

CAMPBELL-McCLINTOCK REPLAT

A REPLAT OF LOTS 3, 4, 5, & 8 OF BLOCK 14 OF RICHMOND'S ADDITION TO THE CITY OF HELIX, AND PORTIONS OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2001-29. SITUATED IN THE SW1/4 OF SECTION 2, TOWNSHIP 4 NORTH RANGE 33 EAST W.M., UMATILLA COUNTY, OREGON. JANUARY, 2017.

APPROVALS

CITY OF HELIX
 THAT PORTION OF VESPER STREET AS SHOWN HEREON IS HEREBY VACATED AND THE ACCOMPANYING SUBDIVISION REPLAT IS HEREBY APPROVED THIS
 20th DAY OF March 2017.
Carie Bennett
 CITY OF HELIX RECORDER

UMATILLA COUNTY SURVEYOR
 I CERTIFY I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION REPLAT, 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 22 DAY OF March 2017.

Dore Id Klu
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS
 THE ACCOMPANYING SUBDIVISION REPLAT IS APPROVED FOR FILING & RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 22 DAY OF March 2017.

William Sines
 CHAIRMAN
Wilfred Eisinger
 COMMISSIONER
Gene Hulsbeck
 COMMISSIONER

ASSESSOR AND 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 SUBDIVISION REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 21st DAY OF March 2017.

Paul Chelmsley
 COUNTY ASSESSOR
Bettina Enright
 COUNTY TAX COLLECTOR
Kristen Sharnard
 deputy

SURVEYORS CERTIFICATE & NARRATIVE

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 HELIX, AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING SUBDIVISION PLAT OF "CAMPBELL-McCLINTOCK REPLAT".

MONUMENTS FOUND, HELD, AND SET ARE NOTED AS SUCH ON THIS REPLAT. THIS SURVEY WAS MADE WITH A TRIMBLE R8 GEODETIC GPS RECEIVER OPERATED OVER THE OREGON REALTIME GPS NETWORK. CONTROLLING MONUMENTS WERE VERIFIED BY TWO SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION

LOTS 3, 4, 5, AND 8, BLOCK 14, RICHMOND'S ADDITION TO THE TOWN, NOW CITY OF HELIX, TOGETHER WITH THAT PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2001-29 DESCRIBED IN EXHIBIT 'A' OF PERSONAL REPRESENTATIVE'S DEED RECORDED AS INSTRUMENT NO. 2016-6410221, UMATILLA COUNTY DEED RECORDS. ALSO TOGETHER WITH, BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 00°35'05" WEST ALONG A LINE THAT IS THE EXTENSION OF THE EAST LINE OF SAID BLOCK 14 A DISTANCE OF 23.48 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID PARCEL 1; THENCE NORTH 00°35'04" WEST CONTINUING ON SAID EXTENSION LINE A DISTANCE OF 255.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 30°24'54" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 119.25 FEET TO A POINT; THENCE SOUTH 24°16'09" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 83.55 FEET TO A POINT; THENCE SOUTH 11°30'53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 88.01 FEET TO A POINT; THENCE SOUTH 32°20'57" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 17.80 FEET TO A POINT; SAID POINT BEING AT THE WESTERLY EXTENDED NORTH LINE OF SAID BLOCK 14; THENCE NORTH 89°34'00" WEST ALONG SAID WESTERLY EXTENDED NORTH LINE A DISTANCE OF 106.40 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1, SAID POINT BEING THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 14; THENCE NORTH 89°34'00" EAST ALONG SAID NORTH LINE OF BLOCK 14 A DISTANCE OF 18.26 FEET TO THE INITIAL POINT.

THE PROPERTY DESCRIBED IS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.

Jason M. Wells
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/18

OWNERS DECLARATION

WE, CODY CAMPBELL AND KYLIE McCLINTOCK, OWNERS, DO HEREBY ACKNOWLEDGE THIS SUBDIVISION REPLAT AS THE OFFICIAL MAP AND PLAT OF "CAMPBELL-McCLINTOCK REPLAT." FURTHERMORE WE ACKNOWLEDGE WE HAVE CAUSED THIS REPLAT TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF HELIX AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Cody Campbell
 CODY CAMPBELL, OWNER
Kylie McClintock
 KYLIE McCLINTOCK, OWNER

ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

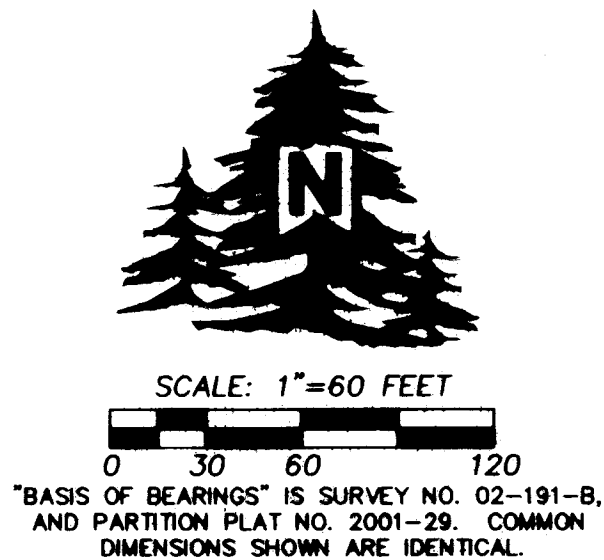
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 1st DAY OF March 2017.
 BY CODY CAMPBELL AND KYLIE McCLINTOCK, OWNERS

OFFICIAL STAMP
 KYLIE EVANS
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 953702
 MY COMMISSION EXPIRES AUGUST 18, 2020

NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES: Aug 18th 2020
 MY COMMISSION NUMBER: 953702

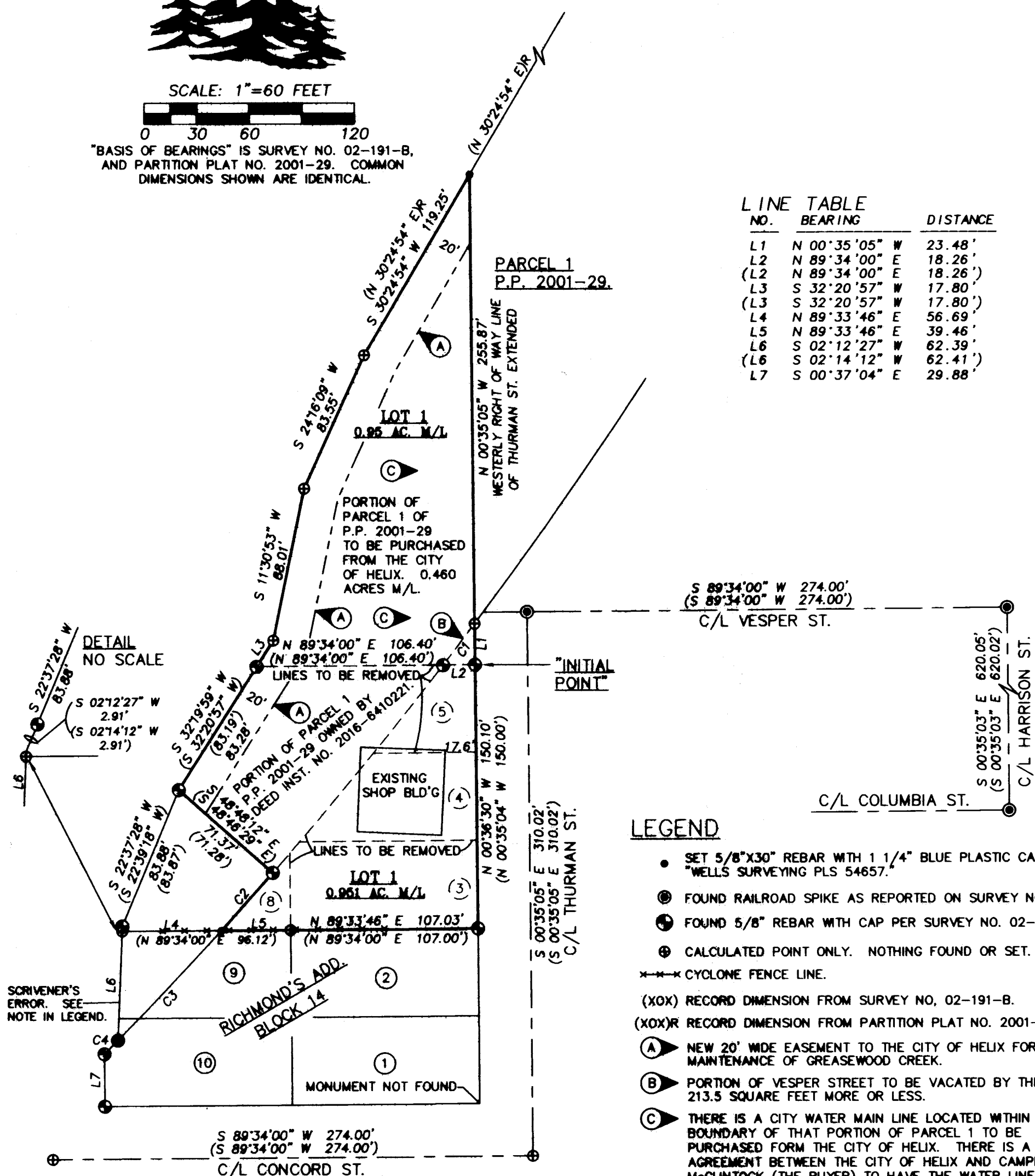
I CERTIFY THIS IS AN EXACT COPY OF THE CAMPBELL-McCLINTOCK REPLAT.

Jason M. Wells
 JASON M. WELLS, PLS



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°35'05" W	23.48'
L2	N 89°34'00" E	18.26'
(L2)	N 89°34'00" E	18.26'
L3	S 32°20'57" W	17.80'
(L3)	S 32°20'57" W	17.80'
L4	N 89°33'46" E	56.69'
L5	N 89°33'46" E	39.46'
L6	S 02°12'27" W	62.39'
(L6)	S 02°14'12" W	62.41'
L7	S 00°37'04" E	29.88'



LEGEND

- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊙ FOUND RAILROAD SPIKE AS REPORTED ON SURVEY NO. 02-191-B.
- ⊙ FOUND 5/8" REBAR WITH CAP PER SURVEY NO. 02-191-B.
- ⊙ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- CYCLONE FENCE LINE.
- (XOX) RECORD DIMENSION FROM SURVEY NO. 02-191-B.
- (XOX)R RECORD DIMENSION FROM PARTITION PLAT NO. 2001-29.
- (A) NEW 20' WIDE EASEMENT TO THE CITY OF HELIX FOR CHANNEL MAINTENANCE OF GREASEWOOD CREEK.
- (B) PORTION OF VESPER STREET TO BE VACATED BY THIS REPLAT. 213.5 SQUARE FEET MORE OR LESS.
- (C) THERE IS A CITY WATER MAIN LINE LOCATED WITHIN THE BOUNDARY OF THAT PORTION OF PARCEL 1 TO BE PURCHASED FROM THE CITY OF HELIX. THERE IS A SEPARATE AGREEMENT BETWEEN THE CITY OF HELIX AND CAMPBELL-McCLINTOCK (THE BUYER) TO HAVE THE WATER LINE MOVED TO A SAFE LOCATION IF THE PROPERTY IS BUILT UPON AND THE WATER LINE IS IN THE WAY. WATER LINE NOT LOCATED ON THIS SURVEY.

NOTE:

THERE IS A SCRIVENER'S ERROR ALONG THE WEST LINE OF LOT 9 AS SHOWN ON SURVEY 02-191-B. THE DIMENSION OF 51.19' IS INCORRECT. IT SHOULD READ 50.05' TO GET THE BLOCK TO CLOSE PER RECORD DIMENSIONS. THE OVERALL DIMENSION OF 66.48' ALONG A PORTION OF LOT 8, LOT 9, AND A PORTION OF LOT 10 IS INTURN ALSO INCORRECT. IT SHOULD READ 65.32'. THE MONUMENTS FOUND PER SURVEY 02-191-B ARE SET AT THEIR CORRECT POSITIONS AND REFLECT THE ERROR.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	0°40'59"	2492.01'	29.71'	29.71'	S 37°20'41" W
C2	1°00'51"	2492.01'	44.11'	44.11'	S 41°47'28" W
C3	1°58'53"	2492.01'	86.18'	86.17'	S 43°17'20" W
C4	0°15'15"	2492.01'	11.05'	11.05'	S 44°24'24" W
(C4)	0°15'15"	2492.01'	11.05'	11.05'	S 44°22'33" W

AREA SUMMARY

TOTAL AREA OF NEW PARCEL = 41449.64 SQ. FT. 0.951 ACRES M/L.
 PORTION TO BE PURCHASED FROM THE CITY OF HELIX = 20037.96 SQ. FT. 0.460 ACRES M/L.

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/23/17
 Rec'd By: CT
 No.: 17-042-6

RECORDING INFORMATION.

UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on March 22 2017

at 2:38 o'clock p.m., in the record of PLATS of said County.
 BOOK 16 PAGE 39

OFFICE OF COUNTY RECORDS

By: Steve Churchill Records Officer

Fee \$ 78.00 No. 2017-6560026

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

DATE: 01/17 DR. BY: JMW
 CK. BY: WRW NO: 17-1631

PROJECT: CAMPBELLREPLATCOPROT
 CAMPBELL-McCLINTOCK REPLAT

A REPLAT OF LOTS 3, 4, 5, & 8, OF BLOCK 14 OF RICHMOND'S ADD., AND PORTION OF PARCEL 1 OF P.P. 2001-29, CITY OF HELIX, UMATILLA CO. OREGON. SITUATED IN THE SW1/4 OF SEC. 2, TOWNSHIP 4 NORTH, RANGE 33 EAST, W.M. UMATILLA COUNTY, OREGON.