

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ED MILTENBERGER, OWNER, TO PERFORM A REPLAT OF LOTS 5 & 6 OF BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION, WHICH IS IN THE SW 1/4 OF NE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

I HELD THE BRASS CAP AT THE CENTERLINE OF SW 4TH AND COURT AVENUE AND THE MAGNAIL SPIKE AT THE CENTERLINE OF SW 11TH AND COURT AVENUE (FOR DISTANCE ONLY) AND MONUMENTS TIED FROM PARTITION PLAT 2010-22 THAT WELLS DID FOR THE CITY OF PENDLETON. THE MAGNAIL SPIKE IS ON RECORD TO BE OFF LINE WITH THE RAILROAD SPIKE THAT WAS IN THE INTERSECTION OF SW 17TH AND COURT AVENUE. THE INTERSECTION OF SW 17TH HAS RECENTLY BEEN REDONE AND I COULD NOT LOCATE THE RAILROAD SPIKE. I WAS HOWEVER ABLE TO LOCATE SEVERAL OF WELLS BRASS SCREWS ALONG SOUTHWEST COURT AVENUE AND MONUMENTS RESET BY SURVEY 05-210-AX. I HOLD CORP OF ENGINEERS DISTANCES FROM CENTERLINE OF SW COURT AVENUE TO THE CENTERLINE OF THE LEVY AND HOLD THE CALLED OFFSETS TO THE SOUTH EDGE OF THE RIGHT-OF-WAY, IN THIS CASE BEING 25' SOUTH OF THE ALIGNMENT. (SEE US CORP OF ENGINEERS SLIDE NO. 030 IN THE CANAL AND LEVEE MAPS IN THE UMATILLA COUNTY SURVEY RECORDS.)

I USE NOAA NCAT TO DETERMINE A COMBINED SCALE FACTOR OF 0.99977973 GROUND TO GRID ABOUT THE 1" IRON ROD NEAR THE INTERSECTION OF SWIITH AND ISAAC. THIS FITS ALMOST EXACTLY WITH WELLS DISTANCES ON 10-005-C ALONG COURT AVENUE. I HOLD WELLS SURVEY 10-005-C ALONG THE CENTERLINE OF SW COURT AVENUE AS BASIS OF BEARING.

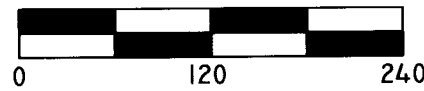
THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

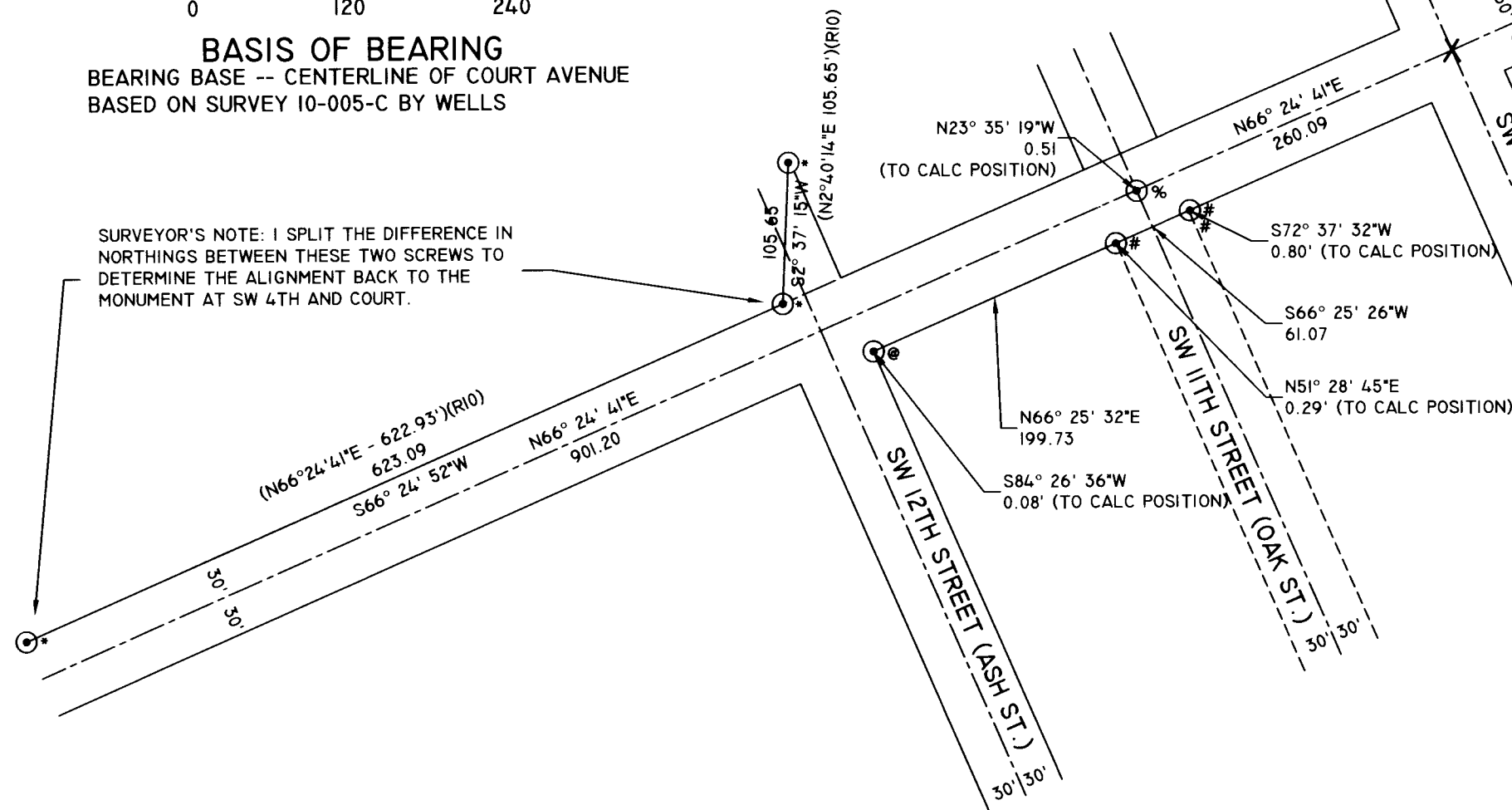


SCALE 1"=120'



BASIS OF BEARING
BEARING BASE -- CENTERLINE OF COURT AVENUE
BASED ON SURVEY 10-005-C BY WELLS

SURVEYOR'S NOTE: I SPLIT THE DIFFERENCE IN NORTHINGS BETWEEN THESE TWO SCREWS TO DETERMINE THE ALIGNMENT BACK TO THE MONUMENT AT SW 4TH AND COURT.

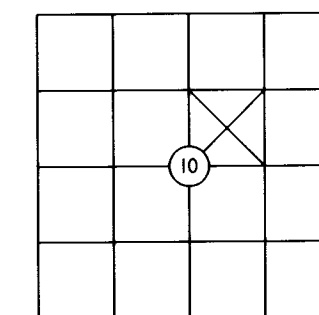


REFERENCES: UMATILLA COUNTY SURVEY RECORDS AND DEED RECORDS

- (R1) ASSESSOR'S MAPS 2N3210AC, 2N3210AA, AND 2N3210BD
- (R2) ARNOLD'S & RALEY'S ADDITION, DEED BOOK C, PAGE 319, DEED RECORDS.
- (R3) COUNTY SURVEY Q-223-A, HAYES & HARRIS FOR STANSBERRY, W/2 LOTS 3-6, BLOCK 27, DATE NOT LEGIBLE.
- (R4) COUNTY SURVEY Q-233-AX, CITY OF PENDLETON FOR FIRE STATION, 1958.
- (R5) COUNTY SURVEY 85-036-B, KRUMBEIN FOR DOHERTY, E1/2 LOT 1&2, BLOCK 24, 1985.
- (R6) COUNTY SURVEY 05-210-AX, ENGLISH FOR ROUND-UP HALL OF FAME, 2005.
- (R7) COUNTY SURVEY 10-005-C, WELLS FOR PENDLETON ROUND-UP FOUNDATION, 2010.
- (R8) COUNTY SURVEY II-039-B, TENNESON FOR CITY OF PENDLETON, 2011.
- (R9) COUNTY SURVEY 16-101-B, ODOT, STATE HIGHWAY PENDLETON, 2016.
- (R10) PARTITION PLAT 2010-22, WELLS FOR CITY OF PENDLETON, 2010.
- (D1) STATUTORY WARRANTY DEED, DOC.NO. 2010-5730604, MILTENBERGER TO MILTENBERGER, 2010. LOTS 4-6, BLOCK 28.
- (D2) WARRANTY DEED, DOC.NO. 2016-6400763, FENTON TO PALM, 2016. LOT 9, BLOCK 28.
- (D3) WARRANTY DEED, DOC.NO. 2017-6550612, JOHNSON TO BUCHERT, 2017. E1/2 LOTS 7 & 8, BLOCK 28.
- (D4) WARRANTY DEED, REEL 313, PAGE 2142, RUSSELL TO SORENSON TRUST, 1997. LOTS 7-9, BLOCK 29.

SECTION DIAGRAM

T2N R32E W.M.



SIGNMEN REPLAT

A REPLAT OF LOTS 5 & 6, BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SCALE 1" = 50'
DETAIL MAP

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 5 AND 6 OF BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP MARKED ORPLS43406LS/WAPLS44338.
- ⊙ FOUND MONUMENT AS NOTED. SEE MONUMENT LEGEND BELOW.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - - - EXISTING CENTERLINE OF STREETS
- - - - - OLD LOT LINES/DEED LINES/EASEMENTS AS SHOWN ON ASSESSOR'S MAPS
- * FND BRASS SCREW SEE CS 10-005-C
- # FND 1" ALC BY ODOT SEE CS 16-101-B
- ⊙ FND 5/8" IR WITH RPC SEE CS 05-210-AX
- % FND MAGNAIL SPIKE SEE CS II-039-B
- ⊠ FND "X" IN CONC OR 1.5"ALC SEE CS 85-036-B

RECEIVED BY

Umatilla County Surveyor
Date: 10/13/22
Rec'd By: CT
No.: 22-115-B

State of Oregon
County of Umatilla
REC-DE-TP
2022-7480114
10/10/2022 02:27:50 PM
\$120.00
Office of County Records
John Churchill
UMATILLA COUNTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/23

DATE: 08/08/22	DWN BY: RDE
SCALE: AS SHOWN	CHK. BY: RDE
JOB NO. 2022-029	REV. DATE: XX/XX/XX
DWG NO. SIGNMENREPLAT.DWG	

REPLAT OF LOTS 5 & 6, BLOCK 28: ED MILTENBERGER, SIGNMEN 803 SW COURT AVENUE PENDLETON, OR 97801
SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 Ph: 541-276-2055 Fax: 541-276-3480

BK-17-PG 75A

UMATILLA COUNTY
SIGNMEN REPLAT

A REPLAT OF LOTS 5 & 6, BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

I, EDWARD J. MILTENBERGER, OWNER OF LOTS 4, 5 AND 6 OF BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION TO THE CITY OF PENDLETON, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS LAND TO BE CONSOLIDATED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Edward J. Miltenberger
EDWARD J. MILTENBERGER, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 28 DAY OF SEPTEMBER, IN THE YEAR 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EDWARD J. MILTENBERGER, OWNER, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Kriste L. Kirsch
NOTARY SIGNATURE

KRISTE L. KIRSCH
NOTARY PUBLIC OF OREGON (PRINT)



COMMISSION NO. 1012773

MY COMMISSION EXPIRES: 5-24-25

APPROVALS

CITY OF PENDLETON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 30th DAY OF September, 2022.

George Cress
GEORGE CRESS, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 29th DAY OF September, 2022.

Timothy Simons
TIMOTHY SIMONS, CITY SURVEYOR/ENGINEER

UMATILLA COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS 7th DAY OF October, 2022.

David H. Krumbain
COMMISSIONER

George M. Muck
COMMISSIONER

David H. Krumbain
COMMISSIONER

UMATILLA COUNTY SURVEYOR
I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 5 DAY OF October, 2022.

David H. Krumbain
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 6 DAY OF October, 2022.

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

Richard Reynolds
UMATILLA COUNTY TAX ASSESSOR

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS REPLAT, AS SHOWN HEREIN. SAID REPLAT IS SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS REPLAT IS TO ERASE ALL LOT LINES INSIDE OF LOTS 5 AND 6 OF BLOCK 28 OF ARNOLD'S & RALEY'S ADDITION. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"X30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE SOUTHEAST PROPERTY CORNER, DURING THE PERFORMANCE OF THIS REPLAT.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

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Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

LEGAL DESCRIPTION FROM DOCUMENT NO. 2010-5730604, UMATILLA CO. DEED RECORDS.

TRACT I:
THE WEST HALF OF LOTS 5 AND 6, BLOCK 28, ARNOLD & RALEY'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

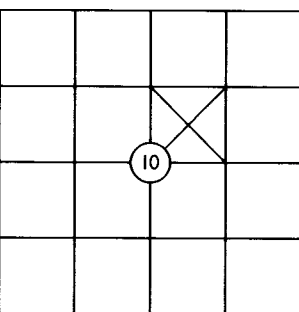
TRACT II:
LOT 4, BLOCK 28, ARNOLD & RALEY'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON LYING SOUTHERLY OF SOUTH LINE OF THE LEVEE;

ALSO A CERTAIN EASEMENT FOR SEWER AND WATER PIPE ACROSS THE EAST HALF OF LOTS 7 AND 8, SAID BLOCK 28, ARNOLD & RALEY'S ADDITION, AS RESERVED IN WARRANTY DEED FROM WILLIAM MILNE, ET UX, TO LEBERT L. WRIGHT, ET UX, RECORDED SEPTEMBER 27, 1938, BOOK 154, PAGE 391, DEED RECORDS, UMATILLA COUNTY, OREGON.

THE EAST HALF OF LOTS 5 AND 6, BLOCK 28, ARNOLD & RALEY'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SURVEYOR'S NOTE: WARRANTY DEED NOTED AS BOOK 154, PAGE 391 CONTAINS WATER - SEWER EASEMENT VERBIAGE THAT IS NON-LOCATABLE, AS WRITTEN, IT STATES "OVER AND ACROSS" WITH NO DEFINITE LOCATION. IT ALSO SHOULD BE NOTED THAT THE CURRENT OWNER HOLDS DEED TO BOTH THE WEST HALF AND THE EAST HALF OF LOTS 4, 5 AND 6 SOUTH OF THE SOUTH LEVEE LINE, WHICH WOULD RENDER THIS EASEMENT NULL.

SECTION DIAGRAM
T2N R32E W.M.



REFERENCES: UMATILLA COUNTY SURVEY RECORDS AND DEED RECORDS

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- (D4) WARRANTY DEED, REEL 313, PAGE 2142, RUSSELL TO SORENSON TRUST, 1997. LOTS 7-9, BLOCK 29.

RECEIVED BY

Umatilla County Surveyor
Date: 10/13/22
Rec'd By: CT
No.: 22-115-B

State of Oregon
County of Umatilla
REC-DE-TP
2022-7480114
10/10/2022 02:27:50 PM
\$120.00
00004164202274801140010011
Office of County Records
Jen Churchill
UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/23

DATE: 08/08/22	DWN. BY: RDE	REPLAT OF LOTS 5 & 6, BLOCK 28: ED MILTENBERGER, SIGNMEN 803 SW COURT AVENUE PENDLETON, OREGON 97801
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2022-029	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. SIGNMENREPLAT.DWG		