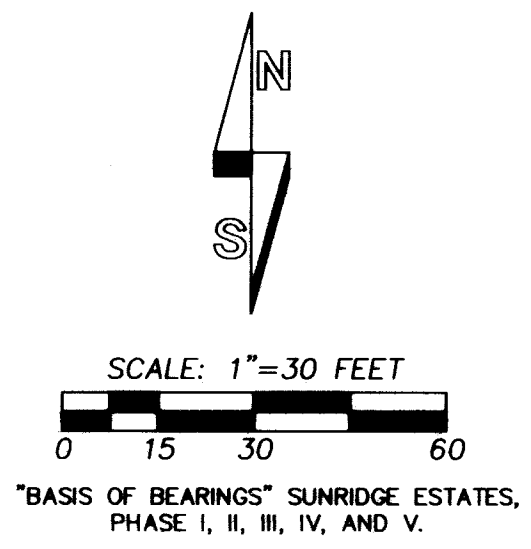
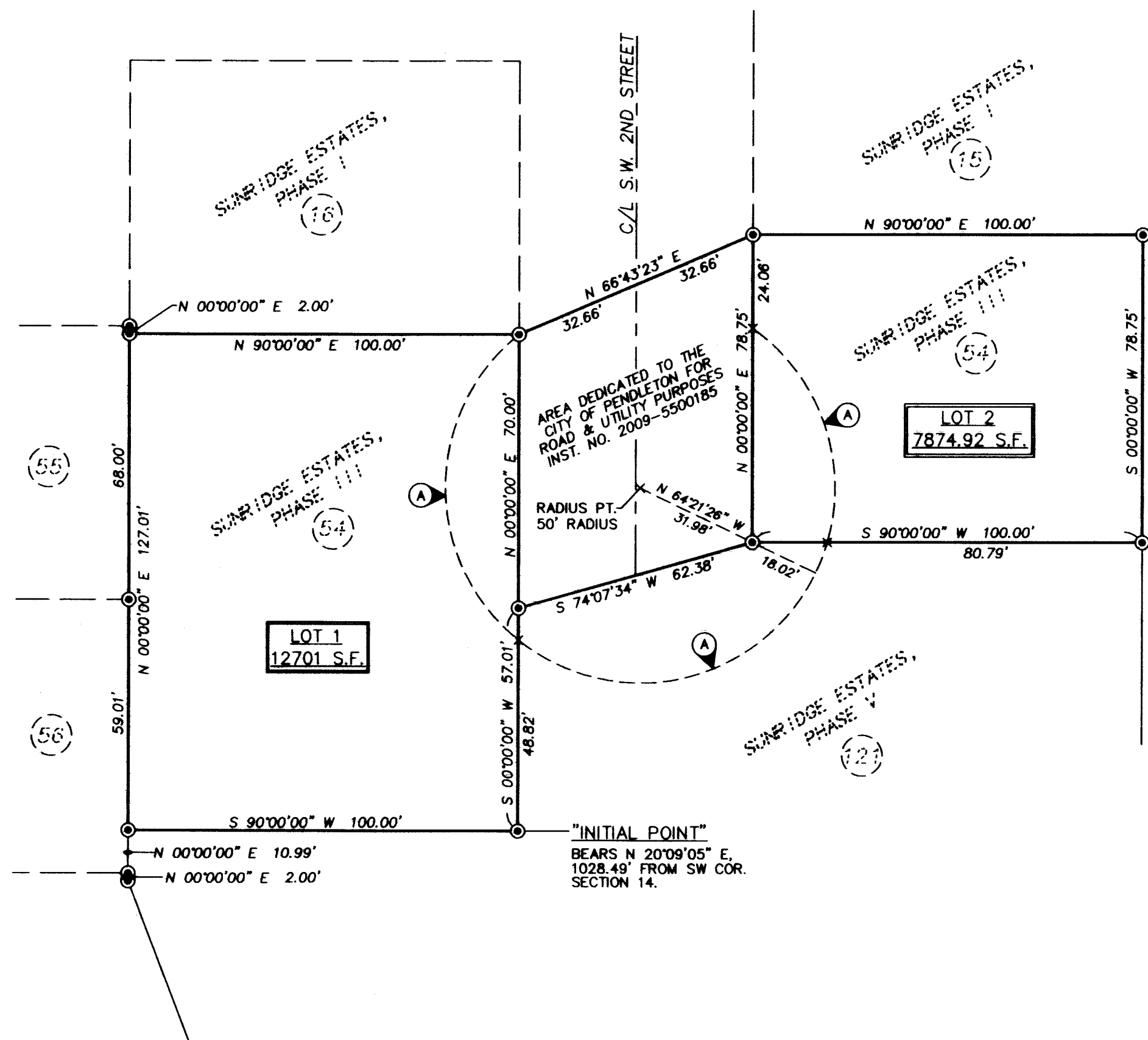


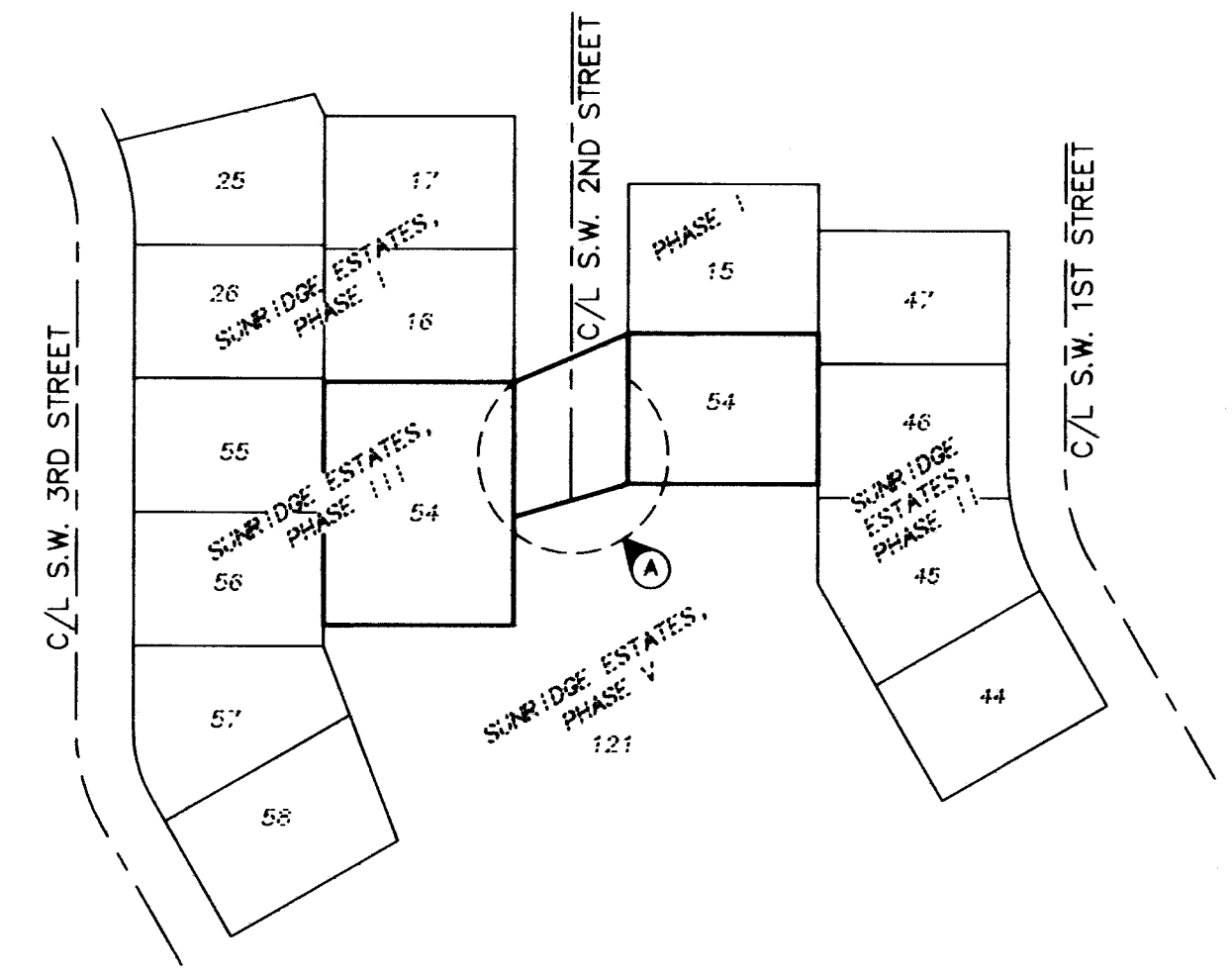
WALKER REPLAT

A REPLAT OF LOT 54, SUNRIDGE ESTATES, PHASE III SUBDIVISION, TO THE CITY OF PENDLETON, OR. LOCATED IN THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. JANUARY 2016.

SHEET 1 OF 2



LOCATION DIAGRAM
NOT TO SCALE



LEGEND

- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", UNLESS OTHERWISE NOTED, FROM UMATILLA COUNTY PARTITION PLATS NO. 2000-41 AND 2005-29, SUNRIDGE ESTATES, PHASES I, II, III, OR IV AND SURVEY NO. 08-001-B.
 - x - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - ⓐ - EXISTING EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170 & 2001-3850490, OFFICE OF COUNTY RECORDS. EASEMENT SHALL BE EXTINGUISHED WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND THE CUL-DE-SAC IS NO LONGER NECESSARY.
- NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, III, AND IV, PARTITION PLATS NO. 2005-29 AND 2007-33, AND SURVEY NO. 08-001-B, ARE IDENTICAL.

NARRATIVE

THIS SUBDIVISION REPLAT WAS PREPARED AT THE REQUEST OF JUSTIN WALKER TO REPLAT LOT 54 AS SHOWN. THE STREET RIGHT OF WAY DEDICATED TO THE CITY OF PENDLETON IN INSTRUMENT NO. 2009-5500185, ESSENTIALLY DIVIDED LOT 54 INTO TWO SEPARATE PIECES. NO NEW MONUMENTS WERE SET ON THIS REPLAT AS ALL OF THE ORIGINAL MONUMENTS WERE FOUND IN GOOD CONDITION.

A TWO PERSON CREW AND A LEICA TPS 803 TOTAL STATION WERE USED FOR CONTROLLING MONUMENT TIES.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON March 9, 2016
at 11:37 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
16 26

RECEIVED BY
Umatilla County Surveyor
Date: 03/10/2016
Rec'd By: m. Kirkland
No.: 16-034-B

OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2016-6400988

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF WALKER REPLAT.
Jason M. Wells
JASON M. WELLS, RLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE:	01/16	DR. BY:	JMW
CK. BY:	DMT	NO:	15-1580

PROJECT: \WALKERREPLAT
WALKER REPLAT
A REPLAT OF LOT 54, SUNRIDGE ESTATES PHASE III SUBDIVISION, TO THE CITY OF PENDLETON.
SITUATED IN THE SW1/4 OF SECTION 14, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

WALKER REPLAT

A REPLAT OF LOT 54, SUNRIDGE ESTATES, PHASE III SUBDIVISION, TO THE CITY OF PENDLETON, OR. LOCATED IN THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. JANUARY 2016.

OWNERS DECLARATION

WE, JASON M. WALKER AND KARIE V. WALKER, OWNERS OF THE PROPERTY AFFECTED BY THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "WALKER REPLAT", A REPLAT OF LOT 54 OF SUNRIDGE ESTATES, PHASE III, TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT IT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

[Signature]
JASON M. WALKER
[Signature]
KARIE V. WALKER

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29
DAY OF February 2016
BY JASON M. WALKER
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29
DAY OF February 2016
BY KARIE V. WALKER
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS
3 DAY OF February 2016.
[Signature] CHAIRPERSON
[Signature] CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY
12th DAY OF March 2016.
[Signature]
CITY OF PENDLETON 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 7 DAY OF March 2016.
[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 IT'S ORDER.

DATED THIS 9th DAY OF March 2016.
[Signature] CHAIRPERSON
[Signature] COMMISSIONER
[Signature] COMMISSIONER

ASSESSOR & 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 4th DAY OF March 2016.
[Signature] COUNTY ASSESSOR
[Signature] COUNTY TAX COLLECTOR

SURVEYORS CERTIFICATE

I, JASON M. 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 "WALKER REPLAT".

THE SURVEY WAS MADE WITH REFERENCE TO CONTROLLING MONUMENTS SHOWN ON SHEET 1 OF 2.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICIA TPC 803 TOTAL STATION AND A TRIMBLE R8 GPS RECEIVER CONNECTED TO THE OREGON REAL TIME REFERENCE NETWORK. CONTROL MONUMENT TIES AND CORNERS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

DESCRIPTION FROM STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2011-5830081, UMATILLA COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS:

LOT 54, SUNRIDGE ESTATES, PHASE III, TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PENDLETON BY DEDICATION DEED RECORDED APRIL 20, 2009, INSTRUMENT NO. 2009-5500185, OFFICE OF COUNTY RECORDS.

[Signature]
JASON M. WELLS, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON March 9, 2016
at 11:37 o'clock Am., in the record of PLATS of said County.
BOOK 16 PAGE 26 Slide
OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2016-6400988

RECEIVED BY

Umatilla County Surveyor
Date: 03-10-2016
Rec'd By: m. koford
No.: 16-034-B

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF WALKER REPLAT.
[Signature]
JASON M. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/16 DR. BY: JMW
CK. BY: DMT NO: 15-1580

PROJECT: \JWALKERREPLAT

WALKER REPLAT

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SITUATED IN THE SW1/4 OF SECTION 14, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.