

S . E . F R A Z E R P L A C E

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 04-06-2022

PEREZ REPLAT

at 4:14 o'clock p. m., in the record of
PLATS of said County.
BOOK 17 PAGE 53
OFFICE OF COUNTY RECORDS

A PORTION OF LOT 1, LOT 2, LOT 3 AND
THE EAST HALF OF LOTS 12, 13 AND 14

By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2022-7390252

BLOCK 123, RESERVATION ADDITION
(PLATTED AS RESERVE ADDITION)
TO THE TOWN (NOW CITY OF)
PENDLETON,
UMATILLA COUNTY,
OREGON

REFERENCES

PRELIMINARY REPORT FOR TITLE INSURANCE

PIONEER TITLE COMPANY
ORDER NO: 102234
MARCH 9, 2021

UMATILLA COUNTY DEED

2021-7170690

OTHER DEEDS:

- 2007-5290524
DEDICATION OF N.E. HALF OF LOT 1 TO THE
CITY OF PENDLETON
- 2008-5440237
ACCESS EASEMENT TO ADJACENT PROPERTY
UPON E. HALF OF LOT 12 (SHOWN HEREON)
- 2020-7060848
RIGHT OF WAY USE AGREEMENT FOR
INSTALLATION OF RETAINING WALL (SHOWN
HEREON)

SURVEYS

RESERVATION ADDITION (PLATTED AS
RESERVE ADDITION) TO THE TOWN OF
PENDLETON, UMATILLA CO. OREGON

CS 07-304-B

CS 21-060-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
THE PEREZ REPLAT AS RECORDED WITH THE
UMATILLA COUNTY RECORDER'S OFFICE

Rodney J. Lewis
RODNEY J. LEWIS, PLS

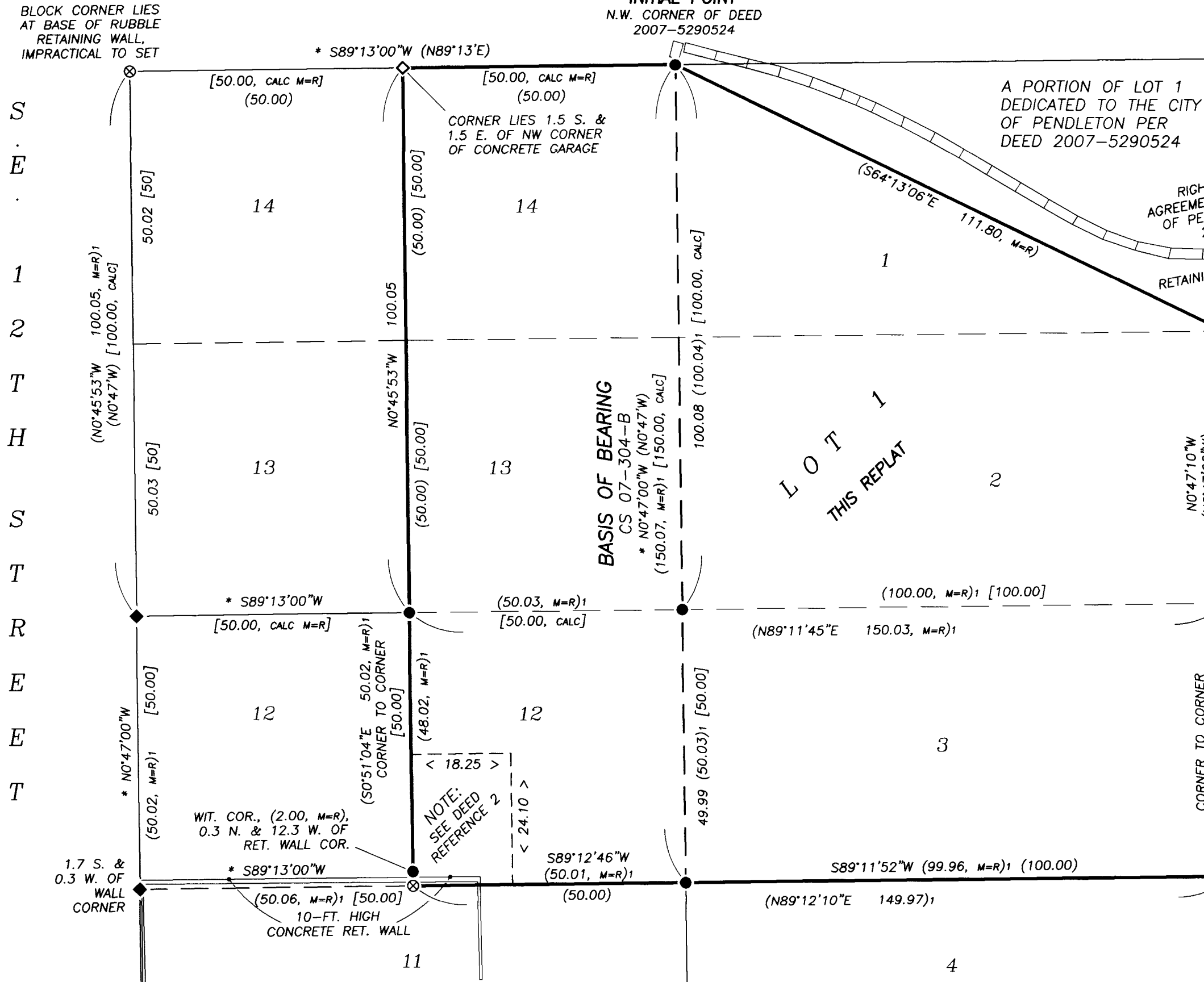
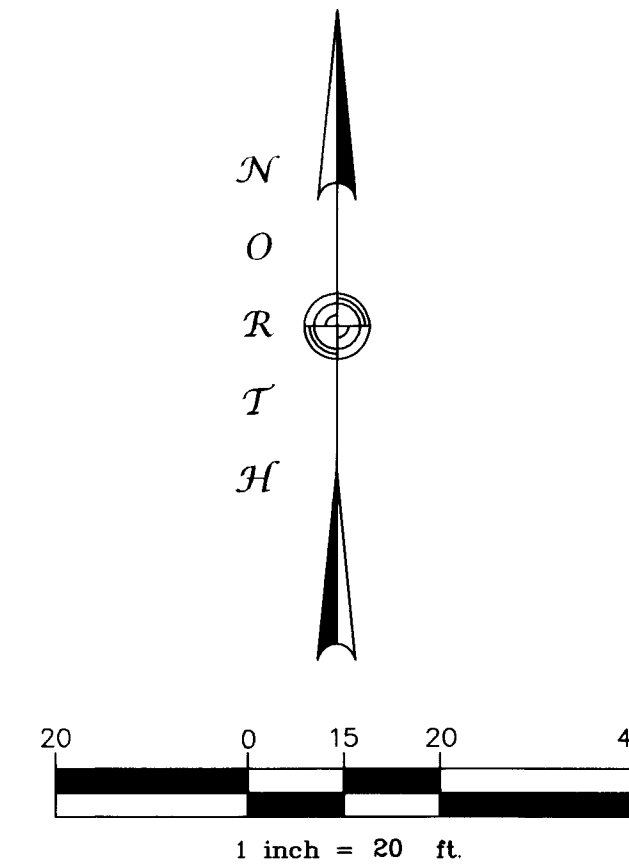
PEREZ REPLAT
FOR: JOSE GUADALUPE PEREZ MORALES
AND AURIONA MARIE PRINCE

LOCATED WITHIN
NW1/4 OF NE1/4, SECTION 11,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 20 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 23 APR 21 Ending: 21 OCT 21
DRAWN BY R J L	CHECKED K L P	PROJECT No. F213-01 / 3144ap

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-22



LEGEND

●	FOUND, 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP MKD: ORPLS 43406, PER CS 07-304-B; UNLESS OTHERWISE NOTED.	[xxx.xx]	DIMENSION PER RESERVATION ADDITION, (PLATTED AS RESERVE ADDITION)
◆	FOUND, 5/8 INCH IRON REBAR WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.", PER CS 21-060-B	(xxx.xx)	DIMENSION PER CS 07-304-B
◇	SET 1 1/2 INCH CONCRETE NAIL WITH 3/4 INCH BRASS WASHER MKD: "LS 2872," ATOP CONCRETE GARAGE	* XX'XX'XX"	BEARING EITHER PARALLEL, OR PERPENDICULAR TO THE WEST LINES OF LOTS 1, 2 AND 3 (E. LINES OF LOTS 12, 13 AND 14), PER C.S. 07-304-B
⊗	CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET	(xxx.xx)1	DIMENSION PER CS 21-060-B
— — — — —	PROPERTY LINES AND BOUNDARIES OF UMATILLA COUNTY DEED 2021-7170690.	< xxx.xx >	DIMENSION PER DEED 2008-5440237
— — — — —	PROPERTY LINE TO BE REMOVED BY THIS REPLAT	[(xxx, calc)]x	DIMENSION CALCULATED, AND/OR, MEASURED EQUALS RECORD, PER REFERENCE NOTED
— — — — —	UNDERLYING LOT LINES TO BE REMOVED BY THIS REPLAT	[(xxx, m=r)]x	
— — — — —	ACCESS EASEMENT PER DEED 2008-5440237, ACROSS S.W. CORNER OF EAST HALF OF LOT 12, SERVING LOT 11	O.D.O.T.	OREGON DEPT. OF TRANSPORTATION
		CS	COUNTY SURVEY
		I.R.	IRON REBAR
		WIT. COR.	WITNESS CORNER
		RET. WALL	RETAINING WALL

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF JOSE PEREZ AND AURIONA PRINCE TO EXTINGUISH THE UNDERLYING LOT LINES OF THE TRACT BEING A PORTION OF LOT 1, LOT 2 AND 3; AND THE TRACT BEING THE EAST HALF OF LOTS 12, 13 AND 14; ALL WITHIN BLOCK 123 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION).

BLOCK 123 HAD BEEN PREVIOUSLY RESOLVED AND MONUMENTED DURING CS 07-304-B. SUBSEQUENTLY, ADDITIONAL LOT CORNERS, AND PARTIAL LOT CORNERS, WERE MONUMENTED DURING CS 21-060-B.

THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-8 G.P.S. RECEIVERS, A TRIMBLE TSC-2 DATA CONTROLLER AND A NIKON DTM-522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE TRACT OF LAND REPRESENTED ON THIS REPLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTERS 92 AND 209, AND THE CITY OF PENDLETON DEVELOPMENT CODE.

A TRACT OF LAND WITHIN BLOCK 123 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN (NOW CITY OF) PENDLETON;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

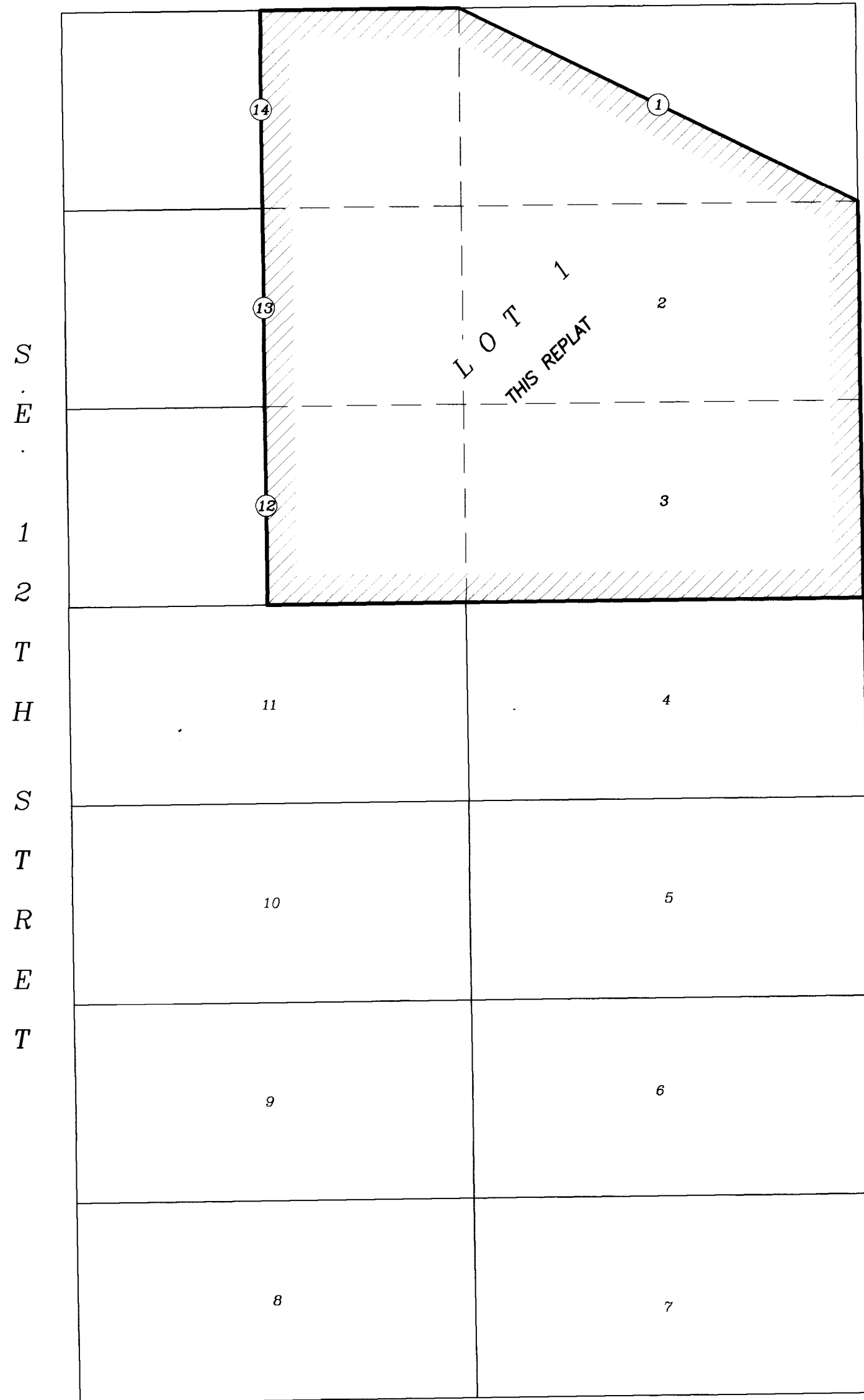
COMMENCING AT THE NORTHWEST CORNER OF UMATILLA COUNTY DEED 2007-5290524; THENCE ALONG THE LINE DESCRIBED PER SAID DEED S64°13'06"E, 111.80 FEET TO THE EAST LINE OF SAID BLOCK AND THE SOUTHEAST CORNER OF SAID DEED; THENCE ALONG SAID EAST LINE S0°47'10"E, 50.00 FEET TO A 5/8 INCH IRON ROD PER UMATILLA COUNTY SURVEY 07-304-B; THENCE ALONG SAID EAST LINE S0°47'08"E, 50.04 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK; THENCE ALONG THE NORTH LINE OF SAID LOT 4 S89°11'52"W, 99.96 TO THE NORTHEAST CORNER OF LOT 11 OF SAID BLOCK; THENCE ALONG THE NORTH LINE OF SAID LOT 11 S89°12'46"W, 50.01 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 12 OF SAID BLOCK; THENCE ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 12 N00°51'04"W, 50.02 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK; THENCE ALONG THE EAST LINE OF THE WEST HALF OF LOT 13 AND LOT 14 OF SAID BLOCK N00°45'53"W, 100.05 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 14; THENCE ALONG THE NORTH LINE OF SAID BLOCK N89°13'00"E, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.459 ACRES.

RODNEY J. LEWIS

RECEIVED BY
Umatilla County Surveyor
Date: 4/7/22
Rec'd By: CT
No.: 22-036-B

S . E . F R A Z E R P L A C E

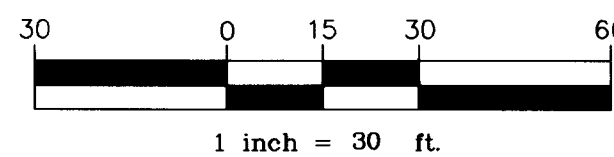
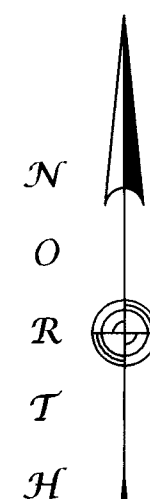


S . E . G O O D W I N A V E .
(U N I M P R O V E D)

BLOCK 123

SEE SHEET 2

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APPROVALS

CITY OF PENDLETON

EXAMINED AND APPROVED ON THIS

7th DAY OF December, 2021.

BY Ray Cress
CITY OF PENDLETON PLANNER

EXAMINED AND APPROVED ON THIS

07 DAY OF December, 2021.

BY [Signature]
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

TAXES ARE PAID IN FULL THIS

5 DAY OF April, 2022.

BY Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR
AND ASSESSOR

EXAMINED AND APPROVED ON THIS

1 DAY OF April, 2021.

BY David H. H.
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THE ACCOMPANYING REPLAT IS APPROVED IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON BY THE UNDERSIGNED, BY ITS ORDER.

APPROVED THIS 6 DAY OF April, 2022.

[Signature]
COMMISSIONER
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-06-2022

at 4:14 o'clock p. m., in the record of PLATS of said County.

BOOK 17 PAGE 53

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7390252

PEREZ REPLAT

A PORTION OF LOT 1, LOT 2, LOT 3 AND THE EAST HALF OF LOTS 12, 13 AND 14

BLOCK 123, RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN (NOW CITY OF) PENDLETON,

UMATILLA COUNTY, OREGON

OWNER'S DECLARATION

WE, JOSE GUADALUPE PEREZ MORALES AND AURIONA MARIE PRINCE, OWNERS, HEREBY ACKNOWLEDGE WE HAVE CAUSED THIS REPLAT OF A PORTION OF LOT 1, LOTS 2 AND 3 AND THE EAST HALF OF LOTS 12, 13 AND 14 OF BLOCK 123; RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN (NOW CITY OF) PENDLETON.

[Signature]
JOSE GUADALUPE PEREZ MORALES, OWNER
[Signature]
AURIONA MARIE PRINCE, OWNER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF UMATILLA) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF December, 2021

BY JOSE GUADALUPE PEREZ MORALES AND AURIONA MARIE PRINCE, OWNERS

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON
[Signature]
NAME

MY COMMISSION EXPIRES: 4/15/2025
COMMISSION NUMBER: 1011394

UMATILLA COUNTY FEDERAL CREDIT UNION, THE MORTGAGE HOLDER ON THIS PARTITION PLAT, HEREBY CONSENTS TO THIS LAND PARTITION

[Signature]
NAME OF SIGNER: JOANNE SMITH
TITLE: CEO / MANAGER
UMATILLA COUNTY FEDERAL CREDIT UNION

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF UMATILLA) S S

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF December, 2021

BY JOANNE SMITH
[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

[Signature]
NAME

MY COMMISSION EXPIRES: 4/15/2025
COMMISSION NUMBER: 1011394

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE PEREZ REPLAT AS RECORDED WITH THE UMATILLA COUNTY RECORDER'S OFFICE

[Signature]
RODNEY J. LEWIS, PLS

RECEIVED BY

Umatilla County Surveyor
Date: 4/7/22
Rec'd By: CT
NO: 22-036-B

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-22

PEREZ REPLAT FOR: JOSE GUADALUPE PEREZ MORALES AND AURIONA MARIE PRINCE		
LOCATED WITHIN NW1/4 OF NE1/4, SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 30 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 23 APR 21 Ending: 21 OCT 21
DRAWN BY R J L	CHECKED K L P	PROJECT No. F213-01 / 3144ap