

STAR STREET REPLAT

A REPLAT OF BLOCK 47, 48 AND 49 OF RESERVATION ADDITION TO THE CITY OF PENDLETON, SITUATED IN THE SOUTH HALF OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

NARRATIVE

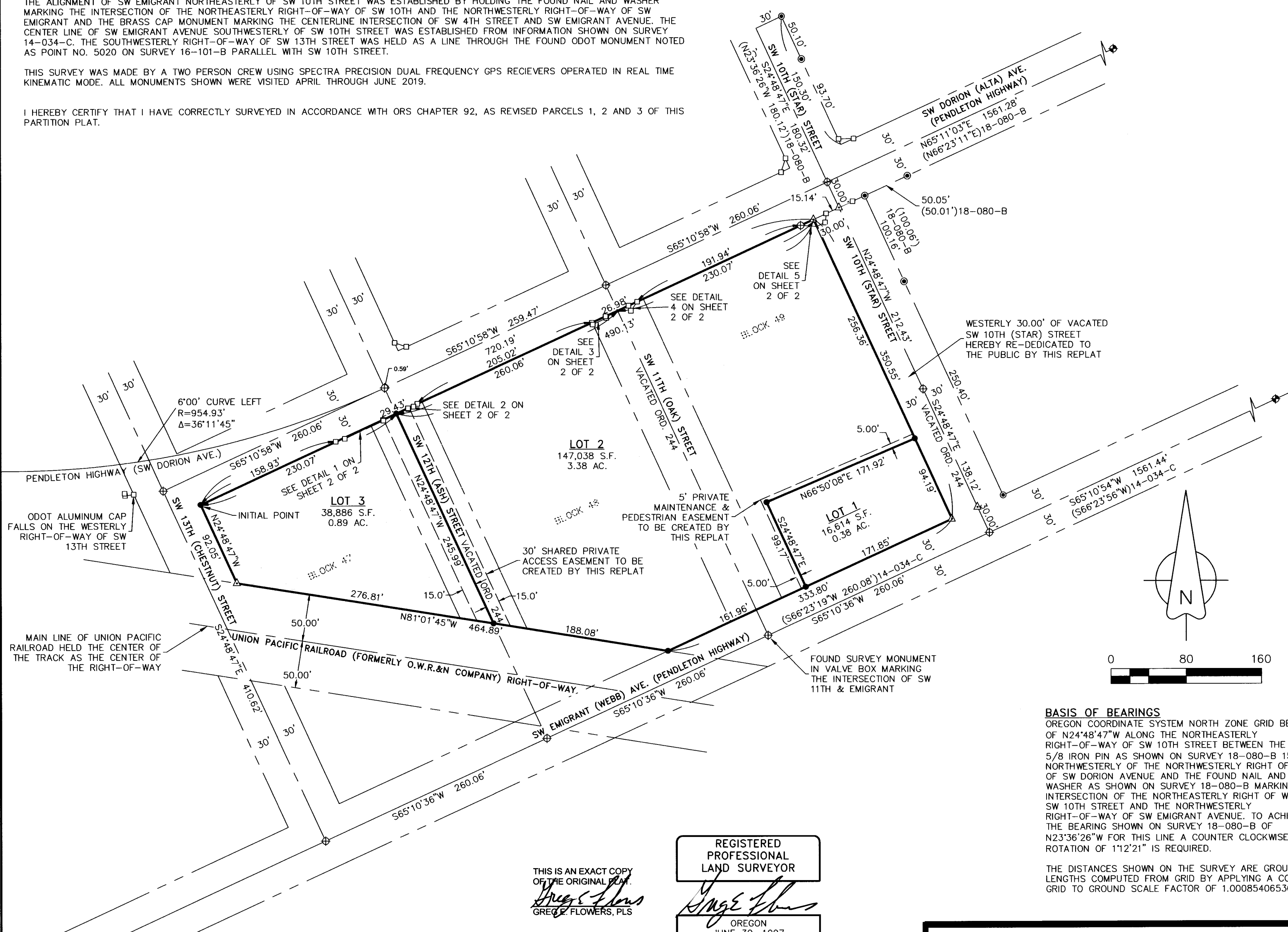
THIS SURVEY WAS MADE AT THE REQUEST OF PENDLETON GRAIN GROWERS (PGG) TO SURVEY AND MONUMENT THEIR PROPERTY LOCATED IN BLOCKS 47, 48 AND 49 OF RESERVATION ADDITION TO THE CITY OF PENDLETON. THE PROPERTY INCLUDED THE PORTIONS OF VACATED 11TH STREET AND VACATED 12TH STREET ADJACENT TO BLOCKS 47, 48 AND 49 AND THE SOUTHWESTERLY 30 FEET OF VACATED 10TH STREET ADJACENT TO BLOCK 49 WHICH WERE VACATED BY ORDINANCE 244 IN JUNE OF 1882, A COPY OF THAT ORDINANCE WAS RECORDED IN AUGUST 1955 AT BOOK 227, PAGE 346 DEED RECORDS. THE DESCRIPTION OF THE PGG PARCELS INCLUDES "THAT PORTION OF VACATED SW 10TH STREET (FORMERLY KNOWN AS STAR STREET) WHICH LIES NORTHEASTERLY OF AND ADJACENT TO THAT PORTION OF THE NORTHEAST LINE OF BLOCK 49". THE PROPERTY ON THE NORTHEASTERLY SIDE OF SW 10TH STREET WAS CONVEYED BY PGG AND INCLUDED THE PORTION OF SW 10TH STREET ADJACENT THERETO. I HAVE TAKEN THIS TO MEAN THAT PGG CONVEYED THE NORTHEASTERLY HALF OF SW 10TH AND RETAINED THE SOUTHWESTERLY HALF. SW 10TH STREET BETWEEN SW DORION AND SW EMIGRANT IS A FULLY DEVELOPED STREET INCLUDING CURB, GUTTER, SIDEWALK AND UTILITIES. THE ASSESSORS MAP INDICATES THAT THERE IS A PUBLIC RIGHT-OF-WAY OVER ABOUT 30 FEET OF THE VACATED RIGHT-OF-WAY. NO RECORDED DOCUMENT OTHER THAN THE VACATION OF SW 10TH STREET WAS FOUND TO VALIDATE THAT THIS IS TRULY A PUBLIC STREET.

PGG GRANTED PERMANENT EASEMENTS FOR HIGHWAY RIGHT-OF-WAY PURPOSES TO THE STATE OF OREGON DEPARTMENT OF TRANSPORTATION AS DESCRIBED BY INSTRUMENT NUMBER 2009-5480273 RECORDED MARCH 6, 2009 AND AS SURVEYED AND MONUMENT BY SURVEY 16-101-B AND SHOWN HEREON.

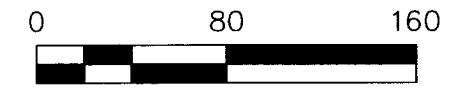
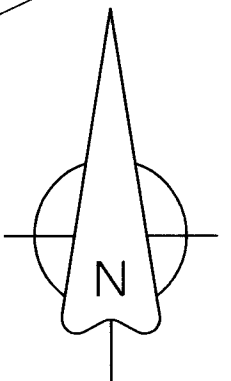
THE ALIGNMENT OF SW DORION WAS ESTABLISHED BY HOLDING THE FOUND SURVEY MONUMENTS MARKING THE NORTHWESTERLY AND SOUTHEASTERLY RIGHT-OF-WAY AND THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF SW 4TH STREET AND SW DORION AVENUE. THE ALIGNMENT OF SW EMIGRANT NORTHEASTERLY OF SW 10TH STREET WAS ESTABLISHED BY HOLDING THE FOUND NAIL AND WASHER MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SW 10TH AND THE NORTHWESTERLY RIGHT-OF-WAY OF SW EMIGRANT AND THE BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF SW 4TH STREET AND SW EMIGRANT AVENUE. THE CENTER LINE OF SW EMIGRANT AVENUE SOUTHWESTERLY OF SW 10TH STREET WAS ESTABLISHED FROM INFORMATION SHOWN ON SURVEY 14-034-C. THE SOUTHWESTERLY RIGHT-OF-WAY OF SW 13TH STREET WAS HELD AS A LINE THROUGH THE FOUND ODOT MONUMENT NOTED AS POINT NO. 5020 ON SURVEY 16-101-B PARALLEL WITH SW 10TH STREET.

THIS SURVEY WAS MADE BY A TWO PERSON CREW USING SPECTRA PRECISION DUAL FREQUENCY GPS RECIEVERS OPERATED IN REAL TIME KINEMATIC MODE. ALL MONUMENTS SHOWN WERE VISITED APRIL THROUGH JUNE 2019.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT.



- LEGEND**
- DEED BOUNDARY
 - RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTERLINE
 - PLATTED LOT LINE
 - FOUND SURVEY MARKER AS SHOWN ON SURVEY 18-080-B
 - FOUND ODOT 1 1/4" ALUMINUM CAP PER SURVEY 16-101-B
 - ◆ FOUND 2 1/2" BRASS DISK AT THE INTERSECTION OF SW DORION AND SW 2ND AND SW EMIGRANT AND SW 2ND AND SW EMIGRANT AS SHOWN ON SURVEY 16-101-B
 - SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 - OR 2820" ATTACHED.
 - △ SET A MAG NAIL WITH A BRASS WASHER STAMPED "OR 2820" ATTACHED.
 - ⊕ COMPUTED POSITION NOTHING FOUND OR SET UNLESS OTHER WISE NOTED.
 - (xxx) RECORD DIMENSION AS NOTED.
 - PLATTED LOT NUMBER



RECEIVED BY
Umatilla County Surveyor
Date: 4/7/20
Rec'd By: CT
No.: 20-033-B

BASIS OF BEARINGS
OREGON COORDINATE SYSTEM NORTH ZONE GRID BEARING OF N24°48'47"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SW 10TH STREET BETWEEN THE FOUND 5/8 IRON PIN AS SHOWN ON SURVEY 18-080-B 150.30' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY OF SW DORION AVENUE AND THE FOUND NAIL AND WASHER AS SHOWN ON SURVEY 18-080-B MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF SW 10TH STREET AND THE NORTHWESTERLY RIGHT-OF-WAY OF SW EMIGRANT AVENUE. TO ACHIEVE THE BEARING SHOWN ON SURVEY 18-080-B OF N23°36'26"W FOR THIS LINE A COUNTER CLOCKWISE ROTATION OF 1°12'21" IS REQUIRED.

THE DISTANCES SHOWN ON THE SURVEY ARE GROUND LENGTHS COMPUTED FROM GRID BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00085406536244.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Greg E. Flowers
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/21
3/30/2020

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 3-6-2020 at 12:42 o'clock p.m., in the record of PLATS of said County. BOOK 16 PAGE 100

OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-6990329

CLIENT: PENDLETON GRAIN GROWERS		PROJECT NO.: 22483.008
SURVEYOR: GREG E. FLOWERS		DATE: 10/31/2019
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 80'
SECTION: 10	TOWNSHIP: 2 NORTH	RANGE: 32 EAST
CITY: PENDLETON	COUNTY: UMATILLA	SHEET 1 OF 2

STAR STREET REPLAT

A REPLAT OF BLOCK 47, 48 AND 49 OF RESERVATION ADDITION TO THE CITY OF PENDLETON, SITUATED IN THE SOUTH HALF OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

APPROVALS

PENDLETON CITY PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED

THIS 1 DAY OF April, 2020

Mye Cress
PENDLETON CITY PLANNER

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 FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURES BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

THIS 3 DAY OF April, 2020

David H. Krumbein
DAVID H. KRUMBEIN, 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

THIS 6 DAY OF April, 2020

John Shif
CHAIRMAN

Gene M. Sisk
COMMISSIONER

William J. Elmer
COMMISSIONER

UMATILLA COUNTY 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 AT THAT ALL ASVALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

THIS 3 DAY OF April, 2020 BY:

Paul Chalmers UMATILLA COUNTY ASSESSOR
Festina Ang UMATILLA COUNTY TAX COLLECTOR
Rachael Reynolds Deputy

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Greg E. Flowers
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
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RENEWS 12/31/21
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By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-6990329

OWNERS DEDICATION

I, TIM HAWKINS, CHAIRMAN OF PENDLETON GRAIN GROWERS INC., OWNERS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED ANT THIS LAND SUBDIVIDED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHERMORE ACKNOWLEDGE ALL NEW AND EXISTING EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION. WE HEREBY DEDICATED TO THE PUBLIC ALL ROADS AND EASEMENTS NOT SHOWN AS PRIVATE, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Tim Hawkins
TIM HAWKINS, CHAIRMAN OF PENDLETON GRAIN GROWERS INS, 3/31/20 DATE

ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Umatilla

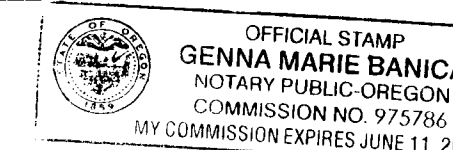
BEFORE ME THIS 31st DAY OF March 2020 APPEARED TIM HAWKINS, A DULY AUTHORIZED REPRESENTATIVE FOR PENDLETON GRAIN GROWERS, INC., WHO ACKNOWLEDGED THE FOREGOING REPLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF March, 2020.

Genna Marie Barbica
NOTARY PUBLIC FOR THE STATE OF Oregon

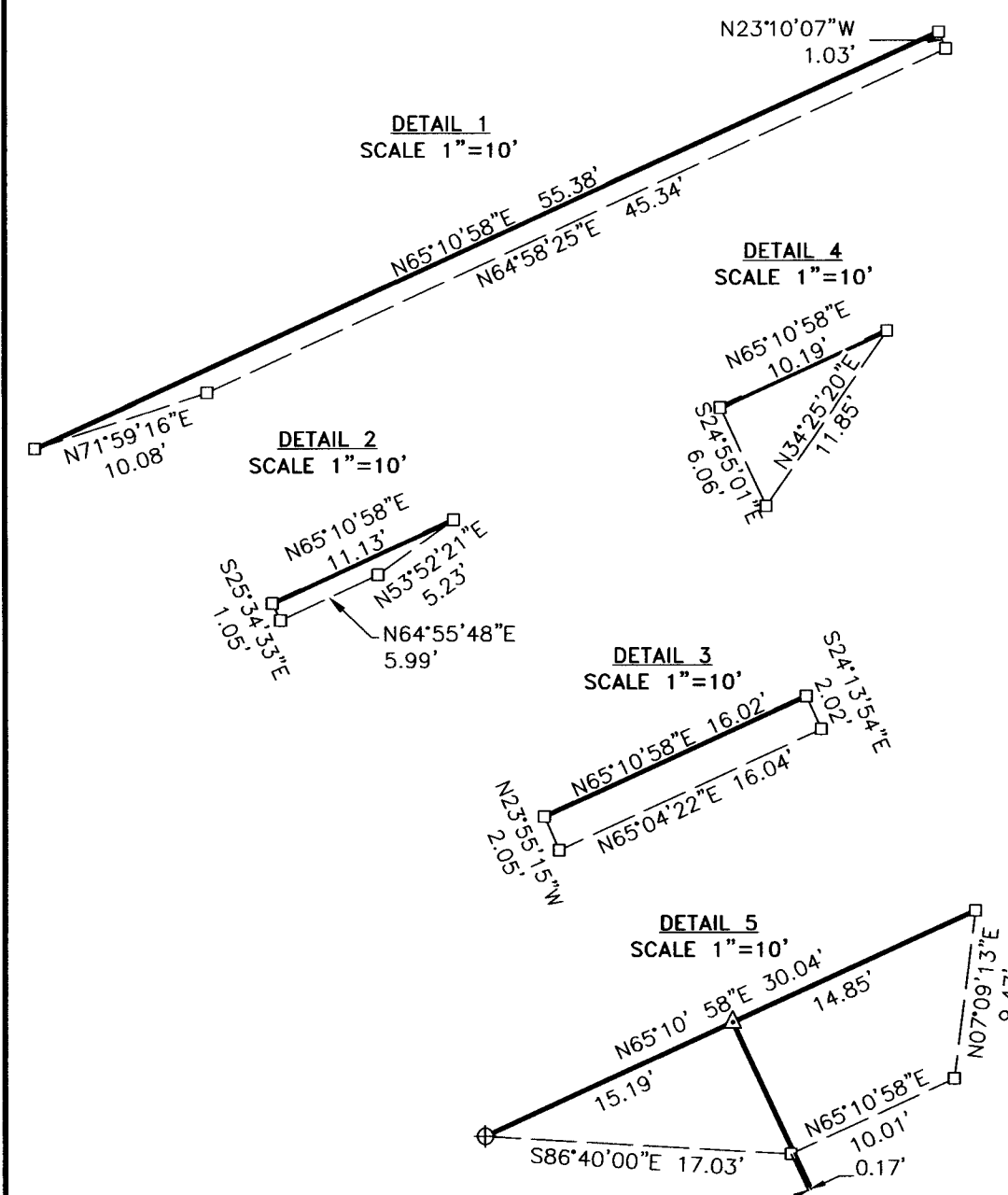
RESIDING IN: Pendleton, OR

MY COMMISSION EXPIRES: June 11, 2022
MY COMMISSION NUMBER: 975786



DETAILS

(SEE SHEET 1 OF 2 FOR LOCATION)



SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 02820 OR, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED AND IN ACCORDANCE WITH THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE PLAT OF STAR STREET REPLAT, THE INITIAL POINT BEING A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "WA 19619 - OR 02820" ATTACHED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF S.W. DORIAN AVENUE WITH THE EASTERLY RIGHT OF WAY OF SW 13TH STREET.

Greg E. Flowers
GREG E. FLOWERS, P.L.S. 02820 OR.

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