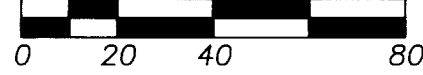


COAST TO COAST REPLAT

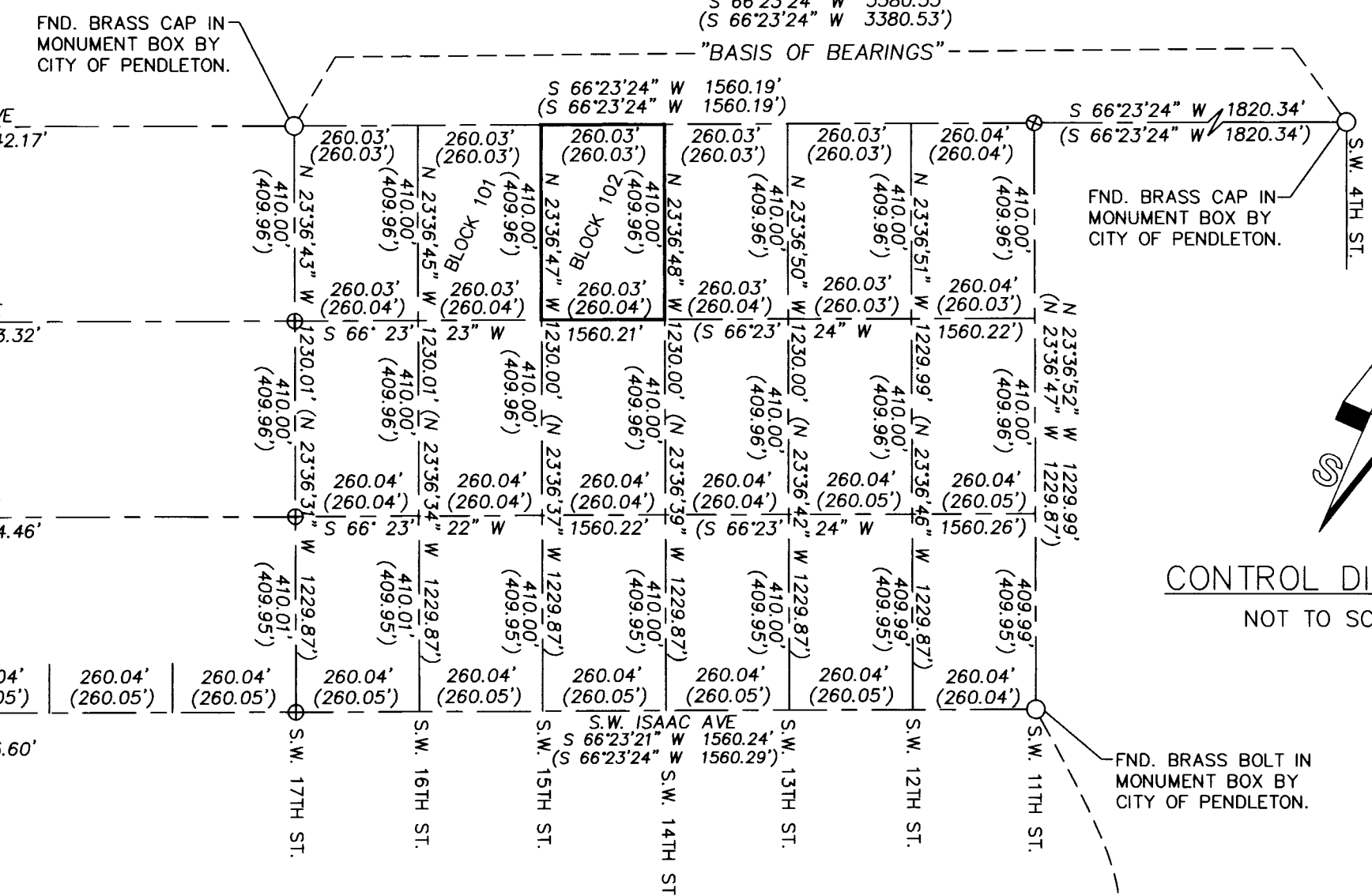
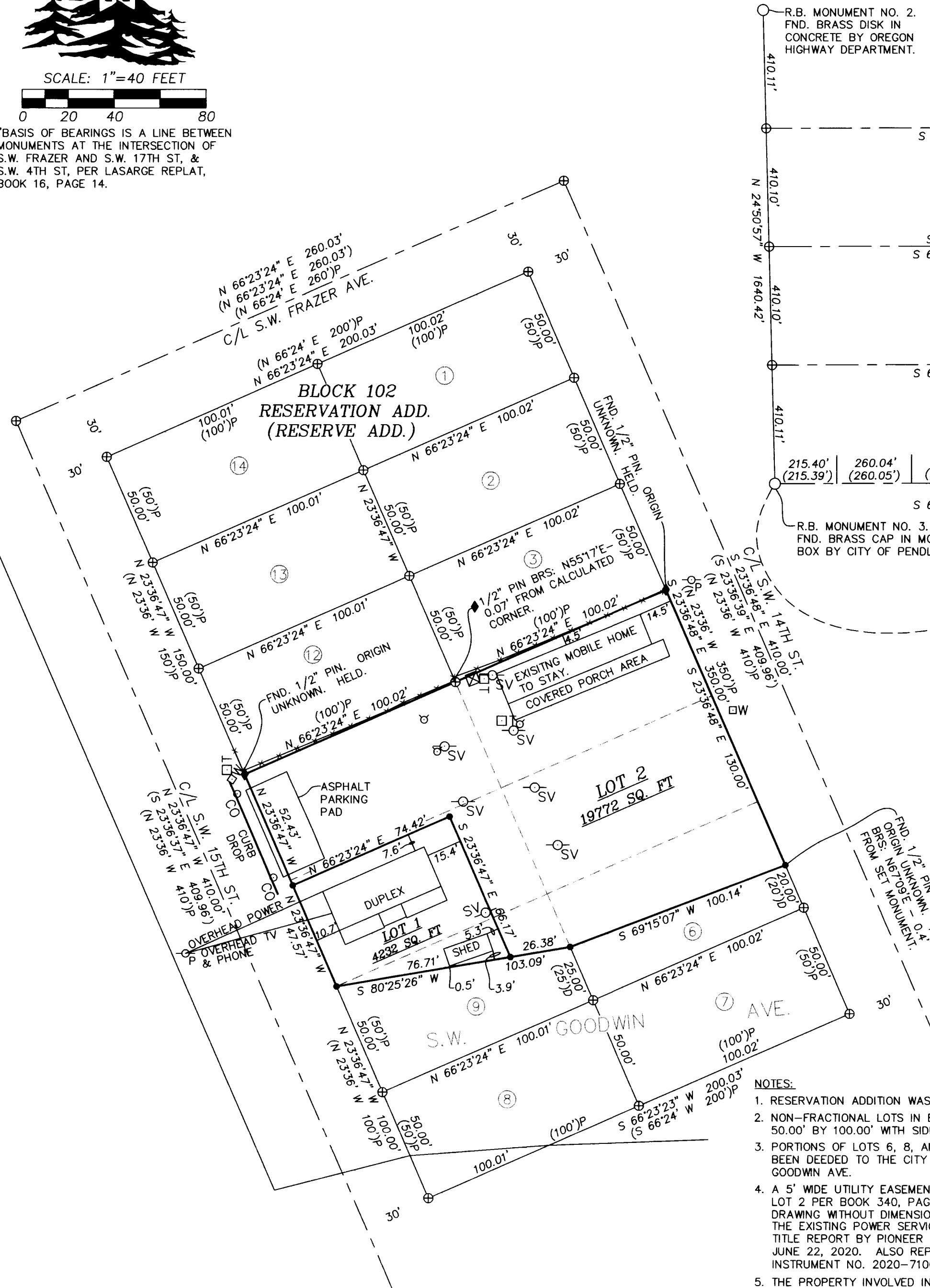
A REPLAT OF LOTS 4, 5, 10, 11, AND PORTIONS OF LOTS 6 & 9, BLOCK 102, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON, SITUATED IN THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2020.



SCALE: 1"=40 FEET



"BASIS OF BEARINGS IS A LINE BETWEEN MONUMENTS AT THE INTERSECTION OF S.W. FRAZER AND S.W. 17TH ST, & S.W. 4TH ST, PER LASARGE REPLAT, BOOK 16, PAGE 14.



CONTROL DIAGRAM NOT TO SCALE

LEGEND

- SET 5/8" BY 30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- MONUMENT FOUND AS NOTED.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET ON THIS SURVEY.
- FOUND 1/2" IRON PIN. NO RECORD ORIGIN UNKNOWN.
(XOX)P - RECORD DIMENSION PER PLAT OF RESERVE, (RESERVATION) ADDITION.
(XOX) - RECORD DIMENSION PER REPLAT SURVEY, BOOK 16, PAGE 14.
- FENCE LINE.
- INDICATES ORIGINAL LOT LINE FROM RESERVATION ADDITION TO BE EXTINGUISHED BY THIS REPLAT.
- INDICATES SEWER CLEANOUT.
- INDICATES POWER PEDESTAL.
- WATER STAND PIPE
- WATER METER
- POWER POLE
- POWER TRANSFORMER
- TELEPHONE PEDESTAL

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF COAST TO COAST REPLAT

Jason M. Wells, PLS.

NOTES:

- 1. RESERVATION ADDITION WAS ORIGINALLY PLATTED AS RESERVE ADDITION.
2. NON-FRACTIONAL LOTS IN BLOCK 102, RESERVATION ADDITION WERE PLATTED 50.00' BY 100.00' WITH SIDE LINES AT RIGHT ANGLES TO BLOCK LINES.
3. PORTIONS OF LOTS 6, 8, AND 9, AND ALL OF LOT 7 OF BLOCK 102 HAVE BEEN DEEDED TO THE CITY OF PENDLETON FOR THE PURPOSE OF S.W. GOODWIN AVE.
4. A 5' WIDE UTILITY EASEMENT TO PACIFIC POWER & LIGHT CO. EXISTS ON LOT 2 PER BOOK 340, PAGE 574. SAID BOOK AND PAGE SHOW A CRUDE DRAWING WITHOUT DIMENSIONS BUT THE EASEMENT APPEARS TO BE ALONG THE EXISTING POWER SERVICE PEDESTALS. REPORTED IN PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY, ORDER NO. 100981, DATED JUNE 22, 2020. ALSO REPORTED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2020-7100156.
5. THE PROPERTY INVOLVED IN THIS REPLAT MAY CONTAIN BURIED UTILITIES OTHER THAN WHAT IS SHOWN HEREON. A PRIVATE PROPERTY UTILITY LOCATE WAS NOT MADE FOR THIS REPLAT. IF EASEMENTS ARE NEEDED FOR EXISTING OR NEW UTILITIES IT WILL BE UP TO THE PROPERTY OWNER TO ADDRESS THIS AND TAKE ACTION TO MAKE THEM KNOWN AND LEGAL.

RECEIVED BY Umatilla County Surveyor Date: FEB 22 2021 Rec'd By: TMA No: 21-019-B

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded on 2-18-2021 at 8:37 o'clock a.m., in the record of PLATS of said County. BOOK 17 PAGE 17 OFFICE OF COUNTY RECORDS By: David A Stuvland Records Officer Fee \$ 120.00 No. 2021-7160062

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/22

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

DATE: 11/20 DR. BY: JMW CK. BY: JMW NO: 20-1723

PROJECT: LAURAFRICK2020ROT REPLAT SURVEY FOR: CWS1 COAST TO COAST DEVELOPMENT LLC. LOTS 4, 5, 10, 11, & PORTIONS OF LOTS 6 AND 9, BLOCK 102, RESERVE (RESERVATION) ADDITION TO THE CITY OF PENDLETON. LOCATED IN THE SW1/4 OF SECTION 10, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

COAST TO COAST REPLAT

A REPLAT OF LOTS 4, 5, 10, 11, AND PORTIONS OF LOTS 6 & 9, BLOCK 102, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON, SITUATED IN THE SW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2020.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

5th DAY OF February 2021.

CHAIRPERSON

George Cross CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

5th DAY OF February 2021.

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 10 DAY OF February 2021.

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 11 DAY OF February 2021.

CHAIRPERSON

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 10 DAY OF February 2021.

COUNTY ASSESSOR

COUNTY TAX COLLECTOR

OWNERS DECLARATION

WE, GWS1 COAST TO COAST DEVELOPMENT LLC., OWNER OF THE LANDS CONTAINED WITHIN THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "COAST TO COAST REPLAT", A REPLAT OF LOTS 4, 5, 10, 11, AND PORTIONS OF LOTS 6, AND 9 OF BLOCK 102 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION), TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE FURTHER ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES AFFECTING THIS PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN THE TITLE REPORT.

THOMAS MOORE, PRESIDENT

OF EQUITY ADVANTAGE INCORPORATED, MANAGER FOR GWS1 COAST TO COAST DEVELOPMENT LLC.

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th

DAY OF January 2021.

BY THOMAS MOORE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-23-2024

MY COMMISSION NUMBER: 1004287

NARRATIVE

THIS SUBDIVISION REPLAT WAS MADE AT THE REQUEST OF LAURA FRICK TO REMOVE THE ORIGINAL LOT LINES OF MULTIPLE ORIGINAL LOTS AND MONUMENT THE OVERALL PROPERTY BOUNDARY AS SHOWN, IN PREPERATION FOR A SMALL MOBILE HOME PARK. THE INFORMATION USED IN THE PREPARATION OF THIS REPLAT SURVEY IS LISTED UNDER REFERENCES ON SHEET 2 OF THIS PLAT.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICIA TPC 803 TOTAL STATION AND A LEICA GS14 GPS RECEIVER CONNECTED TO THE OREGON REAL TIME REFERENCE NETWORK. CONTROL MONUMENT TIES AND CORNERS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

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 "COAST TO COAST REPLAT".

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

REAL PROPERTY DESCRIPTION:

DESCRIPTIONS FROM STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2020-7100156, UMATILLA COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 102 IN RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON. EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE CITY OF PENDLETON BY DEED RECORDED IN BOOK 168, PAGE 461, DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS, PLS

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/22

REFERENCES

DEED RECORDED AS INSTRUMENT NO. 2020-7100156, DEED RECORDS. DEED RECORDED IN BOOK 168, PAGE 461, DEED RECORDS. PRELIMINARY TITLE REPORT BY PIONEER TITLE, ORDER NO. 100981, DATED JUNE 22, 2020. SURVEY BOOK 16, PAGE 14, SURVEY RECORDS. SURVEY NO. 18-084-B, SURVEY RECORDS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF COAST TO COAST REPLAT.

JASON M. WELLS, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, ) COUNTY OF UMATILLA )

I certify that this instrument was received and recorded on 2-18-2021

at 8:37 o'clock a m., in the record of PLATS of said County.

BOOK 17 PAGE 17

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2021-7160062

RECEIVED BY Umatilla County Surveyor Date: FEB 22 2021 Recd By: TMA 21-018-B

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

DATE: 11/20 DR. BY: JMW CK. BY: JMW NO: 20-1723

PROJECT: \LAURAFRICK2020R0

REPLAT SURVEY FOR: GWS1 COAST TO COAST DEVELOPMENT LLC.

LOTS 4, 5, 10, 11, & PORTIONS OF LOTS 6 AND 9, BLOCK 102, RESERVE (RESERVATION) ADDITION TO THE CITY OF PENDLETON. LOCATED IN THE SW1/4 OF SECTION 10, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.