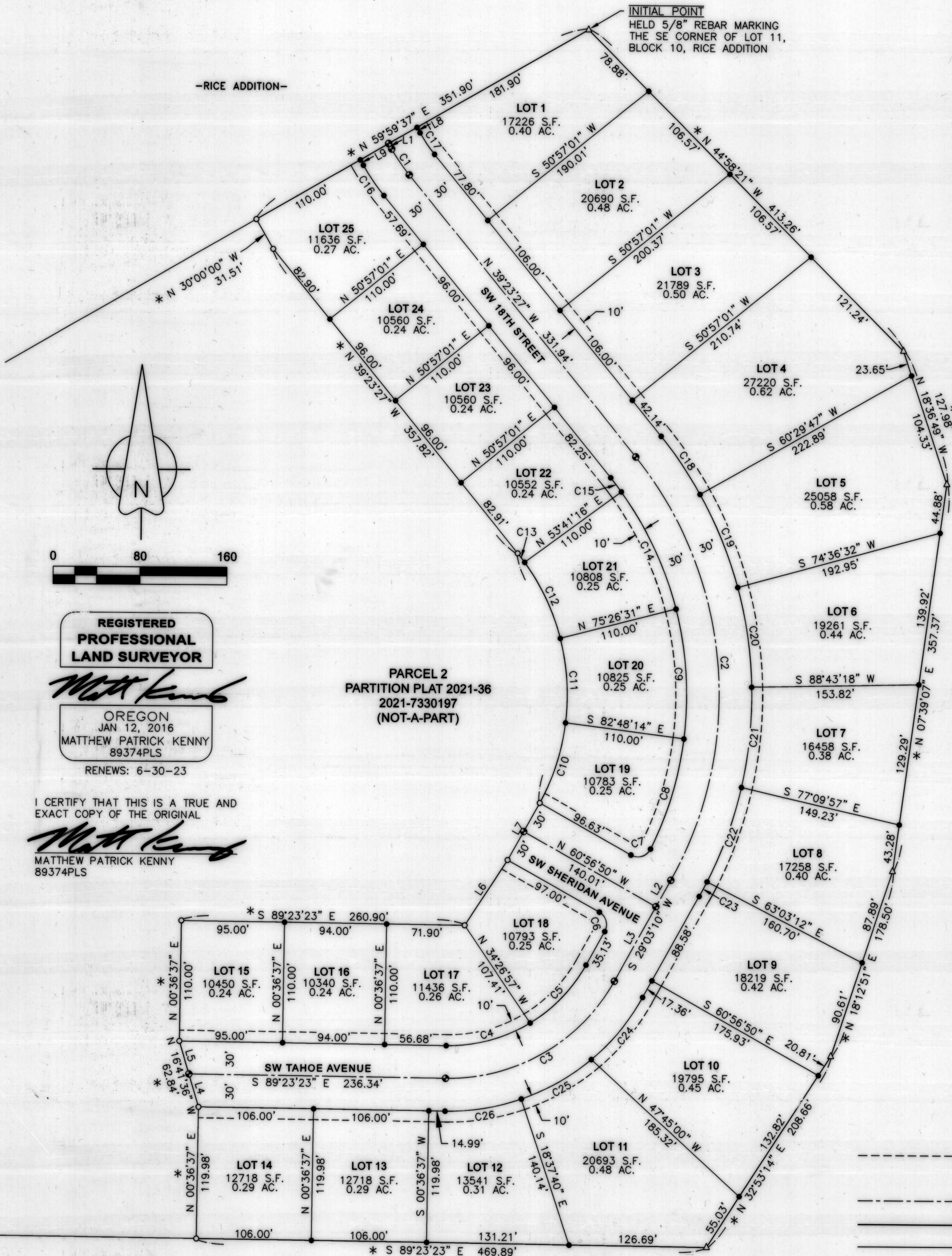


KATELYN ADDITION

A SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. 2021-36, CITY OF PENDLETON, UMATILLA COUNTY, OR



SURVEY NARRATIVE

THIS SUBDIVISION PLAT HAS BEEN PREPARED AT THE REQUEST OF SOUTH COUNTY CONSTRUCTION. THE PURPOSE IS TO DIVIDE PARCEL 1 OF PARTITION PLAT 2021-36 INTO 25 LOTS AS SHOWN HEREON. THIS SUBDIVISION HAS BEEN APPROVED BY THE CITY OF PENDLETON PLANNING COMMISSION, APPROVAL SUB 21-01.

I FOUND AND HELD ALL MONUMENTATION AS REPORTED IN PARTITION PLAT 2021-36 (R1) AND PARTITION PLAT 1998-17 (R2) TO CONTROL THE EXTERIOR BOUNDARY OF THIS PLAT. MONUMENTS AS REPORTED ON PARTITION PLAT 2021-36 WITHIN SW 18TH STREET (RAILROAD SPIKE/SCREW AND WASHER) WERE NOT FOUND IN THIS SURVEY. PLEASE REFER TO THAT PARTITION TO PERPETUATE THOSE MONUMENT LOCATIONS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE CITY OF PENDLETON COORDINATE SYSTEM AS ESTABLISHED BY SITE CALIBRATION TO FOUND MONUMENTS AS SHOWN, USING COORDINATES PROVIDED BY THE CITY OF PENDLETON.

RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 2021-36 BY MATTHEW KENNY, RECORDED 12-9-2021.
- R2: PARTITION PLAT NO. 1998-17 BY WILLIAM WELLS, RECORDED JUNE 29, 1998
- R3: RICE ADDITION, BOOK 12, PAGE 22, TOWN PLATS, UMATILLA COUNTY, OR

PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 30°00'00" W | 5.65' |
| L2 | N 29°03'10" E | 27.81' |
| L3 | N 29°03'10" E | 78.13' |
| L4 | N 16°41'36" W | 31.42' |
| L5 | S 16°41'36" E | 31.42' |
| L6 * | S 33°00'07" W | 71.83' |
| L7 * | S 29°02'30" W | 60.00' |
| L8 | S 30°00'00" E | 5.65' |
| L9 | N 30°00'00" W | 5.65' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 175.00' | 28.68' | 28.65' | N 34°41'44" W | 9°23'27" |
| C2 | 345.00' | 412.13' | 388.05' | N 05°10'09" W | 68°26'37" |
| C3 | 175.00' | 188.02' | 179.10' | N 59°49'53" E | 61°33'27" |
| C4 | 145.00' | 81.08' | 80.02' | N 74°35'31" E | 32°02'12" |
| C5 | 145.00' | 74.71' | 73.89' | S 43°48'47" W | 29°31'15" |
| C6 | 13.00' | 20.42' | 18.38' | N 15°56'50" W | 90°00'00" |
| C7 | 13.00' | 21.07' | 18.84' | N 72°36'40" E | 92°53'00" |
| C8 | 315.00' | 105.70' | 105.21' | N 16°33'22" E | 19°13'34" |
| C9 | 315.00' | 119.29' | 118.58' | S 03°54'22" E | 21°41'55" |
| C10 | 205.00' | 77.40' | 76.94' | N 17°37'25" E | 21°37'58" |
| C11 | 205.00' | 77.53' | 77.07' | S 04°01'37" E | 21°40'08" |
| C12 | 205.00' | 77.37' | 76.92' | N 25°40'27" W | 21°37'32" |
| C13 | 205.00' | 10.39' | 10.39' | N 25°40'27" W | 21°37'32" |
| C14 | 315.00' | 119.14' | 118.43' | S 7°56'20" W | 2°54'14" |
| C15 | 315.00' | 16.30' | 16.30' | S 25°35'27" E | 21°40'14" |
| C16 | 205.00' | 33.60' | 33.56' | N 37°54'30" W | 2°57'53" |
| C17 | 145.00' | 23.77' | 23.74' | N 34°41'44" W | 9°23'27" |
| C18 | 375.00' | 63.93' | 63.85' | N 34°30'25" W | 9°23'27" |
| C19 | 375.00' | 92.08' | 91.85' | N 22°35'20" W | 14°04'07" |
| C20 | 375.00' | 92.14' | 91.91' | N 08°30'55" W | 14°04'42" |
| C21 | 375.00' | 92.22' | 91.99' | S 05°34'08" W | 14°05'25" |
| C22 | 375.00' | 92.31' | 92.07' | N 19°39'57" E | 14°06'13" |
| C23 | 375.00' | 15.28' | 15.28' | N 27°53'07" E | 2°20'06" |
| C24 | 205.00' | 74.47' | 74.06' | N 39°27'37" E | 20°48'53" |
| C25 | 205.00' | 74.30' | 73.89' | N 60°15'00" E | 20°45'54" |
| C26 | 205.00' | 71.48' | 71.12' | N 80°37'17" E | 19°58'40" |
| C27 * | 205.00' | 242.69' | 228.77' | S 05°28'31" E | 67°49'52" |

STATE OF OREGON,
COUNTY OF UMATILLA

I certify that this instrument was received and recorded on **01-28-2022**

at 8:49 o'clock a. m., in the record of PLATS of said County.
BOOK 17 PAGE 39

OFFICE OF COUNTY RECORDS

By: **STEVE CHURCHILL** Records Officer

LEGEND Fee \$ 125.00 No. 2022-7350500

- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP MARKED, "KENNY LS 89374", IN ASPHALT.
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- FOUND 5/8" REBAR WITH PINK PLASTIC CAP AS REPORTED IN R1
- △ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP AS REPORTED IN R2, UNLESS NOTED OTHERWISE.
- * INDICATES THAT MEASURED DATA EQUALS RECORD DATA FROM PARTITION PLAT 2021-36 (R1).

10-FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.). SEE PUBLIC UTILITY EASEMENT NOTE ON THIS SHEET.

PLATTED ROAD CENTERLINE

EXTERIOR PLAT BOUNDARY

LOT BOUNDARY LINES

RECEIVED BY
Umatilla County Surveyor

Date: 2/1/22

Rec'd By: CT

No.: 22-007-8

| | |
|--|--|
| <p>KENNY LAND SURVEYING</p> | P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com |
| | SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. 2021-36 LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OR |
| CLIENT: SOUTH COUNTY CONSTRUCTION | |
| PROJECT: 21-22_SUB | DR: MPK CH: MPK DATE: JANUARY 21, 2022 SHEET 1 OF 2 |

KATELYN ADDITION

A SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. 2021-36, CITY OF PENDLETON, UMATILLA COUNTY, OR

OWNER'S DECLARATION

WE, SOUTH COUNTY CONSTRUCTION, INC., AN OREGON CORPORATION, OWNERS OF THE LAND BEING DIVIDED BY THIS SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE SW 18TH STREET, SW SHERIDAN AVENUE, AND SW TAHOE AVENUE AS SHOWN HEREON, AND DEDICATE THE RIGHT-OF-WAY FOR THESE STREETS TO THE PUBLIC. WE FURTHER ACKNOWLEDGE AND DEDICATE THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON FOR THE PURPOSE AND USES AS STATED HEREIN.

Dusty R. Pace 1.24.2022
 DUSTY R. PACE, PRESIDENT DATE

Tamera Pace 1.24.2022
 TAMERA PACE, SECRETARY DATE

STATE OF Oregon
 COUNTY OF Umatilla
 ON THE 24 DAY OF January, 2022, THE ABOVE NAMED Dusty R. Pace
 APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE

IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.
Emily C. McCune
 NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1015877
 MY COMMISSION EXPIRES: 08-16-2025

STATE OF Oregon
 COUNTY OF Umatilla
 ON THE 24 DAY OF January, 2022, THE ABOVE NAMED Tamera Pace
 APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE

IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.
Emily C. McCune
 NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1015877
 MY COMMISSION EXPIRES: 08-16-2025

SURVEYOR'S CERTIFICATE

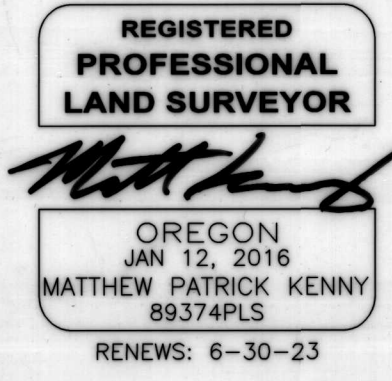
I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK 10, RICE ADDITION, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew Kenny 1/24/22
 MATTHEW PATRICK KENNY, PLS DATE
 CERTIFICATE NO. 89374

LEGAL DESCRIPTION

PARCEL 1 OF PARTITION PLAT NO. 2021-36 (INSTRUMENT NO. 2021-7330197), CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SUBJECT TO: EASEMENTS AND MATTERS OF RECORD.



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
Matthew Kenny
 MATTHEW PATRICK KENNY
 89374PLS

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 24 DAY OF January, 2022.
Ryan Eldredge
 COMMISSION CHAIRPERSON

CITY OF PENDLETON SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 24 DAY OF January, 2022.
[Signature]
 PENDLETON CITY SURVEYOR

UMATILLA COUNTY SURVEYOR
 I CERTIFY THAT 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 I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

THIS 26 DAY OF Jan, 2022.
David H. Hala
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR/TAX COLLECTOR
 I CERTIFY THAT I 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.

THIS 26 DAY OF January, 2022.
Richard Reynolds
 UMATILLA COUNTY ASSESSOR/TAX COLLECTOR

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.

THIS 29 DAY OF January, 2022.
[Signature]
 CHAIRPERSON

Gene M. Cook
 COMMISSIONER

[Signature]
 COMMISSIONER

RECORDING INFORMATION

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 01-28-2022 at 8:49 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 39

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 125.00 No. 2022-7350500

RECEIVED BY
 Umatilla County Surveyor

Date: 2/1/22

Rec'd By: CT

No.: 22-007-B

| | |
|--------------------|--|
| | P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com |
| | SUBDIVISION OF PARCEL 1, PARTITION PLAT NO. 2021-36 LOCATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OR |
| CLIENT: | SOUTH COUNTY CONSTRUCTION |
| PROJECT: 21-22_SUB | DR: MPK CH: MPK DATE: JANUARY 21, 2022 SHEET 2 OF 2 |