

THORNTON REPLAT

A REPLAT OF LOT 10 OF FURNISH HEIGHTS ADDITION, AND OTHER LANDS, SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON. APRIL, 2022.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

19th DAY OF July 2022
 Ryan DeWitt PRESIDENT
 George Cross CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

20th DAY OF July 2022
 [Signature]
 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 9 DAY OF August 2022.

[Signature]
 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 22nd DAY OF August 2022.

[Signature]
 CHAIRPERSON
 [Signature]
 COMMISSIONER
 [Signature]
 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 12 DAY OF August 2022.

[Signature]
 COUNTY ASSESSOR
 [Signature]
 COUNTY TAX COLLECTOR

OWNERS DECLARATION

WE, DENNEL L. THORNTON AND LAUREN A. THORNTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL PLAT AND MAP OF "THORNTON REPLAT". A REPLAT OF LOT 10 OF FURNISH HEIGHTS ADDITION AND OTHER LANDS, 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 ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS. WE HEREBY DESIGNATE THE NEW 20' WIDE EASEMENT FOR INGRESS-EGRESS AND UTILITY PURPOSES APPURTENANT TO NEW LOT 1 AS SHOWN.

[Signature] DENNEL L. THORNTON, OWNER
 [Signature] LAUREN A. THORNTON, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th

DAY OF July 2022.
 BY DENNEL L. THORNTON & LAUREN A. THORNTON
 [Signature] NOTARY PUBLIC
 [Signature] NOTARY PUBLIC PRINTED NAME
 MY COMMISSION EXPIRES: 4/12/2025
 MY COMMISSION NUMBER: 1011251

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 ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "THORNTON REPLAT".

REAL PROPERTY DESCRIPTION:

LOT 10, FURNISH HEIGHTS ADDITION TO THE CITY OF PENDLETON, RECORDED IN BOOK 15, PAGE 23, UMATILLA COUNTY PLAT RECORDS, TOGETHER WITH THAT TRACT OF LAND DESCRIBED AS TRACT II OF WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-7320471, UMATILLA COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 JASON M. WELLS, PLS
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/24

NARRATIVE

THIS REPLAT SURVEY WAS MADE AT THE REQUEST OF THORNTON THE OWNERS OF THE PROPERTY. THE OVERALL BOUNDARY OF THE PROPERTY HAS BEEN SURVEYED MULTIPLE TIMES MOST RECENTLY ON THE PLAT OF FURNISH HEIGHTS ADDITION, RECORDED IN BOOK 15, PAGE 23, UMATILLA COUNTY PLAT RECORDS. ALL CORNER MONUMENTS FROM PREVIOUS SURVEYS WERE FOUND AS NOTED. THIS SURVEY WAS MADE WITH A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND MONUMENTS SET WERE VERIFIED BY MULTIPLE OBSERVATIONS.

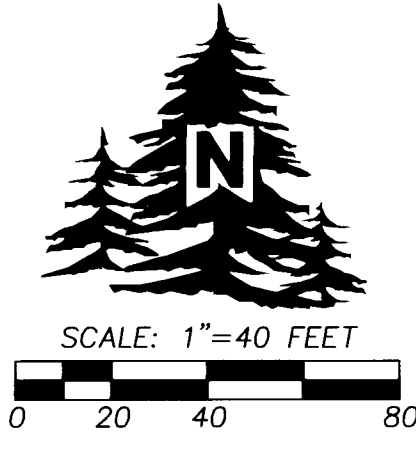
EASEMENTS AND ENCUMBRANCES:

EASEMENTS AND ENCUMBRANCES AS LISTED IN PRELIMINARY REPORT FOR TITLE INSURANCE BY PIONEER TITLE COMPANY, PENDLETON, OREGON, ORDER NO. 103861, DATED NOVEMBER 22, 2021. ONLY SURVEY RELATED INFORMATION IS LISTED.

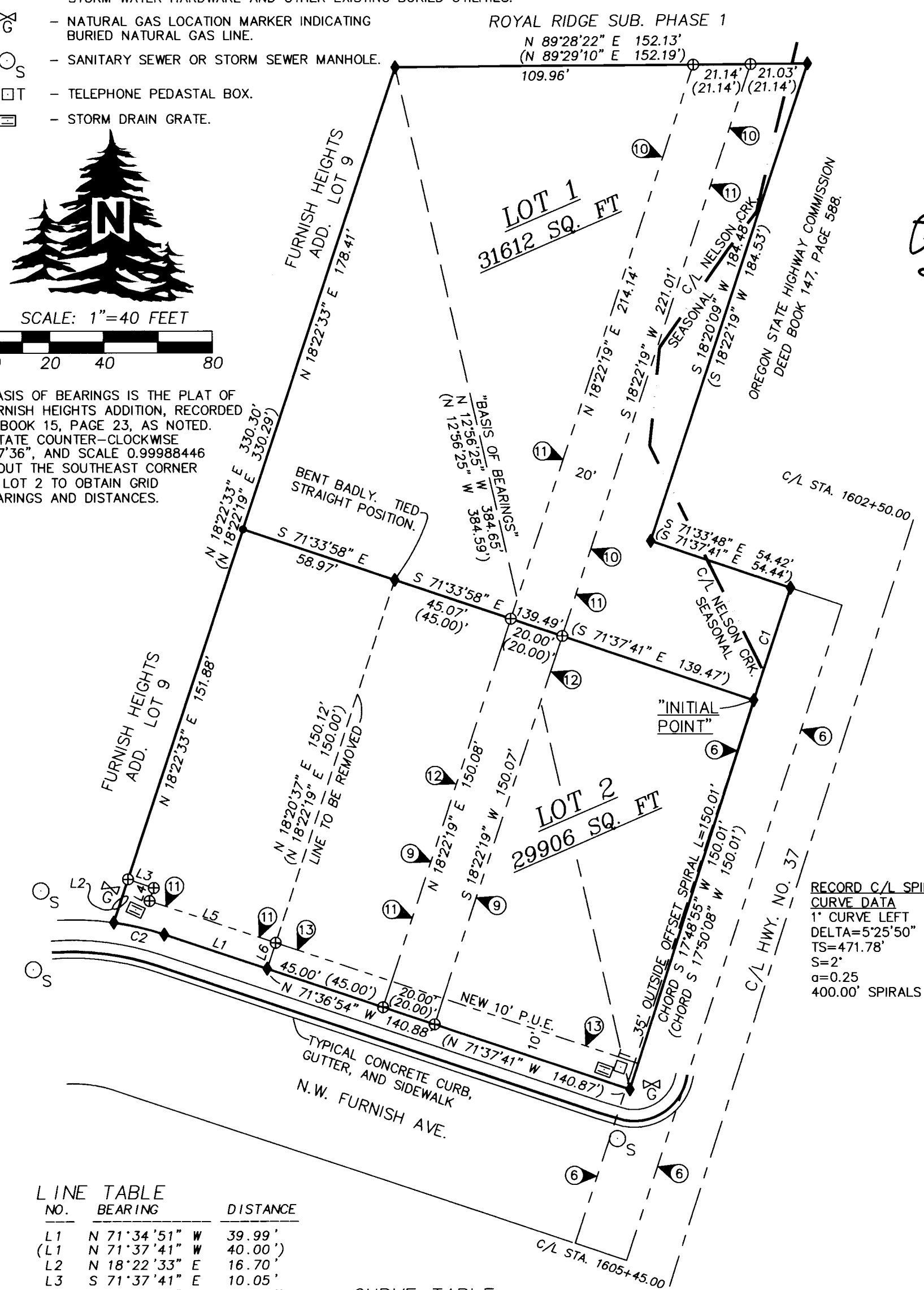
- EASEMENT, JUDGMENT ON DECLARATION OF TAKING, UNITED STATES OF AMERICA, RECORDED MARCH 8, 1943, BOOK 160, PAGE 614. DOES NOT AFFECT THE PROPERTY IN THIS REPLAT. NOT SHOWN.
- EASEMENT FOR WATER LINE AND SEWER LINE PURPOSES TO THE CITY OF PENDLETON, RECORDED FEBRUARY 24, 1978, BOOK 283, PAGE 373. DOES NOT AFFECT THE PROPERTY IN THIS REPLAT. NOT SHOWN.
- EASEMENT FOR INGRESS-EGRESS PURPOSES TO NORPA DEVELOPMENT INC., RECORDED JULY 4, 1977, MICROFILM REEL 20, PAGE 1588. NOT SHOWN.
- 20.00' WIDE X 253.3'+/- LONG EASEMENT FOR STORM DRAIN, SANITARY SEWER & WATER LINE & OTHER UTILITY PURPOSES TO THE CITY OF PENDLETON, RECORDED JUNE 16, 1978, REEL 35, PAGE 754. LIES WITHIN HIGHWAY RIGHT OF WAY. SHOWN.
- EASEMENT FOR ROADWAY, SEWER LINE AND WATER LINE, RECORDED JULY 6, 1978 MICROFILM REEL 36, PAGE 757. BLANKET TYPE. NOT SHOWN.
- ACCESS RESTRICTIONS TO THE STATE OF OREGON, RECORDED AUGUST 23, 1990, REEL 196, PAGE 573, AMENDED JULY 23, 2001, INSTRUMENT NO. 2001-3930583. DOES NOT AFFECT THE PROPERTY ADJACENT TO HIGHWAY NO. 37.
- EASEMENT FOR INGRESS-EGRESS, ACCESS & UTILITY PURPOSES TO WAYNE SIMPSON, RECORDED MARCH 21, 1996, REEL 286, PAGES 1558-1570. SHOWN.
- EXISTING EASEMENTS AS SHOWN ON THE PLAT OF FURNISH HEIGHTS ADDITION, RECORDED APRIL 17, 2007 IN BOOK 15, PAGE 23, PLAT RECORDS. SHOWN.
- SEE LEGEND.
- SEE LEGEND.

LEGEND

- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND 5/8" REBAR WITH CAP AS NOTED ON FURNISH HEIGHTS ADDITION PLAT RECORDED IN BOOK 15, PAGE 23, UMATILLA COUNTY PLAT RECORDS.
- RECORD DIMENSION PER FURNISH HEIGHTS ADDITION, RECORDED IN BOOK 15 PAGE 23, UMATILLA COUNTY PLAT RECORDS.
- NEW 20' WIDE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO NEW LOT 1. THIS EASEMENT IS INTENDED TO BE DIRECTLY ON TOP OF THAT EASEMENT DESCRIBED IN REEL 286, PAGES 1558-1570, AS DEPICTED ON THE PLAT OF FURNISH HEIGHTS ADDITION, AND OF THIS PLAT.
- NEW 10' WIDE PUBLIC UTILITY EASEMENT, FOR STORM WATER & OTHER UTILITIES. THIS EASEMENT WAS SUPPOSED TO BE CREATED IN 2007 AS A PART OF THE APPROVAL PROCESS FOR FURNISH HEIGHTS ADDITION TO THE WEST, TO DETAIN STORM WATER. HOWEVER, IT WAS NOT CONVEYED AND THE STORM WATER DITCH WAS NOT FULLY CONSTRUCTED. THIS EASEMENT CONTAINS ALREADY EXISTING STORM WATER HARDWARE AND OTHER EXISTING BURIED UTILITIES.
- NATURAL GAS LOCATION MARKER INDICATING BURIED NATURAL GAS LINE.
- SANITARY SEWER OR STORM SEWER MANHOLE.
- TELEPHONE PEDASTAL BOX.
- STORM DRAIN GRATE.



"BASIS OF BEARINGS IS THE PLAT OF FURNISH HEIGHTS ADDITION, RECORDED IN BOOK 15, PAGE 23, AS NOTED. ROTATE COUNTER-CLOCKWISE 1°37'36", AND SCALE 0.99988446 ABOUT THE SOUTHEAST CORNER OF LOT 2 TO OBTAIN GRID BEARINGS AND DISTANCES.



NO.	BEARING	DISTANCE
L1	N 71°34'51" W	39.99'
(L1)	N 71°37'41" W	40.00'
L2	N 18°22'33" E	16.70'
L3	S 71°37'41" E	10.05'
(L3)	S 71°37'41" E	10.00'
L4	S 18°22'19" W	5.00'
(L4)	S 18°22'19" W	5.00'
L5	S 71°37'41" E	49.00'
(L5)	S 71°37'41" E	49.00'
L6	S 18°20'37" W	10.00'
(L6)	S 18°22'19" W	10.00'

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	35°	OUTSIDE OFFSET SPIRAL	43.36'	43.36'	S 18°23'32" W
(C1)	35°	OUTSIDE OFFSET SPIRAL	43.30'	43.30'	S 18°20'33" W
C2	10°20'57"		106.10'	19.16'	S 76°49'08" E
(C2)	10°18'58"		106.10'	19.08'	S 76°47'10" E

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2022-7460031
 County of Umatilla 08/22/2022 01:40:55 PM
 REC-DE-TP
 Fee: \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$90.00 \$120.00



Office of County Records
 [Signature] UMATILLA COUNTY

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/25/22
 Rec'd By: CT
 No.: 22-098-6

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

PROJECT: \thornton2022rot
 REPLAT SURVEY FOR:
 THORNTON

DATE: 04/22 DR. BY: JMW
 CK. BY: JMW NO: 22-XXXX

A REPLAT OF LOT 10 OF FURNISH HEIGHTS ADDITION, AND OTHER LANDS. LOCATED IN THE SE1/4 OF SECTION 4, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.