

PACE PLACE

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

OWNERS DECLARATION

WE SOUTH COUNTY CONSTRUCTION, INC. OWNERS, ACKNOWLEDGE THIS SUBDIVISION PLAT AS THE OFFICIAL MAP AND PLAT OF "PACE PLACE" A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. FURTHERMORE, WE ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY INVOLVED IN THIS PLAT.

Dusty Pace
DUSTY PACE, PRESIDENT, SOUTH COUNTY CONSTRUCTION, INC.
ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April 2018
BY DUSTY PACE, PRESIDENT, SOUTH COUNTY CONSTRUCTION, INC.
Traci M. Delt
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: June 18, 2021
COMMISSION NUMBER: 963370

APPROVALS

UMATILLA COUNTY PLANNING

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION PLAT IS APPROVED FOR FILING AND RECORDING.
DATED THIS 20th DAY OF APRIL 2018.
Robert T. Walden
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE THIS PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.
DATED THIS 18 DAY OF April 2018.
David H. Kelly
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.
DATED THIS 27 DAY OF APRIL 2018.
Gene Medalk CHAIRMAN
William J. Effernig COMMISSIONER
W. J. Johnson COMMISSIONER

UMATILLA COUNTY 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 PLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.
DATED THIS 20th DAY OF April 2018.
Paul Chapman ASSESSOR
Robert Paul TAX COLLECTOR
Barbara Emert by
Kristen Shamard deputy

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-27-2018
at 2:55 o'clock p. m., in the record of PLATS of said County.
BOOK 16 PAGE 66
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 80.00 No. 2018-6710328

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

PROJECT: \pacesub2018
PACE PLACE
A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NW1/4 OF SEC. 34, T2N., R32E., W.M. UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE AND 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 UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING SUBDIVISION PLAT OF "PACE PLACE", A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS FOUND OR ESTABLISHED ON UMATILLA COUNTY SURVEY NO. 12-109-C. COMMON DIMENSIONS SHOWN ON THIS PLAT ARE IDENTICAL WITH SAID SURVEY. LOTS 1, 2, 3, AND 4, ARE MONUMENTED AS SHOWN.
THIS SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE.

REAL PROPERTY DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

THOSE TRACTS OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2018-6680526, UMATILLA COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:
TRACT I.
TRACT II.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
JASON M. WELLS, PLS
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

LEGEND

- ⊕ CALCULATED POINT ONLY, NOT SET OR FOUND.
- ⊙ FOUND 5/8" REBAR BY STAEBLER, PLAT OF "FIELDCREST".
- ◆ FOUND 5/8"x24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372", PER SURVEY NO. 12-109-C.
- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- (A) NEW 30' WIDE PUBLIC UTILITY EASEMENT APPURTENANT TO LOTS 1, 2, 3, & 4. ALSO NEW 30' WIDE PRIVATE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 1 & 2.
- (B) NEW 60' WIDE PUBLIC UTILITY EASEMENT & FIRE TRUCK LANE APPURTENANT TO LOTS 1, 2, 3, & 4. ALSO NEW 30' WIDE PRIVATE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 1, 2, 3, & 4.
- (C) NEW 10' WIDE PUBLIC UTILITY EASEMENT APPURTENANT TO LOTS 1, 2, 3, & 4.
- (D) NEW 30' WIDE PUBLIC UTILITY EASEMENT APPURTENANT TO LOTS 1, 2, 3, & 4. ALSO NEW 30' WIDE PRIVATE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 3 & 4.

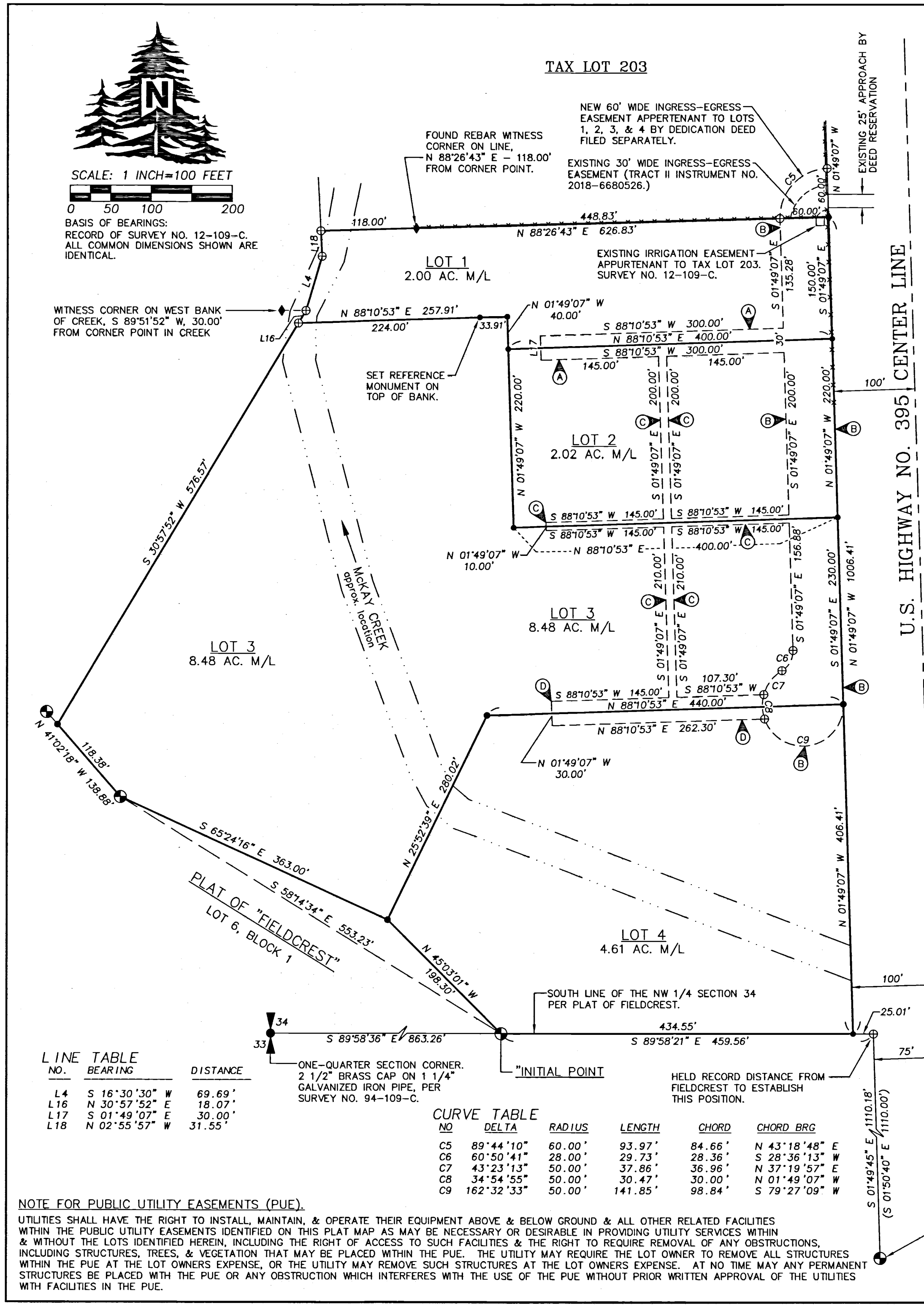
EXCEPTIONS FROM TITLE POLICY NO. 97588, DATED FEBRUARY 12, 2018, BY PIONEER TITLE COMPANY, PENDLETON, OREGON. NOT ALL EXCEPTIONS ARE SHOWN. SEE POLICY FOR FURTHER INFORMATION.

- (6) THE PREMISES IS WITH THE BOUNDARIES OF THE MORTON-ELDER IRRIGATION DISTRICT, AND IS THEREFORE SUBJECT TO ALL EASEMENTS, LEVIES, AND ASSESSMENTS THEREOF.
- (7) WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
- (9) PACIFIC POWER & LIGHT CO. EASEMENT, BOOK 210, PAGE 344.
- (10) STATE OF OREGON HIGHWAY COMMISSION, ACCESS RESTRICTIONS, BOOK 235, PAGE 246.
- (11) RIGHT OF THE PUBLIC & GOVERNMENTAL BODIES IN THAT PORTION OF THE PREMISES LYING BELOW THE MEAN HIGH WATER MARK, & ANY ADVERSE CLAIM BY AN AVULSIVE ACTION OF MCKAY CREEK.
- (12) AGREEMENT FOR DIVISION & TRANSFER OF MCKAY RESERVOIR STORAGE, BOOK 292, PAGE 433.
- (13) EASEMENTS & PROVISIONS THEREOF, INSTRUMENT NO. 2012-5950093.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF "PACE PLACE".

Jason M. Wells
JASON M. WELLS, PLS
RECEIVED BY
Umatilla County Surveyor
Date: 5/3/18
Rec'd By: CT
No.: 18-037-B

FOUND 5/8" REBAR AT SOUTHEAST CORNER OF LOT 8, BLOCK 1, FIELDCREST.



SCALE: 1 INCH=100 FEET
0 50 100 200
BASIS OF BEARINGS:
RECORD OF SURVEY NO. 12-109-C.
ALL COMMON DIMENSIONS SHOWN ARE IDENTICAL.

WITNESS CORNER ON WEST BANK OF CREEK, S 89°51'52" W, 30.00' FROM CORNER POINT IN CREEK

LINE TABLE

NO.	BEARING	DISTANCE
L4	S 16°30'30" W	69.69'
L16	N 30°57'52" E	18.07'
L17	S 01°49'07" E	30.00'
L18	N 02°55'57" W	31.55'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C5	89°44'10"	60.00'	93.97'	84.66'	N 43°18'48" E
C6	60°50'41"	28.00'	29.73'	28.36'	S 28°36'13" W
C7	43°23'13"	50.00'	37.86'	36.96'	N 37°19'57" E
C8	34°54'55"	50.00'	30.47'	30.00'	N 01°49'07" W
C9	162°32'33"	50.00'	141.85'	98.84'	S 79°27'09" W