

RIVERSIDE TERRACE HEIGHTS

A SUBDIVISION REPLAT OF PARCELS 1, 2 & 3 OF PARTITION PLAT 1999-67, A PORTION OF PARCEL 3 OF PARTITION PLAT 1998-56, REEL 346, PAGE 44, REEL 6, PAGE 1184, & REEL 419, PAGE 599, UMATILLA COUNTY RECORDS. LOCATED IN THE NE1/4, SE1/4 OF SECTION 1 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OR

RECEIVED BY
Umatilla County Surveyor
Date: 6/28/23
Rec'd By: CT
No.: 23-055-B

SURVEY NARRATIVE

THIS SUBDIVISION PLAT HAS BEEN PREPARED AT THE REQUEST OF GALE MARSHALL. THE PURPOSE IS TO RECONFIGURE THE PARCELS AND EASEMENTS OF PARTITION PLAT NUMBERS 1999-67 & 1998-56, AND TAX LOTS 601 (R.419, PG.599), 602 (R.6, PG.1184), AND 606 (R.346, PG.44), AS SHOWN HEREON. THE REVISED CONFIGURATION HAS BEEN COMPUTED AT THE DIRECTION OF MY CLIENT.

SURVEY MONUMENTATION REPORTED IN PARTITION PLAT NUMBERS 1998-56 AND 1999-67, AND THE PLAT OF RIVERSIDE HEIGHTS, WERE FOUND AND HELD AS SHOWN TO CONTROL THE BOUNDARY OF THIS DIVISION. PORTIONS OF THE EASEMENTS DEDICATED ON PARTITION PLAT NO. 1999-67 ARE BEING EXTINGUISHED BY THIS REPLAT WHILE ADDITIONAL EASEMENTS ARE BEING DEDICATED. THIS IS TO ACCOMMODATE THE LOCATION OF AS-CONSTRUCTED UTILITIES, ROADS, AND CUT BANKS.

THERE IS A DISCREPANCY IN LOCATION OF THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 1 WHEN COMPARING THE PLAT OF RIVERSIDE HEIGHTS/SURVEY L-045-B AND PARTITION PLAT 1998-56. THIS IS THE RESULT OF DIFFERENT POSITIONS BEING USED FOR THE EAST QUARTER CORNER OF SECTION 1 PER THE AFOREMENTIONED SURVEYS. I HOLD THE QUARTER CORNER (AND SUBSEQUENT SOUTH ONE-SIXTEENTH CORNER) POSITION PER PARTITION PLAT 1998-56 WHICH WAS ESTABLISHED PER EVIDENCE FOUND AS DESCRIBED IN CORNER FORM C25-88-019-C AND SUBSEQUENTLY HELD AND PERPETUATED BY THE BLM IN 2004. THE RESULT OF THIS DISCREPANCY IS SHOWN HEREON WHERE THE SOUTH LINE OF LOT 4 OF THIS PLAT INTERSECTS THE EASTERLY BOUNDARY OF RIVERSIDE HEIGHTS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE EAST LINE OF PARCEL 1 OF PARTITION PLAT NO. 1999-67 AS DETERMINED BY GNSS MEASUREMENT BETWEEN FOUND MONUMENTS AS SHOWN. DISTANCES ARE GROUND, INTERNATIONAL FEET.

LEGEND

- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- FOUND 1-1/2" ALUMINUM CAP PER R4, AS NOTED.
- FOUND 1" IRON PIPE. ACCEPTED FOR SE SIXTEENTH CORNER OF SECTION 1.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP AS REPORTED IN R1 OR R2, UNLESS NOTED OTHERWISE.
- 3○ FOUND 5/8" REBAR AS REPORTED IN R3, UNLESS NOTED OTHERWISE.
- ⊗ COMPUTED POSITION. NOTHING FOUND OR SET UNLESS NOTED OTHERWISE.
- RM#1 SET REFERENT MONUMENT NORTH 86°16'22" EAST, 1.00' FROM COMPUTED LOCATION.
- RM#2 SET REFERENT MONUMENT NORTH 86°16'22" EAST, 2.00' FROM COMPUTED LOCATION.
- NEW VARYING WIDTH, NON-EXCLUSIVE, PERPETUAL INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT APPURTENANT TO LOTS 1-3, & 5-6, DEDICATED HEREON, PER OWNER DECLARATION ON SHEET 2.
- RECORD EASEMENT PER R1 OR R2.
- ▨ PORTION OF STORM WATER RETENTION EASEMENT PER R1 BEING EXTINGUISHED BY THIS PLAT.
- ▨ PORTION OF NON-EXCLUSIVE, PERPETUAL INGRESS-EGRESS AND UTILITY EASEMENT PER R1 BEING EXTINGUISHED BY THIS PLAT.
- ▨ PORTION OF FORMER STORM WATER RETENTION EASEMENT BEING DEDICATED AS A PUBLIC UTILITY EASEMENT HEREON.

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Matthew Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

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

RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 1999-67 BY WILLIAM WELLS, RECORDED 12-29-1999.
- R2: PARTITION PLAT NO. 1998-56 BY WILLIAM WELLS, RECORDED 12-30-1998.
- R3: RIVERSIDE HEIGHTS, BOOK 12, PAGE 44, TOWN PLATS, RECORDED 11-14-1981.
- R4: DEPENDENT RESURVEY OF A PORTION OF THE WEST BOUNDARY OF SECTION 6, T2N, R32E, W.M., UNDER SPECIAL INSTRUCTIONS APPROVED MAY 10, 2002, BY BRYAN S. SEIBOLD, BLM CADASTRAL SURVEYOR, COMPLETED JUNE 29, 2004. SEE BLM FIELD NOTES FOR CORNERS ALSO VISITED IN SECTION 1, T2N, R32E, W.M.

RECORDING INFORMATION

State of Oregon
County of Umatilla
REC-DE-TP
Pg=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00
2023-0003962
06/21/2023 09:21:39 AM
\$120.00
\$90.00
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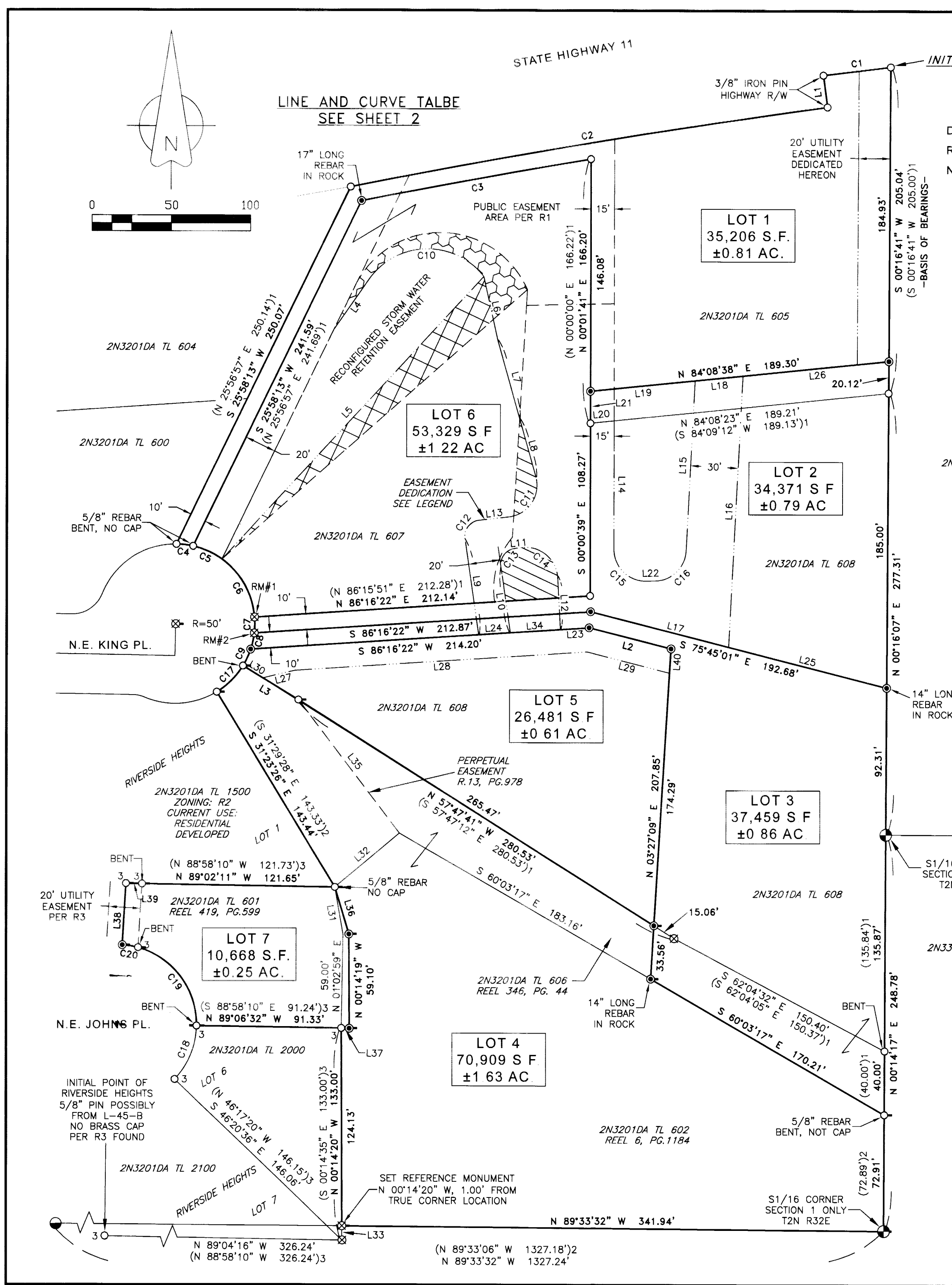
Office of County Records
Steve Churchill
UMATILLA COUNTY

KENNY LAND SURVEYING
P O BOX 447, HEPPNER, OR 97836
541-379 0242
www.kennylandsurveying.com

SUBDIVISION REPLAT OF PARCEL 1, 2, AND 3 OF PARTITION PLAT NO. 1999-67, PARCEL 3, OF PARTITION PLAT NO. 1998-56, REEL 346, PAGE 44, REEL 6, PAGE 1184, & REEL 419, PAGE 599 CITY OF PENDLETON, UMATILLA COUNTY, OREGON

CLIENT: **H GALE & ANITA EILEEN MARSHALL**

PROJECT: 22-19 DR: MPK CH: MPK DATE: MAY 2, 2023 SHEET 1 OF 2



RIVERSIDE TERRACE HEIGHTS

A SUBDIVISION REPLAT OF PARCELS 1, 2 & 3 OF PARTITION PLAT 1999-67, A PORTION OF PARCEL 3 OF PARTITION PLAT 1998-56, REEL 346, PAGE 44, REEL 6, PAGE 1184, & REEL 419, PAGE 599, UMATILLA COUNTY RECORDS. LOCATED IN THE NE1/4, SE1/4 OF SECTION 1 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OR

RECEIVED BY Umatilla County Surveyor Date: 6/28/23 Rec'd By: CT No.: 23-055-B

APPROVALS CITY OF PENDLETON PLANNING COMMISSION THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 7th DAY OF June, 2023.

COMMISSIONER PRESIDENT Julie M Chase CITY PLANNER Associate

CITY OF PENDLETON SURVEYOR THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 1st DAY OF June, 2023.

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 16 DAY OF JUNE, 2023

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 16 DAY OF June, 2023.

UMATILLA COUNTY ASSESSOR

UMATILLA COUNTY 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 21 DAY OF June, 2023.

CHAIRPERSON

COMMISSIONER

COMMISSIONER

P O BOX 447, HEPPNER, OR 97836 541 379 0242 www.kennylandsurveying.com

KENNY LAND SURVEYING

SUBDIVISION REPLAT OF PARCEL 1, 2, AND 3 OF PARTITION PLAT NO. 1999-67, PARCEL 3, OF PARTITION PLAT NO. 1998-56, REEL 346, PAGE 44, REEL 6, PAGE 1184, & REEL 419, PAGE 599 CITY OF PENDLETON, UMATILLA COUNTY, OREGON

CLIENT: H GALE & ANITA EILEEN MARSHALL

PROJECT: 22-19 DR: MPK CH: MPK DATE: MAY 2, 2023 SHEET 2 OF 2

OWNER'S DECLARATION

WE, H. GALE MARSHALL, ALSO KNOWN AS HENRY GALE MARSHALL, AND ANITA E. MARSHALL, ALSO KNOWN AS ANITA EILEEN MARSHALL, OWNERS OF THE REAL PROPERTY BEING DIVIDED BY THIS LAND PARTITION, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN. WE FURTHER ACKNOWLEDGE AND APPROVE THE RECONFIGURATION OF LINES AND EASEMENTS FROM PARTITION PLAT NUMBERS 1999-67 AND 1998-56 BEING ALTERED BY THIS PLAT AS SHOWN HEREON.

H. GALE MARSHALL 5/30/2023 DATE

ANITA E. MARSHALL 5/30/2023 DATE

STATE OF Oregon COUNTY OF Umatilla

ON THE 30 DAY OF May, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

NOTARY PUBLIC FOR THE STATE OF Oregon

PRINTED NAME: Julie M Chase

COMMISSION NUMBER: 102770A

MY COMMISSION EXPIRES: August 25, 2026

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.

Table with columns: LINE, BEARING, DISTANCE. Contains 40 rows of survey data.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 20 rows of curve data.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 13 rows of curve data.

Table with columns: LINE, BEARING, DISTANCE. Contains 13 rows of survey data.

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 LANDS BEING PARTITIONED HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON PLANNING ORDINANCE AND UNIFIED DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

Matt Kenny 5-26-2023 DATE MATTHEW P. KENNY, PLS CERTIFICATE NO. 89374

LEGAL DESCRIPTION

PARCELS 1, 2, AND 3 OF PARTITION PLAT NO. 1999-67, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AS DESCRIBED UNDER REEL 346, PAGE 44 AND REEL 419, PAGE 599, AND BEING A PORTION OF THAT REAL PROPERTY DESCRIBED UNDER REEL 6, PAGE 1184, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 62°04'32" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 3 FOR A DISTANCE OF 150.40 FEET; THENCE NORTH 57°47'41" WEST, 280.53 FEET; THENCE NORTH 58°38'46" WEST, 41.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF NORTHEAST KING PLACE, RIVERSIDE HEIGHTS, BOOK 12, PAGE 44, TOWN PLATS OF UMATILLA COUNTY, OREGON; THENCE LEAVING THE SOUTH LINE OF SAID PARCEL 3, ALONG THE RIGHT-OF-WAY LINE OF SAID NORTHEAST KING PLACE, ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 45°04'04" WEST, 23.27 FEET) FOR AN ARC DISTANCE OF 23.49 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID RIVERSIDE HEIGHTS; THENCE LEAVING THE RIGHT-OF-WAY LINE OF SAID NORTHEAST KING PLACE, SOUTH 31°23'26" EAST, 143.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°02'11" WEST, ALONG THE SOUTHERLY BOUNDARY LIND OF SAID LOT 1 FOR A DISTANCE OF 121.65 FEET; THENCE NORTH 88°46'58" WEST, 10.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 03°19'00" WEST, 38.83 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF NORTHEAST JOHNS PLACE, SAID RIVERSIDE HEIGHTS; THENCE ALONG THE RIGHT-OF-WAY LINE OF NORTHEAST JOHNS PLACE, ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 80°37'09" EAST, 10.09 FEET) FOR AN ARC DISTANCE OF 10.11 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID RIVERSIDE HEIGHTS; THENCE ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 37°00'18" EAST, 61.32 FEET) FOR AN ARC DISTANCE OF 66.01 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID RIVERSIDE HEIGHTS; THENCE LEAVING THE RIGHT-OF-WAY LINE OF SAID NORTHEAST JOHNS PLACE, SOUTH 89°06'32" EAST, 91.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°14'20" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 6 FOR A DISTANCE OF 124.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE LEAVING THE EASTERLY BOUNDARY LINE OF SAID LOT 6, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SOUTH 89°33'32" EAST, 341.94 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 1; THENCE NORTH 00°14'17" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 FOR A DISTANCE OF 112.91 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS PER THE PLATS OF RIVERSIDE HEIGHTS, PARTITION PLAT NO. 1998-56, AND PARTITION PLAT NO. 1999-67.

RECORDING INFORMATION

State of Oregon 2023-0003962 County of Umatilla 06/21/2023 09:21:39 AM REC-DE-TP

Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00



Office of County Records Steve Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Matt Kenny OREGON JAN 12, 2016 MATTHEW PATRICK KENNY 89374PLS

RENEWS: 6-30-23

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

Matt Kenny MATTHEW PATRICK KENNY 89374PLS