

REPLAT FOR EASTERN OREGON DEVELOPMENT, LLC.
A REPLAT OF UMATILLA COUNTY PARTITION PLAT NO. 2008-14 AND OTHER LANDS.
LOCATED IN THE NW1/4 OF SECTION 21 & THE SW1/4 OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.
SEPTEMBER, 2012.

APPROVALS

EXAMINED AND APPROVED THIS
26th DAY OF October 2012.

LAND DIVISION NO: RP12-02
Pendleton City Planner

EXAMINED AND APPROVED THIS
25th DAY OF October 2012.

Pendleton City Surveyor

EXAMINED AND APPROVED THIS
7 DAY OF November 2012.

Umatilla County Surveyor

TAXES ARE PAID IN FULL THIS
14 DAY OF November 2012.

Umatilla County Tax Collector

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

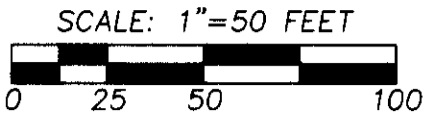
STATE OF OREGON,
COUNTY OF UMATILLA
I certify that this instrument was received and recorded

ON November 14, 2012
at 11:30 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2012 20

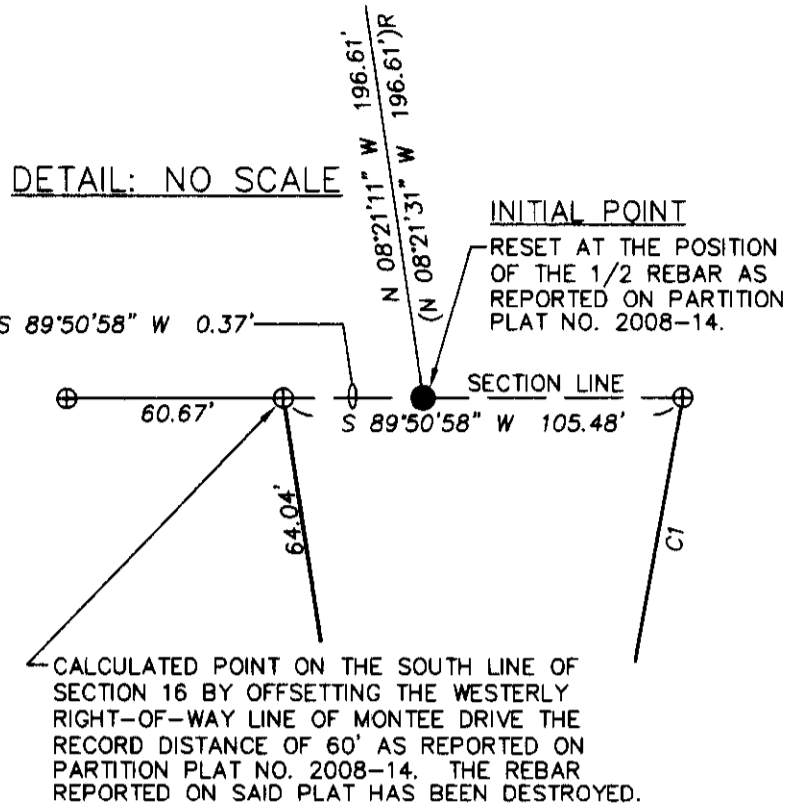
OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 73.00 No. 2012-5980448



"BASIS OF BEARINGS": PARTITION PLAT NO. 2008-14.
COMMON DIMENSIONS SHOWN ON THIS REPLAT ARE
IDENTICAL TO THOSE OF PARTITION PLAT NO. 2008-14.



FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP AT THE
NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1990-2,
PER SURVEY NO. 00-119-B.

FOUND 1/2" REBAR FROM SURVEY NO. Q-1128-A.
HELD A LINE FROM THE RESET MONUMENT AT THE
NORTHWEST CORNER OF THIS TRACT THROUGH THE
1/2" REBAR AND EXTENDED IT TO THE WESTERLY
R-O-W LINE OF U.S. HWY. 395. MONUMENT SET
ON THIS SURVEY BEARS N 83°38'56" E - 0.48'
FROM FOUND 1/2" REBAR.

AREA SUMMARY

PARCEL 1 - 1.10 ACRES M/L
NEW PUBLIC
RIGHT OF WAY - 0.03 ACRES M/L
PARCEL 1
LESS NEW PUBLIC RIGHT OF
WAY AREA - 1.07 ACRES M/L

ORIGINAL MONUMENT DESTROYED. SET
NEW MONUMENT ON LINE AT RECORD
DISTANCE FROM THE RESET MONUMENT
ON THE SECTION LINE. SEE DETAIL.

FOUND 2" BRASS DISK IN CONCRETE
PER CITY OF PENDLETON FOR 1/4 CORNER
AS REPORTED ON PARTITION PLAT 2008-14.

SEE DETAIL
ABOVE LEFT

FND. 2 1/2" BRASS CAP ON GALV. IRON PIPE
MONUMENT AS REPORTED ON PARTITION PLAT
NO. 2008-14 FOR SECTION CORNER.

CALCULATED POINT AT THE INTERSECTION
OF THE SECTION LINE AND RIGHT-OF-WAY
OF MONTEE DRIVE AS REPORTED ON PARTITION
PLAT NO. 2008-14.

CALCULATED POINT AT THE INTERSECTION
OF THE WESTERLY RIGHT-OF-WAY LINE OF
U.S. HWY. 395 WITH THE SOUTH LINE OF
SECTION 16 AS REPORTED ON PARTITION
PLAT NO. 2008-14. THE REBAR REPORTED
ON SAID PLAT HAS BEEN DESTROYED.

LEGEND

- FOUND 1/4 OR SECTION CORNER AS NOTED.
SET 5/8" X 30" IRON REBAR WITH 1 1/4" PURPLE
PLASTIC CAP STAMPED "WELLS SURVEYING 54657PLS."
FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC
CAP STAMPED "ORPLS 1106 WAPLS 17372", PER SURVEY
NO. 07-302-B ALSO REPORTED ON P.P. NO. 2008-14.
CALCULATED POINT ONLY. NOTHING FOUND OR SET.
FORMER PARCEL LINE TO TERMINATE BY THIS REPLAT.
RECORD DIMENSION PER PARTITION PLAT NO. 2008-14.
RECORD DIMENSION PER PARTITION PLAT NO. 1990-2.
RECORD DIMENSION PER SURVEY NO. Q-1128-A AND
WARRANTY DEED RECORDED AS INSTRUMENT NO. 2012-5950550.

CURVE TABLE

Table with columns: NO, DELTA, RADIUS, LENGTH, CHORD, CHORD BRG. Rows C1 through C6.

LINE TABLE

Table with columns: NO, BEARING, DISTANCE. Row L1.

OWNERS DECLARATION & DEDICATION

EASTERN OREGON DEVELOPMENT LLC., AN OREGON LIMITED LIABILITY COMPANY,
DOES HEREBY ACKNOWLEDGE THIS REPLAT WAS PREPARED WITH ITS
KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED,
AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

EASTERN OREGON DEVELOPMENT LLC., DOES HEREBY DEDICATE THE NEW PUBLIC
RIGHT-OF-WAY SHOWN ON THIS PLAT FOR PUBLIC USE.

EASTERN OREGON DEVELOPMENT, LLC., BY:

Steven L. Richards, Member, Eastern Oregon Development, LLC
STEVEN L. RICHARDS, MEMBER, EASTERN OREGON DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 24 DAY OF October 2012.

BY STEVEN L. RICHARDS

Notary Public for the State of Oregon

MY COMMISSION NUMBER: 471536

MY COMMISSION EXPIRES: 10-14-16

I CERTIFY THIS IS A EXACT COPY

OF PARTITION PLAT NO. 2012-20

Notary Public for the State of Oregon
JASON M. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/14

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 09/12 DR. BY: JMW
CK. BY: WRW NO: 12-1403

PROJECT: \RICHARDREPLAT2012
REPLAT FOR:
EASTERN OREGON
DEVELOPMENT, LLC
LOCATED IN THE NW1/4 OF SECTION 21 &
THE SW1/4 OF SECTION 16, T2N., R32E., W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON

REPLAT APPROVAL & PUBLIC RIGHT-OF-WAY DEDICATION ACCEPTANCE:

THE CITY OF PENDLETON, BY AND THROUGH ITS PLANNING COMMISSION, DOES HEREBY
APPROVE AND ADOPT THIS REPLAT AND ACCEPTS THE RIGHT-OF-WAY DEDICATED FOR
PUBLIC USE.

DATED THIS 6 DAY OF November 2012

Planning Commission Chairperson

SURVEYORS CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED
THE LANDS OF THIS REPLAT IN ACCORDANCE WITH ORS
CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA
COUNTY DEVELOPMENT ORDINANCES. PARCELS ARE MONUMENTED AS SHOWN.

THE SURVEY WAS MADE USING TRIMBLE R8 SERIES GPS RECEIVER OPERATED
IN REAL TIME KINEMATIC MODE OVER THE OREGON REAL TIME GPS NETWORK
AND WITH A LEICA TPC 803 3 SECOND TOTAL STATION.

REAL PROPERTY DESCRIPTION

PARCELS 1, 2, AND 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2008-14,
RECORDED JUNE 10, 2008, IN THE PLAT RECORDS OF UMATILLA COUNTY AS
INSTRUMENT NO. 2008-5380218, UMATILLA COUNTY OFFICE OF RECORDS AND
SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP
2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 32 EAST W.M., UMATILLA COUNTY,
OREGON CONVEYED IN INSTRUMENT NO. 2012-5950550 (MORE
PARTICULARLY DESCRIBED AS SURVEYED ON THIS REPLAT AS
FOLLOWS:)

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION
16; THENCE SOUTH 89°50'58" WEST ALONG THE SOUTHERLY LINE
OF SAID SECTION 16 A DISTANCE OF 205.69 FEET TO A POINT
ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 395
THENCE CONTINUING SOUTH 89°50'58" WEST ALONG THE
SOUTHERLY LINE OF SAID SECTION 16 A DISTANCE OF 105.11
FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF
MONTEE DRIVE, A.K.A. SOUTHGATE PLACE; THE "POINT OF
BEGINNING" FOR THIS DESCRIPTION; THENCE NORTH
08°21'11" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF
SAID MONTEE DRIVE A DISTANCE OF 196.61 FEET; THENCE
NORTH 83°38'56" EAST A DISTANCE OF 183.32 FEET TO A
POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S.
HIGHWAY NO. 395; THENCE SOUTHERLY ALONG THE ARC OF A
3349.04 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF
219.97 FEET, (LONG CHORD BEARS SOUTH 12°44'46" WEST A
DISTANCE OF 219.93 FEET) TO A POINT ON THE SOUTHERLY LINE
OF SAID SECTION 16; THENCE SOUTH 89°50'58" WEST ALONG
SAID SOUTHERLY LINE OF SECTION 16 A DISTANCE OF 105.11
FEET TO THE "POINT OF BEGINNING".

Jason M. Wells, PLS

RECEIVED BY
Umatilla County Surveyor
Date: 11/16/2012
Rec'd By: S. Reed
No.: 12-148-B