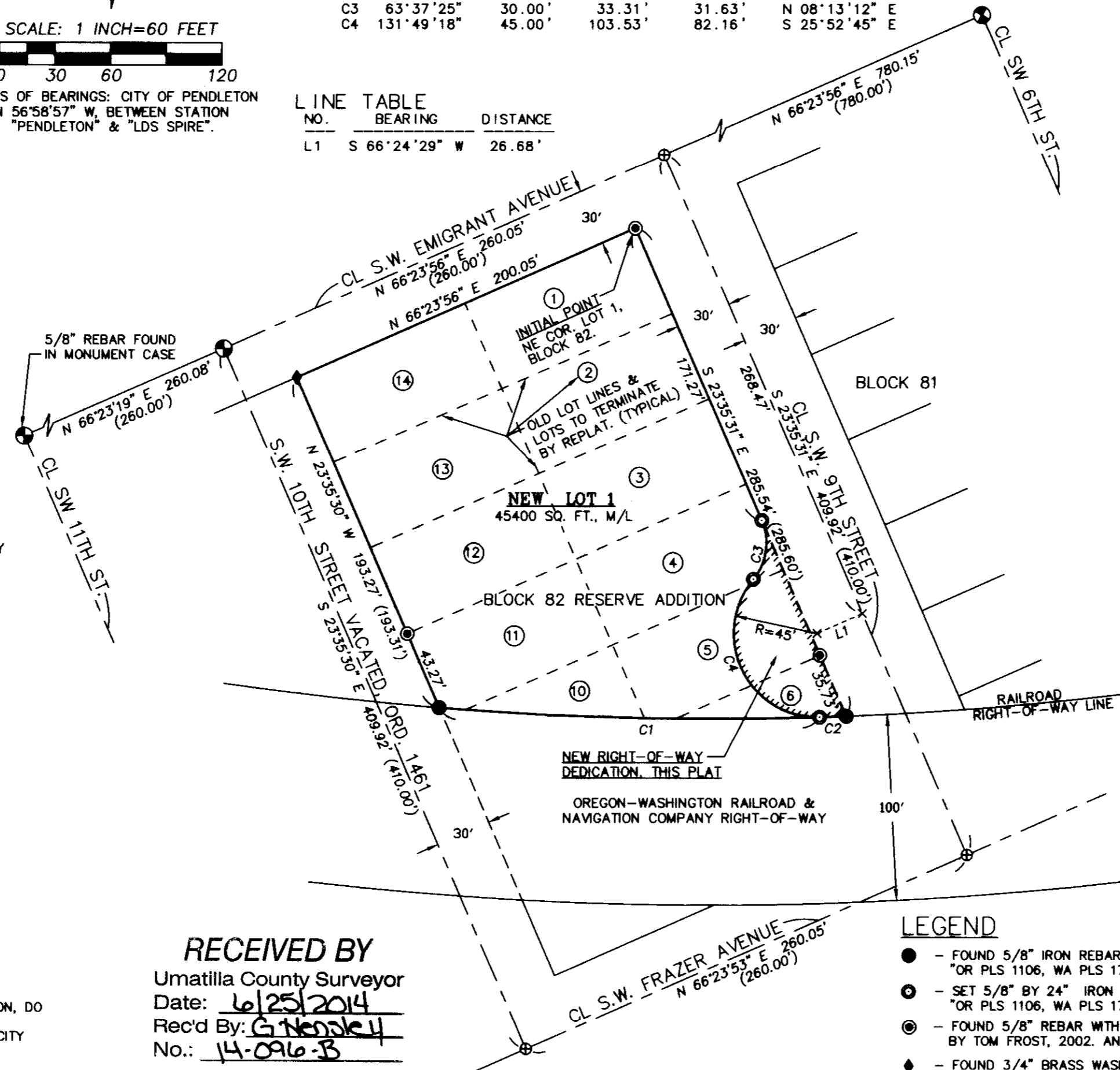
"BASIS OF BEARINGS: CITY OF PENDLETON N 56°58'57" W, BETWEEN STATION "PENDLETON" & "LDS SPIRE".

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	6°20'48"	1859.86'	206.02'	205.91'	N 88°37'00" W
C2	0°26'37"	1859.86'	14.40'	14.40'	N 87°59'17" E
C3	63°37'25"	30.00'	33.31'	31.63'	N 08°13'12" E
C4	131°49'18"	45.00'	103.53'	82.16'	S 25°52'45" E

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 66°24'29" W	26.68'



TRUST DEED BENEFICIARY'S CONSENT

COMMUNITY BANK, TRUST DEED BENEFICIARY UNDER MODIFICATION OF DEED OF TRUST RECORDED AS INSTRUMENT NO. 2014-6160652, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE & NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92 AND ALSO CONSENTS TO THE PUBLIC RIGHT-OF-WAY DEDICATION.

COMMUNITY BANK, BY:
Cory R. Deter
CORY R. DETER, VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16

DAY OF June, 2014.

BY CORY R. DETER
Dawn M. Jubb
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

MY COMMISSION NUMBER: 471536

SURVEYORS CERTIFICATE & 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 AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "BLUEBERRY NURSERY REPLAT".

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS AND WITH A LEICA TCR 803 THREE SECOND TOTAL STATION. CONTROL MONUMENT TIES AND CORNERS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS. SEE RECORD SURVEY NO. 14-024-C FOR CONTROL SURVEY DATA.

REAL PROPERTY DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13 AND 14, BLOCK 82, RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY) RIGHT-OF-WAY.

ENCUMBRANCE NOTES:

1. THE REPLATTED PROPERTY IS SUBJECT TO MINERAL RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN QUITCLAIM DEED FROM UNION PACIFIC RAILROAD COMPANY RECORDED AS INSTRUMENT NO. 2001-3870672.
2. THE REPLATTED PROPERTY IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED FEBRUARY 3, 1950 IN BOOK 191, PAGE 414, DEED RECORDS OF UMATILLA COUNTY. SURVEYORS NOTE: THIS EASEMENT SHOWS AS A DEED EXCEPTION IN DOCUMENT RECORDED AS INSTRUMENT NO. 2014-6150537, UMATILLA COUNTY OFFICE OF RECORDS BUT DOES NOT APPEAR TO AFFECT THE REPLATTED PROPERTY.

LEGEND

- - FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA CO. SURVEY 14-024-C.
- ⊙ - SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC CAP PER UNRECORDED SURVEY BY TOM FROST, 2002. AN UNSTAMPED COPY FURNISHED BY DUSTY PACE.
- ◆ - FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" ATTACHED TO A DRILLED HOLE WITH LEAD PLUG ON THE EDGE OF A CONCRETE POWER VAULT. THE MONUMENT BEARS N 23°35'30" W, 0.10' FROM TRUE CORNER POINT & WAS SET ON SURVEY NO. 14-024-C. DIMENSIONS ARE TO TRUE CORNER POINT.
- ⊙ - CITY BRASS CAP IN MONUMENT CASE UNLESS OTHERWISE NOTED.
- ⊗ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - INDICATES RECORD DIMENSION FROM THE PLAT OF RESERVE (RESERVATION) ADDITION.

NOTE: COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF SURVEY NO. 14-034-C.

APPROVALS

CITY OF PENDLETON

PENDLETON CITY PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

18 DAY OF June, 2014

[Signature]
PENDLETON CITY PLANNER

PENDLETON CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

17 DAY OF June, 2014

[Signature]
PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 23 DAY OF June, 2014

[Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

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

DATED THIS 24 DAY OF June, 2014

[Signature]
CHAIRMAN

[Signature]
COMMISSIONER

[Signature]
COMMISSIONER

ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND 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 23 DAY OF June, 2014

[Signature]
COUNTY ASSESSOR

[Signature]
COUNTY TAX COLLECTOR

RECEIVED BY

Umatilla County Surveyor
Date: 6/25/2014
Rec'd By: G. Nensley
No.: 14-0916-B

Will R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

I CERTIFY THIS IS AN EXACT COPY OF BLUEBERRY NURSERY REPLAT.

Will R. Wells
WILLIAM R. WELLS, PLS

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS

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

ON June 24, 2014 at 11:27 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
15 90

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2014-6180213

WELLS SURVEYING
920 SW FRAZER SUITE 102
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:
BLUEBERRY NURSERY REPLAT

A REPLAT OF LOTS 1-6 & 10-14, BLOCK 82, RESERVATION ADDITION TO THE CITY OF PENDLETON.

LOCATED IN THE SE1/4 NE1/4, SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

DATE: 5/14 DR. BY: DMT
CK. BY: WRW NO: 14-1485