

ROSE MANN REPLAT

A REPLAT OF LOTS 2, 3, 14, AND 15, BLOCK 246 OF THE RESERVATION ADDITION TO THE CITY OF PENDLETON LOCATED IN THE NW1/4, NW1/4, S12, T2N, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON

SHEET 1 OF 2

APPROVALS

CITY OF PENDLETON
PLANNING COMMISSION

This plat is approved this

7th day of June 2023.

Julie McChase
PRESIDENT
CITY PLANNER

CITY SURVEYOR

This plat is approved this

7th day of June 2023.

[Signature]
CITY SURVEYOR

UMATILLA COUNTY
TAX COLLECTOR / ASSESSOR

Taxes are paid in full this

16 day of June 2023.

Richard Reynolds
TAX COLLECTOR
Richard Reynolds
TAX ASSESSOR

COUNTY SURVEYOR

This plat is examined and approved this

16 day of JUNE 2023.

[Signature] UNION CO. SURVEYOR
FOR UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

State of Oregon 2023-0003963
County of Umatilla
REC-DE-TP 06/21/2023 09:30:52 AM
Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
[Signature] UMATILLA COUNTY

RECEIVED BY

Umatilla County Surveyor
Date: 6/28/23
Rec'd By: CT
No.: 23-056-8

UMATILLA COUNTY
COMMISSIONERS

This plat is approved this

21st day of JUNE 2023.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock
This is a true and exact copy.

BASIS OF BEARINGS

BEARINGS WERE OBTAINED FROM GPS OBSERVED NAD83 GRID BEARINGS ROTATED 1°14'13" CLOCKWISE TO TRUE BEARINGS. DISTANCES SHOWN ARE GRID DISTANCES SCALED BY A COMBINED SCALE FACTOR OF 1.00012066456 TO TRUE GROUND DISTANCES.

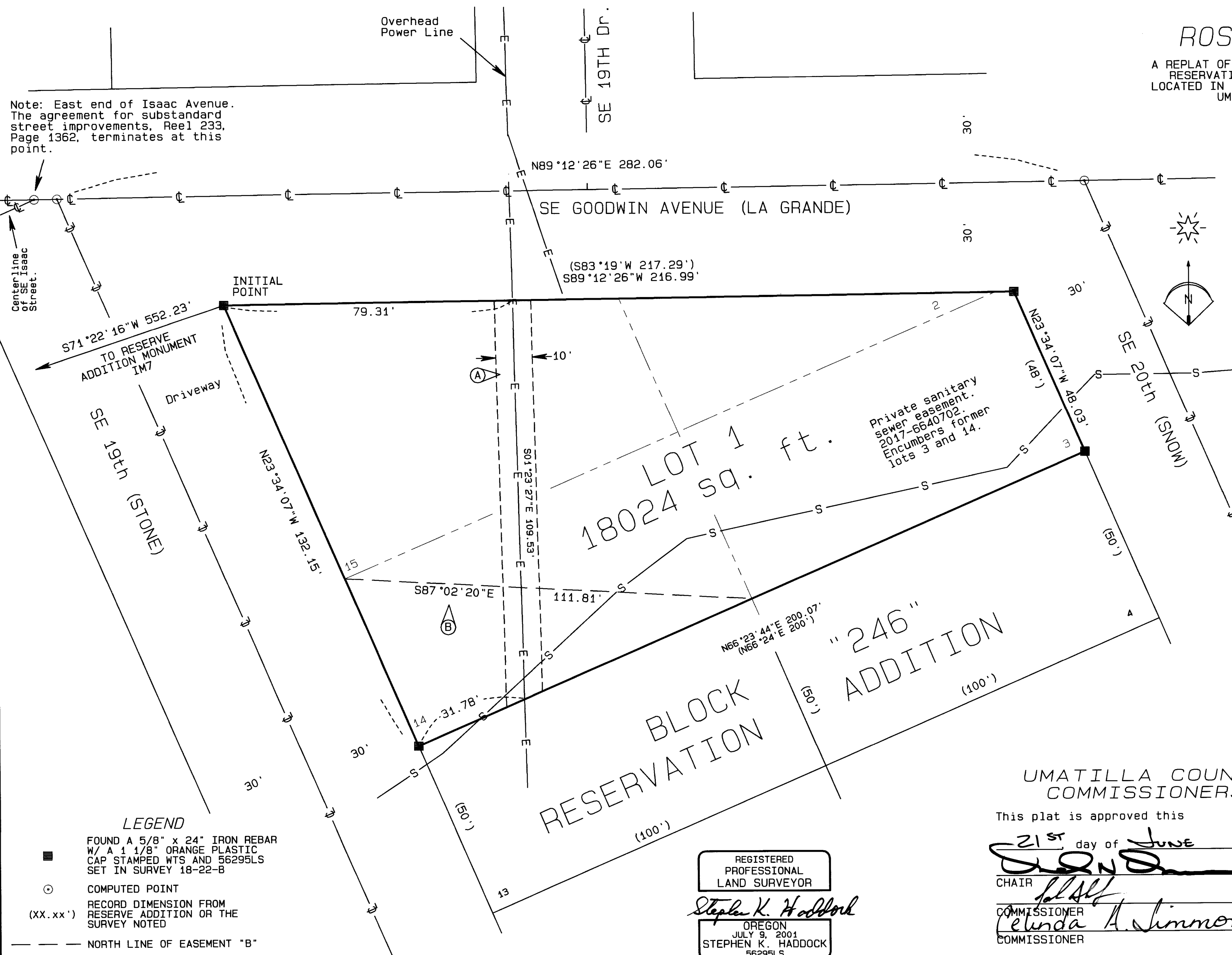
SEWER EASEMENT NOTE
SEE DEED 2017-6640702

The location of the sanitary sewer across lots 3 and 14 as shown hereon was identified by the installer, Mr. Darrell Simpson, from his memory. At the time of installation the lot lines were reportedly located by Engineer Don Staebler. The line was installed without tracer wire so an exact location will need to be determined by excavation prior to any development of this hillside.

LEGEND

- FOUND A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS SET IN SURVEY 18-22-B
- ⊙ COMPUTED POINT
- (XX.XX') RECORD DIMENSION FROM RESERVE ADDITION OR THE SURVEY NOTED
- NORTH LINE OF EASEMENT "B"
- E— CENTERLINE OF EASEMENT "A"
- S— SEE SEWER EASEMENT NOTE
- ORIGINAL LOT LINES TO BE REMOVED BY THIS REPLAT
- R1 PLAT OF RESERVE ADDITION TO PENDLETON, PLAT BOOK 1, PAGES 1, 3, 6, 51-53, 59, 60, 89, 90.
- R2 COUNTY SURVEY N-74-B
- R3 COUNTY SURVEY Q-407-Ax
- R4 COUNTY SURVEY 95-19-B
- R5 COUNTY SURVEY 01-03-B
- R6 COUNTY SURVEY 02-183-B
- R7 COUNTY SURVEY 18-22-B

Note: East end of Isaac Avenue. The agreement for substandard street improvements, Reel 233, Page 1362, terminates at this point.



REPLAT FOR
Mrs. Rose M Mann
P.O. Box 311
Pilot Rock, OR 97868
LOCATION: NW1/4 Section 12, T2N, R32E, W.M., Umatilla County, Oregon

PROJECT DATE: December 12, 2022
Project No. 22-5 SCALE: 1" = 20'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. Darrell Simpson. The purpose of the plat is to Replat lots 2, 3, 14 and 15 of Block 246 as shown hereon to consolidate these four lots into one lot. The block and lot lines were located and monumented by myself in 2018 in County Survey 18-022-B. I find the monuments from that survey in good condition and have held them as marking the true location of the boundary of this replat. Confirmation of monument location and of my prior measurements was done with a Trimble R8S RTK GPS base / rover pair.

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments Lot 1 of this Replat as shown hereon. I do also state that the initial point is is monumented with a 5/8"x24" Iron Rebar with an orange plastic cap stamped WTS and 56295LS set by me in Umatilla County survey 18-022-B.

LEGAL DESCRIPTION

All of that property conveyed to Mrs. Rose M. Mann by the Quit Claim Deed recorded on November 24th, 2021 as Instrument No. 2021-7320268, Office of County Records, Umatilla County, Oregon, more particularly described as Lots 2, 3, 14 and 15, Block 246, Reserve Addition to the City of Pendleton.

Subject to: The agreement for substandard street improvements, including the terms and provisions thereof, by instrument recorded April 5th, 1993, in Microfilm Reel 233, Page 1362, Office of Umatilla County, Records.

Subject to: Development agreement, including the terms and provisions thereof by instrument recorded April 5th, 1993 in Microfilm Reel 233, Page 1372, Office of Umatilla County, Records.

Subject to: Covenant not to sue, including the terms and provisions thereof by instrument recorded April 15th, 1993 in Microfilm Reel 234, Page 366, Office of Umatilla County, Records.

Subject to: Articles of Agreement, including the terms and provisions thereof by instrument recorded May 17th, 1999 in Microfilm Reel 351, Page 143, Office of Umatilla County, Records.

Subject to: Easement for ingress and egress purposes, including the terms and provisions thereof by instrument recorded December 30th, 2009 in Microfilm Reel 560, Page 509, Office of Umatilla County, Records. Benefits Lots 4, 5, and 9 through 13, Block 247, Reservation Addition to the City of Pendleton.

Subject to: That certain sewer utility easement granted to Chelsea Meduri by that document recorded on November 1, 2017 as instrument number 2017-6640702, Office of County Records, Umatilla County, State of Oregon.

Subject to: Development agreement, including the terms and provisions thereof by instrument recorded April 27th, 2022 in Microfilm Reel 740, Page 282, Office of Umatilla County, Records.

Together with: easement for a buried water line, including the terms and provisions thereof contained in deed recorded January 11th, 2005 in Microfilm Reel 475, Page 493, Office of Umatilla County Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-23

Stephen K. Haddock

This is a true and exact copy.

ROSE MANN REPLAT

A REPLAT OF LOTS 2, 3, 14, AND 15, BLOCK 246 OF THE RESERVATION ADDITION TO THE CITY OF PENDLETON LOCATED IN THE NW1/4, NW1/4, S12, T2N, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON

SHEET 2 OF 2

OWNER'S DECLARATION AND DEDICATION

I, Mrs. Rose M. Mann, owner of the lands described hereon, do hereby acknowledge that I have caused this plat to be prepared and this land Replatted in accordance with ORS Chapter 92 as revised and the Ordinance of the City of Pendleton. I hereby acknowledge the existing sewer utility easement described in Document 2017-6640702. I do also hereby dedicate the new easements as described in the NEW EASEMENT DESCRIPTIONS below.

Rose M Mann Mrs. Rose M. Mann

State of: Oregon County of: Umatilla

On this 6TH Day of JUNE, 2023, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Steve Churchill

Printed name: STEVE CHURCHILL Notary Public for Oregon

Commission number: 1025581

My commission expires: 06-29-2026

NEW EASEMENT DESCRIPTIONS

The two easements described below are for uses that have been in place beginning some time around 1994. The uses are for "A" delivery of electric power and "B" ingress and egress to blocks 244, 245, 246, and 247 of the Reservation Addition to the City of Pendleton. All maintenance and restoration of the facilities in these easements shall be the responsibility of those parties to whom the structures appertain.

A) An easement for the existing PP&L overhead power line. The easement shall be 10 feet wide lying 5 feet on each side of the power line in the location where shown on sheet 1 of this plat. This is a public electric utility easement.

B) An easement for the existing driveways. The easement from Microfilm Reel 560, Page 509 states that that easement is to run "over an existing road". That description is not definite and, where there are two prior existing roads, the easement created hereby will clearly define that part of the easement area lying across lot 14. The remaining easement is unaffected. This easement will be over that part of original Lot 14, Block 246 lying on said Lot 14 southerly of the line running from the Northwest corner of said Lot 14 to the Southeast corner thereof. This is a private access easement.

RECEIVED BY Umatilla County Surveyor Date: 6/28/23 Rec'd By: CT No: 23-056-B

OFFICE OF COUNTY RECORDS

State of Oregon 2023-0003963 County of Umatilla REC-DE-TP 06/21/2023 09:30:52 AM Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00 00011937202300039630010014 Office of County Records Steve Churchill UMATILLA COUNTY

Table with 2 columns: REPLAT FOR Mrs. Rose M Mann P.O. Box 311 Pilot Rock, OR 97868 LOCATION: NW1/4 Section 12, T2N, R32E, W.M., Umatilla County, Oregon; PROJECT DATE: December 12, 2022; Project No. 22-5; SCALE: 1" = 20'; WITNESS TREE SURVEYING Stephen k. Haddock, PLS P.O. Box 6 Pilot Rock, Oregon 97868 (541) 443-2922