

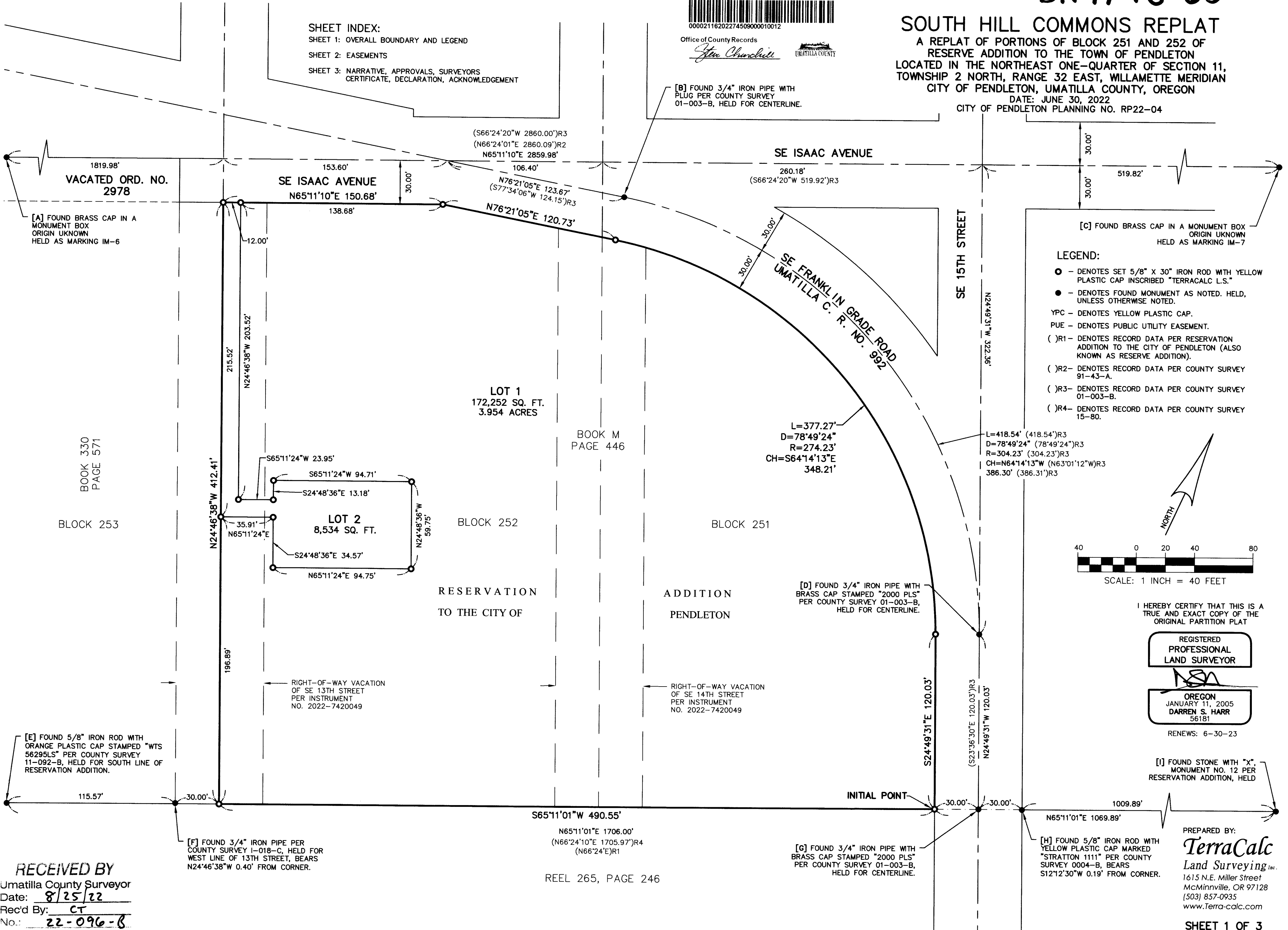


SOUTH HILL COMMONS REPLAT
 A REPLAT OF PORTIONS OF BLOCK 251 AND 252 OF
 RESERVE ADDITION TO THE TOWN OF PENDLETON
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON
 DATE: JUNE 30, 2022
 CITY OF PENDLETON PLANNING NO. RP22-04

SHEET INDEX:
 SHEET 1: OVERALL BOUNDARY AND LEGEND
 SHEET 2: EASEMENTS
 SHEET 3: NARRATIVE, APPROVALS, SURVEYORS
 CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT

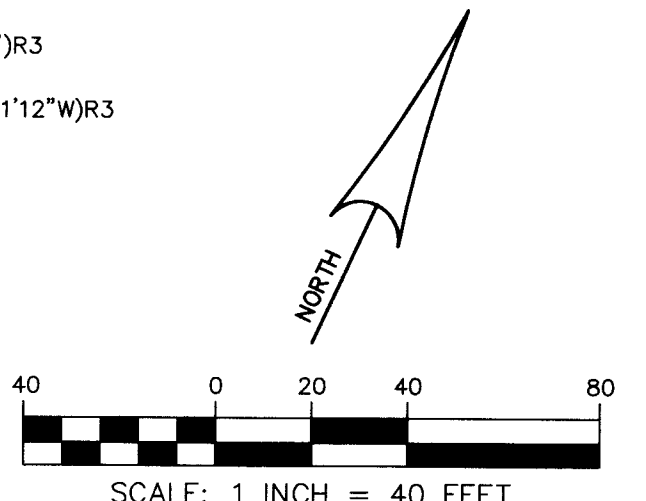
[B] FOUND 3/4" IRON PIPE WITH
 PLUG PER COUNTY SURVEY
 01-003-B, HELD FOR CENTERLINE.

CITY OF PENDLETON PLANNING NO. RP22-04



LEGEND:

- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "TERRACALC L.S."
- - DENOTES FOUND MONUMENT AS NOTED. HELD, UNLESS OTHERWISE NOTED.
- YPC - DENOTES YELLOW PLASTIC CAP.
- PUE - DENOTES PUBLIC UTILITY EASEMENT.
- ()R1 - DENOTES RECORD DATA PER RESERVATION ADDITION TO THE CITY OF PENDLETON (ALSO KNOWN AS RESERVE ADDITION).
- ()R2 - DENOTES RECORD DATA PER COUNTY SURVEY 91-43-A.
- ()R3 - DENOTES RECORD DATA PER COUNTY SURVEY 01-003-B.
- ()R4 - DENOTES RECORD DATA PER COUNTY SURVEY 15-80.



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JANUARY 11, 2005
DARREN S. HARR
 56181
 RENEWS: 6-30-23

[I] FOUND STONE WITH "X",
 MONUMENT NO. 12 PER
 RESERVATION ADDITION, HELD

PREPARED BY:
TerraCalc
 Land Surveying Inc.
 1615 N.E. Miller Street
 McMinnville, OR 97128
 (503) 857-0935
 www.Terra-calc.com

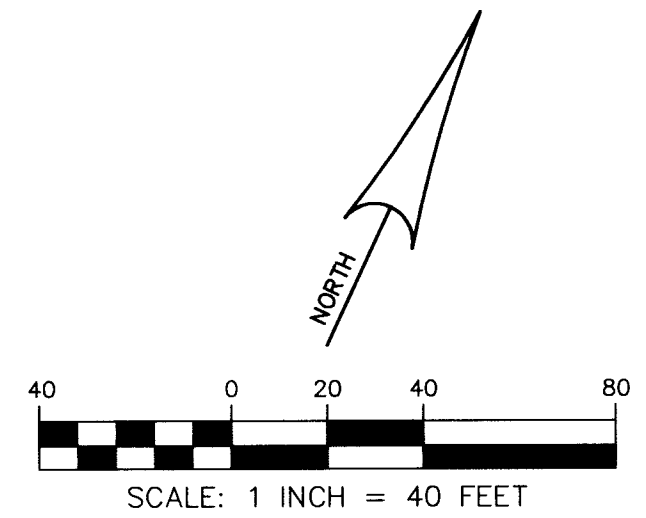
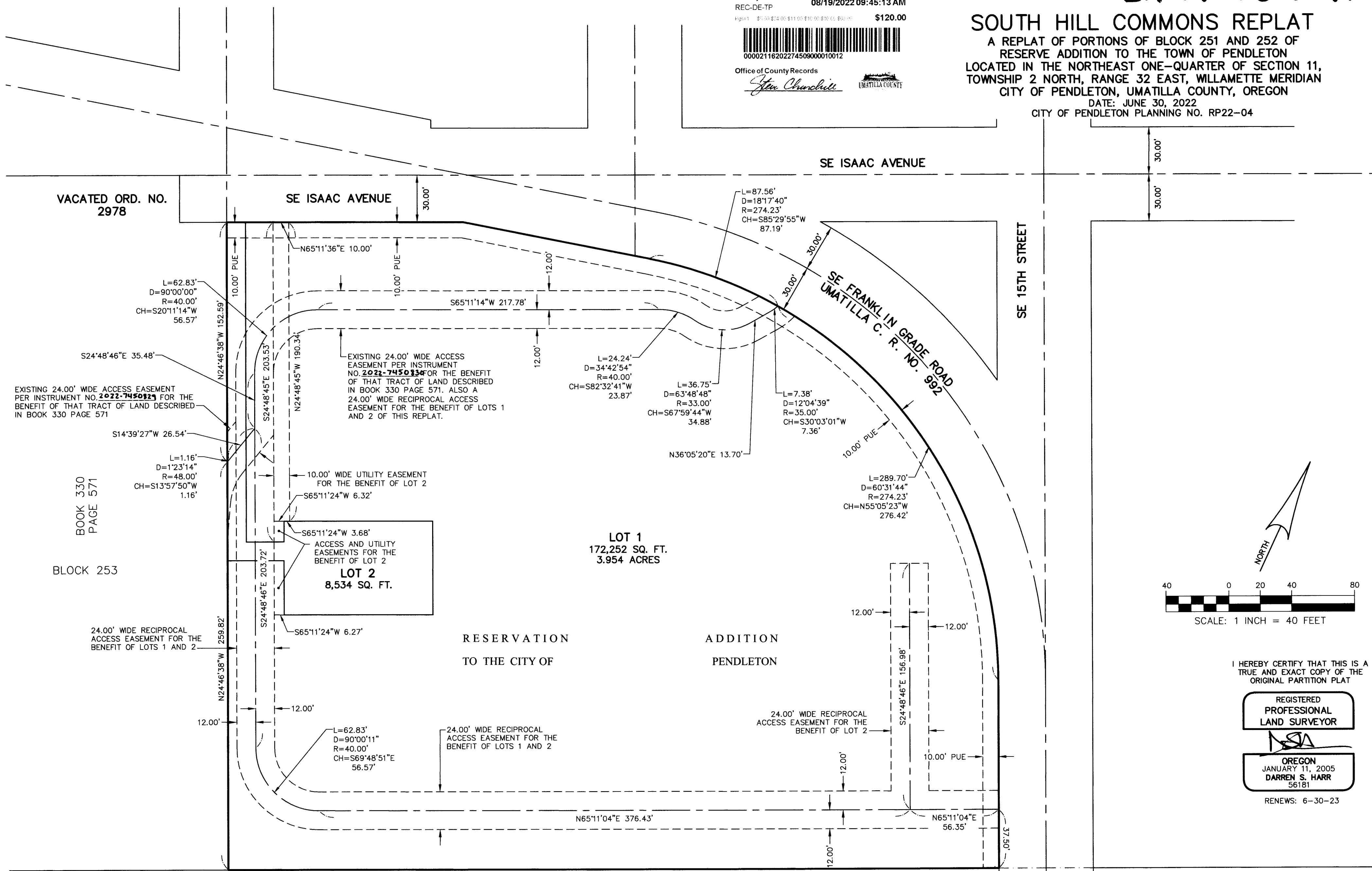
RECEIVED BY
 Umatilla County Surveyor
 Date: 8/25/22
 Rec'd By: CT
 No.: 22-096-B

State of Oregon 2022-7450900
 County of Umatilla 08/19/2022 09:45:13 AM
 REC-DE-TP
 \$120.00
 00002116202274509000010012

Office of County Records
John Churchill UMATILLA COUNTY

BK 17 PG 65A

SOUTH HILL COMMONS REPLAT
 A REPLAT OF PORTIONS OF BLOCK 251 AND 252 OF
 RESERVE ADDITION TO THE TOWN OF PENDLETON
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON
 DATE: JUNE 30, 2022
 CITY OF PENDLETON PLANNING NO. RP22-04



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

DSA
 OREGON
 JANUARY 11, 2005
 DARREN S. HARR
 56181

RENEWS: 6-30-23

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/25/22
 Rec'd By: CT
 No.: 22-096-8

REEL 265, PAGE 246

PREPARED BY:
TerraCalc
 Land Surveying Inc.
 1615 N.E. Miller Street
 McMinnville, OR 97128
 (503) 857-0935
 www.Terra-calc.com

SHEET 2 OF 3

SOUTH HILL COMMONS REPLAT
A REPLAT OF PORTIONS OF BLOCK 251 AND 252 OF RESERVE ADDITION TO THE TOWN OF PENDLETON LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN CITY OF PENDLETON, UMATILLA COUNTY, OREGON
DATE: JUNE 30, 2022
CITY OF PENDLETON PLANNING NO. RP22-04

APPROVALS:

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 17th DAY OF August, 2022

BY: [Signature] CITY OF PENDLETON PLANNER

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 16th DAY OF August, 2022

BY: [Signature] CITY OF PENDLETON PLANNING COMMISSION PRESIDENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 17th DAY OF August, 2022

BY: [Signature] CITY OF PENDLETON SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 18 DAY OF August, 2022

BY: [Signature] UMATILLA COUNTY SURVEYOR

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 18 DAY OF August, 2022

BY: [Signature] UMATILLA COUNTY ASSESSOR

THIS 18 DAY OF August, 2022

BY: [Signature] UMATILLA COUNTY TAX COLLECTOR

APPROVED THIS 18th DAY OF August, 2022

BY: [Signature] CHAIRPERSON

BY: [Signature] COMMISSIONER

BY: [Signature] COMMISSIONER

PLAT NOTES:

- 1) THIS REPLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE CITY OF PENDLETON FILE NUMBER RP22-04.
2) THIS REPLAT IS SUBJECT TO EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF A PORTION OF SE 13TH STREET AND SE 14TH STREET, NOW VACATED, IF ANY SUCH EXISTS.
3) LOT 1 IS SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF LOT 2. LOTS 1 AND 2 ARE SUBJECT TO A RECIPROCAL ACCESS EASEMENT CREATED BY THIS PLAT FOR THE BENEFIT OF THE LOTS 1 AND 2. LOT 1 IS SUBJECT TO TWO ACCESS AND UTILITY EASEMENTS ALONG THE WEST LINE OF LOT 2, AS SHOWN HEREON, FOR THE BENEFIT OF LOT 2. A DECLARATION OF EASEMENTS DEFINING THE MAINTENANCE AND OTHER CONDITIONS AND RESTRICTIONS OF SAID EASEMENTS HAS BEEN RECORDED AS INSTRUMENT NO. 2022-7450901, UMATILLA COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT HORIZON PROJECT INC., AN OREGON NONPROFIT CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS CAUSED THE SAME TO BE SURVEYED AND REPLATED INTO TWO LOTS AND HEREBY GRANTS ALL EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

BY: [Signature] TERRI H. SILVIS, CEO HORIZON PROJECT INC.

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Umatilla } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

August 16th, 2022 BY TERRI H. SILVIS, CEO HORIZON PROJECT INC.

[Signature] NOTARY SIGNATURE

Heaven T. Doherty NOTARY PUBLIC - OREGON (PRINT NAME)

COMMISSION NO. 1024883

MY COMMISSION EXPIRES June 6th, 2026

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT THOSE TRACTS OF LAND DESCRIBED AS LOTS 2 THROUGH 16 OF BLOCK 251 AND LOTS 1 THROUGH 16 OF BLOCK 252 OF "RESERVATION ADDITION" LYING SOUTHWESTERLY OF UMATILLA COUNTY ROAD NO. 992, TOGETHER WITH THE VACATED PORTION OF SE 14TH STREET (PER INSTRUMENT NO. 2022-7420049) AND THE EAST HALF OF THE VACATED PORTION OF SE 13TH STREET (PER INSTRUMENT NO. 2022-7420049) INTO TWO PARCELS IN ACCORDANCE WITH THE CITY OF PENDLETON PLANNING FILE RP22-04.

THE BASIS OF BEARINGS IS GRID NORTH, BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE, USING THE NAD 83(2011) EPOCH:2010.00 DATUM REALIZATION.

THE SOUTHERLY LINE OF BLOCKS 251 AND 252 (ALSO BEING THE SOUTHERLY LINE OF "RESERVATION ADDITION") WAS ESTABLISHED BY HOLDING MONUMENT [E] AND MONUMENT [I]. MONUMENT [G] ALSO AGREES WITH THIS ALIGNMENT FOR THE SOUTH LINE OF "RESERVATION ADDITION".

THE CENTERLINE OF SE ISAAC AVENUE WAS ESTABLISHED BY HOLDING MONUMENTS [A] AND [C]. THE NORTH LINES OF BLOCKS 251 AND 252 WERE THEN ESTABLISHED BY OFFSETTING SAID CENTERLINE OF SE ISAAC AVENUE A RECORD DISTANCE OF 30.00 FEET SOUTHERLY.

THE CENTERLINE OF SE 15TH STREET WAS ESTABLISHED BY HOLDING MONUMENT [G] AND [D] AND EXTENDING SAID CENTERLINE NORTHERLY TO ITS INTERSECTION WITH SE ISAAC AVENUE. THE EASTERLY LINE OF BLOCK 251 WAS THEN ESTABLISHED BY OFFSETTING SAID CENTERLINE OF SE 15TH STREET A RECORD DISTANCE OF 30.00 FEET WESTERLY.

THE CENTERLINE OF SE 13TH AVENUE WAS ESTABLISHED BY HOLDING A RECORD OF DISTANCE OF 30.00 FEET EASTERLY OF MONUMENT [F] AND A PROPORTIONATE DISTANCE BETWEEN MONUMENTS [A] AND [C]. THE WESTERLY LINE OF BLOCK 252 WAS THEN ESTABLISHED BY OFFSETTING SAID CENTERLINE A RECORD DISTANCE OF 30.00 FEET EASTERLY. THAT PORTION OF SE 13TH STREET LYING ADJACENT TO BLOCK 252 WAS VACATED PER INSTRUMENT NO. 2022-7420049, UMATILLA DEED RECORDS, AND THE WESTERLY LINE OF THE SUBJECT PROPERTY INURED TO THE CENTERLINE OF VACATED SE 13TH STREET.

THE CENTERLINE OF SE FRANKLIN GRADE ROAD (UMATILLA COUNTY ROAD NO. 992) WAS ESTABLISHED BY HOLDING MONUMENTS [B], [D] AND [G], TOGETHER WITH RECORD DATA PER COUNTY SURVEY 01-003-B. THE SOUTHWESTERLY RIGHT-OF-WAY (ALSO BEING THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY) WAS THEN ESTABLISHED BY OFFSETTING SAID CENTERLINE OF SE FRANKLIN GRADE ROAD A RECORD DISTANCE OF 30.00 FEET.

SURVEYOR'S CERTIFICATE:

I, DARREN S. HARR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF PENDLETON IN BOOK M, PAGE 446, UMATILLA DEED RECORDS, AND PORTIONS OF THOSE RIGHT-OF-WAYS OF SE 13TH STREET AND SE 14TH STREET VACATED IN INSTRUMENT NO. 2022-7420049, RECORDED JUNE 2, 2022, UMATILLA DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TERRACALC L.S.", SAID POINT BEING AT THE SOUTHEAST CORNER OF BLOCK 251 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON; THENCE ALONG THE SOUTH BOUNDARY OF RESERVATION ADDITION SOUTH 65°11'01" WEST 490.55 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE VACATED SE 13TH STREET (VACATED BY THE CITY OF PENDLETON RESOLUTION NO. 2868, RECORDED IN INSTRUMENT NO. 2022-7420049, OFFICE OF UMATILLA COUNTY RECORDS); THENCE ALONG SAID VACATED CENTERLINE NORTH 24°46'38" WEST 412.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN GRADE ROAD (SE ISAAC AVENUE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 65°11'10" EAST 150.68 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 76°21'05" EAST 120.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 274.23 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 78°49'24" (THE LONG CHORD BEARS SOUTH 64°14'13" EAST 348.21 FEET), AN ARC DISTANCE OF 377.27 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 24°49'31" EAST 120.03 FEET TO THE INITIAL POINT.

CONTAINING 4.150 ACRES, MORE OR LESS.

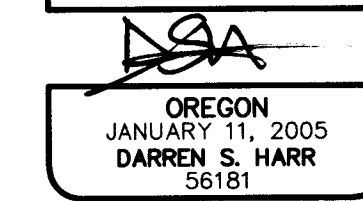
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

State of Oregon 2022-7450900
County of Umatilla 08/19/2022 09:45:13 AM
REC-DE-TP

Fees: \$1.00 \$24.00 \$11.00 \$10.00 \$10.00 \$80.00 \$120.00



Office of County Records
[Signature]



RENEWS: 6-30-23

PREPARED BY: TerraCalc Land Surveying Inc. 1615 N.E. Miller Street McMinnville, OR 97128 (503) 857-0935 www.Terra-calc.com

RECEIVED BY
Umatilla County Surveyor
Date: 8/25/22
Rec'd By: CT
No: 22-096-B