

**SURVEYOR'S CERTIFICATE:**

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE REPLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND WITH THE CITY OF PENDLETON SUBDIVISION ORDINANCE. THE INITIAL POINT OF THIS REPLAT IS THE MOST WESTERLY CORNER OF THE SUBJECT PROPERTY AS MONUMENTED HEREON AND AS REFERENCED TO THE SURROUNDING CONTROLLING CORNERS. THE LANDS BEING PARTITIONED HEREBY ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**SURVEYED LEGAL DESCRIPTION:**

(REFERENCE CORPORATION WARRANTY DEED RECORDED IN BOOK 27, PAGE 132-134, UMATILLA CO. DEED RECORDS)

LOTS 1, 2, 3, 13 AND 14 OF BLOCK 83 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LYING NORTHERLY OF THE UNION PACIFIC RAILROAD (FORMERLY OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY) RIGHT-OF-WAY.

TOGETHER WITH ALL THAT PORTION OF VACATED MATLOCK (10TH) STREET IN ORDINANCE NO. 1461.

(REFERENCE BARGAIN AND SALE DEED RECORDED ON NOVEMBER, 15 2018, UMATILLA CO. DEED RECORDS)

LOT 1 OF BLUEBERRY NURSERY REPLAT, A REPLAT OF LOTS 1 THRU 6 AND LOTS 10 THRU 13 OF BLOCK 82 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY) RIGHT-OF-WAY.

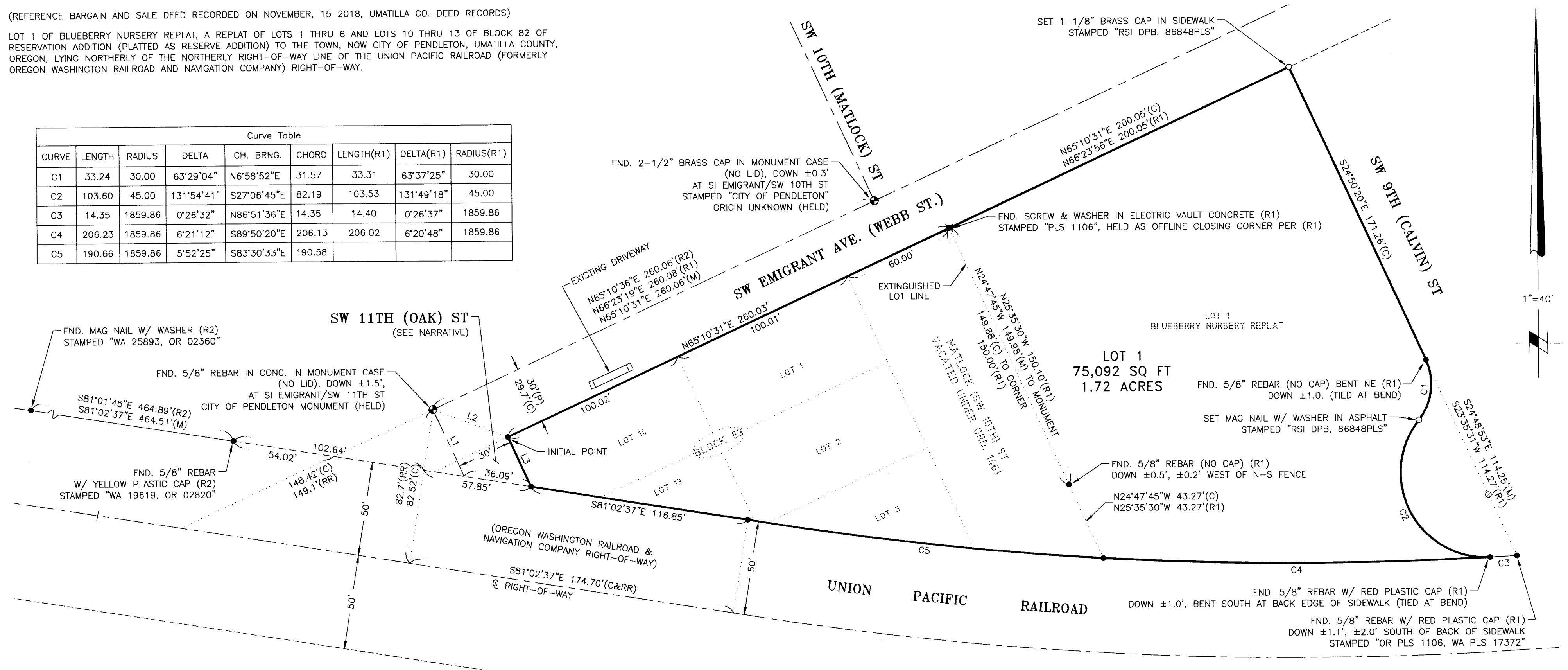
REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 NOVEMBER 13, 2012  
 DAVID P. BAALMAN  
 86848PLS  
 RENEWS: 12/31/2021

*sl* 12-4-2020

**PREMIUM RENTAL REPLAT**

A REPLAT OF LOTS 1, 2, 3, 13 & 14, OF BLOCK 83, RESERVATION ADDITION TO THE TOWN, NOW THE CITY OF PENDLETON AND LOT 1 OF THE BLUEBERRY NURSERY REPLAT LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON

Curve Table								
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R1)	DELTA(R1)	RADIUS(R1)
C1	33.24	30.00	63°29'04"	N6°58'52"E	31.57	33.31	63°37'25"	30.00
C2	103.60	45.00	131°54'41"	S27°06'45"E	82.19	103.53	131°49'18"	45.00
C3	14.35	1859.86	0°26'32"	N86°51'36"E	14.35	14.40	0°26'37"	1859.86
C4	206.23	1859.86	6°21'12"	S89°50'20"E	206.13	206.02	6°20'48"	1859.86
C5	190.66	1859.86	5°52'25"	S83°30'33"E	190.58			



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N24°49'29"W	39.13
L2	N69°45'20"W	42.48
L3	N24°49'29"W	29.12

**NOTES:**

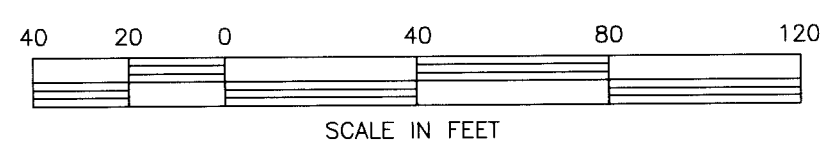
1. BASIS OF BEARING IS GRID, OREGON STATE PLANE, NAD\_83(2011), NORTH ZONE BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99988500 FROM LATITUDE: 45°40'02.0"N LONGITUDE: 118°47'39.8"W.
2. ○ = DENOTES SET MONUMENT AS NOTED.
3. ● = DENOTES FOUND 5/8"x30" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB", 86848PLS" PER SURVEY 20-035-B, OR MONUMENTED AS NOTED.
4. (M) = MEASURED PER SURVEY 20-035-B  
 (R1) = RECORD PER BLUEBERRY NURSERY REPLAT BY WILLIAM WELLS, JUNE 24, 2014 (14-096-B)  
 (R2) = RECORD PER SURVEY BY GREG FLOWERS, DECEMBER 23, 2019 (19-125-C)  
 (RR) = RECORD PER OWR&NC PENDLETON R/W MAP, SHEET 1, MARCH 1903, (PG 298, RECORDS OF UMATILLA CO. SURVEYOR)  
 (C) = COMPUTED
5. EQUIPMENT AND PROCEDURES: MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS.
6. INTERIOR LOT LINES SHOWN FOR REFERENCE ONLY.

**NARRATIVE:**

THE PURPOSE OF THIS REPLAT IS TO MERGE THE EXISTING TAX LOTS INTO ONE RESULTANT TAX LOT.  
 BOUNDARY SURVEY OF SUBJECT PROPERTIES WAS PERFORMED IN MARCH 2020 AND RECORDED UNDER SURVEY 20-035-B, UMATILLA COUNTY SURVEY RECORDS.

*sl*  
 THIS IS AN EXACT COPY OF THE ORIGINAL

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 1/7/21  
 Rec'd By: CT  
 No.: 21-001-6



**RSI ROGERS SURVEYING INC., P.S.**  
 1455 COLUMBIA PARK TRAIL  
 RICHLAND, WA. 99352  
 PHONE (509) 783-4141  
 FAX: (509) 783-8994  
 www.rogerssurveying.com

CLIENT	TOBY CARLSON		JOB	24420	
PROJECT	REPLAT PTN BLK 83, RESERVE ADDITION				
DRN. BY	BAG	SCALE	1" = 40'	F. B. NO.	861
APPROVED	DPB	DATE	7/30/20	ACAD VER	-C3D19
				FILE:	24420.dwg
					SHEET 1 OF 1

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 12-30-2020 at 4:42 o'clock p. m., in the record of PLATS of said County. BOOK 17 PAGE 12  
**OFFICE OF COUNTY RECORDS**  
 By: STEVE CHURCHILL, Records Officer  
 Fee \$ 120.00 No. 2020-7130339  
 REV: 12/03/20 BAG

**OWNER'S DECLARATION:**

WE, PREMIUM RENTAL, LLC AN OREGON LIMITED LIABILITY COMPANY, DECLARE THAT WE HAVE CAUSED SAID PLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE CITY OF PENDLETON SUBDIVISION ORDINANCE.

*Toby Carlson*  
TOBY CARLSON, OWNER

*Kimi L. Carlson*  
KIMI L. CARLSON, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON } s.s.  
COUNTY OF \_\_\_\_\_

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) 12-7, 2020  
BY TOBY CARLSON AND KIMI L. CARLSON AS OWNERS OF PREMIUM RENTAL, LLC, AN OREGON LIMITED LIABILITY COMPANY.

*Kim Renee Jewitt*  
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

*Kim Renee Jewitt*  
NOTARY PUBLIC (PRINT)

957329  
COMMISSION NO.

12-13-2020  
MY COMMISSION EXPIRES

**PREMIUM RENTAL REPLAT**

A REPLAT OF LOTS 1, 2, 3, 13 & 14, OF BLOCK 83, RESERVATION ADDITION TO THE TOWN, NOW THE CITY OF PENDLETON AND LOT 1 OF THE BLUEBERRY NURSERY REPLAT LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON

**PENDLETON CITY PLANNER:**

APPROVED THIS 9th DAY OF December, 2020

*Age Cross*  
PENDLETON CITY PLANNING DIRECTOR

**PENDLETON CITY SURVEYOR:**

APPROVED THIS 11th DAY OF December, 2020

*[Signature]*  
PENDLETON CITY SURVEYOR

**UMATILLA COUNTY SURVEYOR:**

APPROVED THIS 17 DAY OF Dec, 2020

*David H. Ke*  
UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY TAX COLLECTOR & ASSESSOR:**

TAXES HAVE BEEN PAID IN FULL

APPROVED THIS 17 DAY OF Dec, 2020

*Rachael Reynolds by Thomas Burkard Deputy*  
UMATILLA COUNTY ASSESSOR

*Rachel Reynolds by Thomas Burkard Deputy*  
UMATILLA COUNTY TAX COLLECTOR

**UMATILLA COUNTY COMMISSIONERS:**

THE ACCOMPANYING PARTITION PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON BY THE UNDERSIGNED.

APPROVED THIS 29 DAY OF Dec., 2020

*[Signature]*  
CHAIRMAN

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 13, 2012 DAVID P. BAALMAN 86848PLS

RENEWS: 12/31/2021

*12-4-2020*

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 12-30-2020

at 4:42 o'clock p. m., in the record of PLATS of said County. BOOK 17 PAGE 12

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7130339

REV: 12/03/20 BAG

RECEIVED BY Umatilla County Surveyor Date: 1/7/21 Rec'd By: CT No.: 21-001-8

**RSI ROGERS SURVEYING INC., P.S.**  
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PHONE (509) 783-4141 FAX: (509) 783-8994 www.rogerssurveying.com

CLIENT	TOBY CARLSON		JOB	24420
PROJECT	REPLAT PTN BLK 83, RESERVE ADDITION			
DRN. BY	BAG	SCALE	1"= 40'	F. B. NO. 861
APPROVED	DPB	DATE	7/30/20	ACAD VER - CSD19
				FILE: 24420.dwg
				SHEET 2 OF 2

*[Signature]*  
THIS IS AN EXACT COPY OF THE ORIGINAL