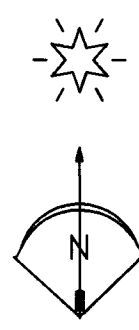


PERSINGER REPLAT

A REPLAT OF A PORTION OF BLOCKS 250 AND 251, RESERVATION ADDITION TO THE CITY OF PENDLETON LOCATED IN THE SE1/4, NE1/4, S11, T2S, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON
SHEET 1 OF 2

CURVE TABLE

| CURVE No. | ARC | DELTA | RADIUS | CHORD | BEARING |
|-----------|---------|-----------|---------|---------|-------------|
| C1 | 151.08' | 25°53'59" | 334.23' | 149.80' | N71°44'11"W |
| C2 | 418.54' | 78°49'24" | 304.23' | 386.30' | N63°03'01"W |
| C3 | 95.32' | 16°20'23" | 334.23' | 94.99' | N66°57'23"W |
| C4 | 55.77' | 09°33'36" | 334.23' | 55.70' | N79°54'23"W |



Found 5/8" iron rebar from survey N-74-B N57°30'17"W 0.45' from the true point.
Found 5/8" iron rebar from survey N-74-B N62°42'39"W 0.44' from the initial point.
Found pin is 20" below the surface of a gravel road.

Found 5/8" iron rebar from survey N-74-B N57°35'45"W 0.47' from the true point.

FOUND PK NAIL AT S.E. 9TH AND ISAAC

LINE TABLE

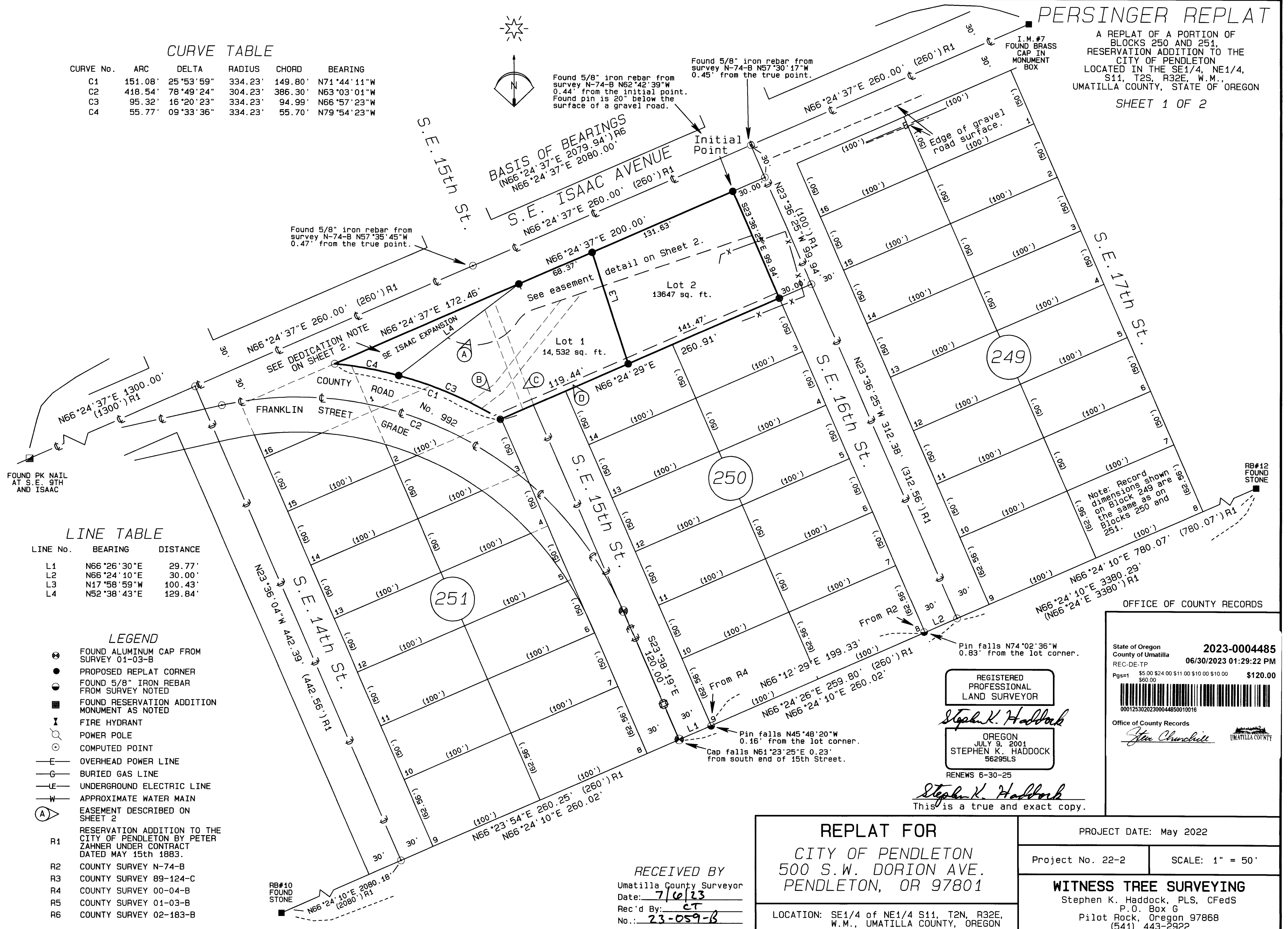
| LINE No. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | N66°26'30"E | 29.77' |
| L2 | N66°24'10"E | 30.00' |
| L3 | N17°58'59"W | 100.43' |
| L4 | N52°38'43"E | 129.84' |

LEGEND

- ⊗ FOUND ALUMINUM CAP FROM SURVEY 01-03-B
- PROPOSED REPLAT CORNER
- FOUND 5/8" IRON REBAR FROM SURVEY NOTED
- FOUND RESERVATION ADDITION MONUMENT AS NOTED
- ⊕ FIRE HYDRANT
- ⊙ POWER POLE
- COMPUTED POINT
- OVERHEAD POWER LINE
- BURIED GAS LINE
- UNDERGROUND ELECTRIC LINE
- APPROXIMATE WATER MAIN
- ⚠ EASEMENT DESCRIBED ON SHEET 2
- R1 RESERVATION ADDITION TO THE CITY OF PENDLETON BY PETER ZAHNER UNDER CONTRACT DATED MAY 15th 1883.
- R2 COUNTY SURVEY N-74-B
- R3 COUNTY SURVEY 89-124-C
- R4 COUNTY SURVEY 00-04-B
- R5 COUNTY SURVEY 01-03-B
- R6 COUNTY SURVEY 02-183-B

RB#10 FOUND STONE

RB#12 FOUND STONE



REPLAT FOR
CITY OF PENDLETON
500 S.W. DORION AVE.
PENDLETON, OR 97801
LOCATION: SE1/4 of NE1/4 S11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: May 2022
Project No. 22-2 SCALE: 1" = 50'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

RECEIVED BY
Umatilla County Surveyor
Date: 7/6/23
Rec'd By: CT
No.: 23-059-B

State of Oregon
County of Umatilla
REC-DE-TIP
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
00012530202300044850010016

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-25

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

Office of County Records
Steve Churchill UMATILLA COUNTY

OFFICE OF COUNTY RECORDS

2023-0004485
06/30/2023 01:29:22 PM

PERSINGER REPLAT

A REPLAT OF A PORTION OF BLOCKS 250 AND 251, RESERVATION ADDITION TO THE CITY OF PENDLETON LOCATED IN THE SE1/4, NE1/4, S11, T2S, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON

SHEET 2 OF 2

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 the lands described herein. I do also state that the initial point is monumented with a 5/8" x 30" Iron Rebar having an orange plastic cap stamped WTS and 56295LS.

LEGAL DESCRIPTION

All of that land located in the Southeast Quarter of the Northeast Quarter of Section 11, Township 2 North, Range 32 East, W.M., City of Pendleton, Umatilla County, Oregon, being more particularly described as Lots 1, 2, 15, and 16, Block 250 and all that portion of Lots 1, 2, and 16, Block 251, Reservation Addition (platted as Reserve Addition) to the Town, Now City of Pendleton, Umatilla County, Oregon, lying Northeasterly of County Road Number 992.

Together with: all that portion of Southeast 15th Street, if vacated, inuring to said described lands.

Subject to: That certain easement for ingress, egress, and utilities, including the terms and provisions thereof, reserved unto the grantor in that special warranty deed recorded on February 24th 2004 as Instrument No. 2004-4570352, Office of County Records, Umatilla County, Oregon.

Subject to: Development Agreement, including the terms and provisions thereof by instrument recorded April 20, 2004 as instrument No. 2004-4600641, Office of Umatilla County Records.

Subject to: Easement for utility purposes, including the terms and provisions reserved in deed recorded August 15, 1996 in Microfilm Reel 295, Page 1002, Office of County Records.

Subject to: Easement for utility purposes, including the terms and provisions reserved in deed recorded August 15, 1996 in Microfilm Reel 295, Page 0999, Office of County Records.

Subject to: Development Agreement, including the terms and provisions thereof by instrument recorded April 27, 2022 as instrument No. 2022-7400281, Office of Umatilla County Records.

Together with: Agreement with conditional Use Permit, including the terms and provisions thereof, recorded on May 17, 1999 as Instrument No. 1999-3510143, Instrument No. 1999-3510143, Office of Umatilla County Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS RENEWS 6-30-25

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

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Tim Simons, PE, PLS on behalf of the City of Pendleton. The purpose of the survey was to Replat the lands described in Umatilla County Deed 2022-7420378 as presented in the Surveyor's Certificate hereon.

All lot, block, and street centerline locations were calculated from ties to the Reservation Addition monuments. The location of County Road 992 was determined from ties to the monuments from survey 01-03-B. Monuments set under survey N-74-B were tied but not held. That part of the right of way of SE 15th street lying within this replat has been reconfigured and shown as the SE Isaac expansion hereon.

This survey was performed with a Trimble RTK GPS system consisting of an RBS base - rover pair.

OWNER'S DECLARATION AND DEDICATION

HOMESTEAD YOUTH AND FAMILY SERVICES, INC. owner of the lands described hereon, do hereby declare that we have caused this plat to be prepared and these lands replatted in accordance with ORS Chapter 92 and the subdivision ordinance of the City of Pendleton. We do hereby acknowledge the existing easements of record and do dedicate the new easements as described in the easement detail hereon. We do also dedicate to the public forever the additional right of way of SE Isaac Avenue as shown hereon.

[Signature] DIRECTOR, HOMESTEAD YOUTH AND FAMILY SERVICES, INC.

State of: Oregon County of: Umatilla

On this 7th Day of June, 2023, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Julie M Chase

Printed name: Julie M Chase Notary Public for Oregon

Commission number: 1027707

My commission expires: August 25, 2026

RECEIVED BY Umatilla County Surveyor Date: 7/6/23 Rec'd By: CT No.: 23-059-B

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

This plat is approved this 7th day of June 2023.

[Signature] PRESIDENT [Signature] CITY PLANNER

CITY SURVEYOR This plat is approved this 1st day of June 2023.

[Signature] CITY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR / ASSESSOR

Taxes are paid in full this 28th day of June 2023.

[Signature] TAX COLLECTOR [Signature] TAX ASSESSOR

COUNTY SURVEYOR This plat is examined and approved this 27th day of June 2023.

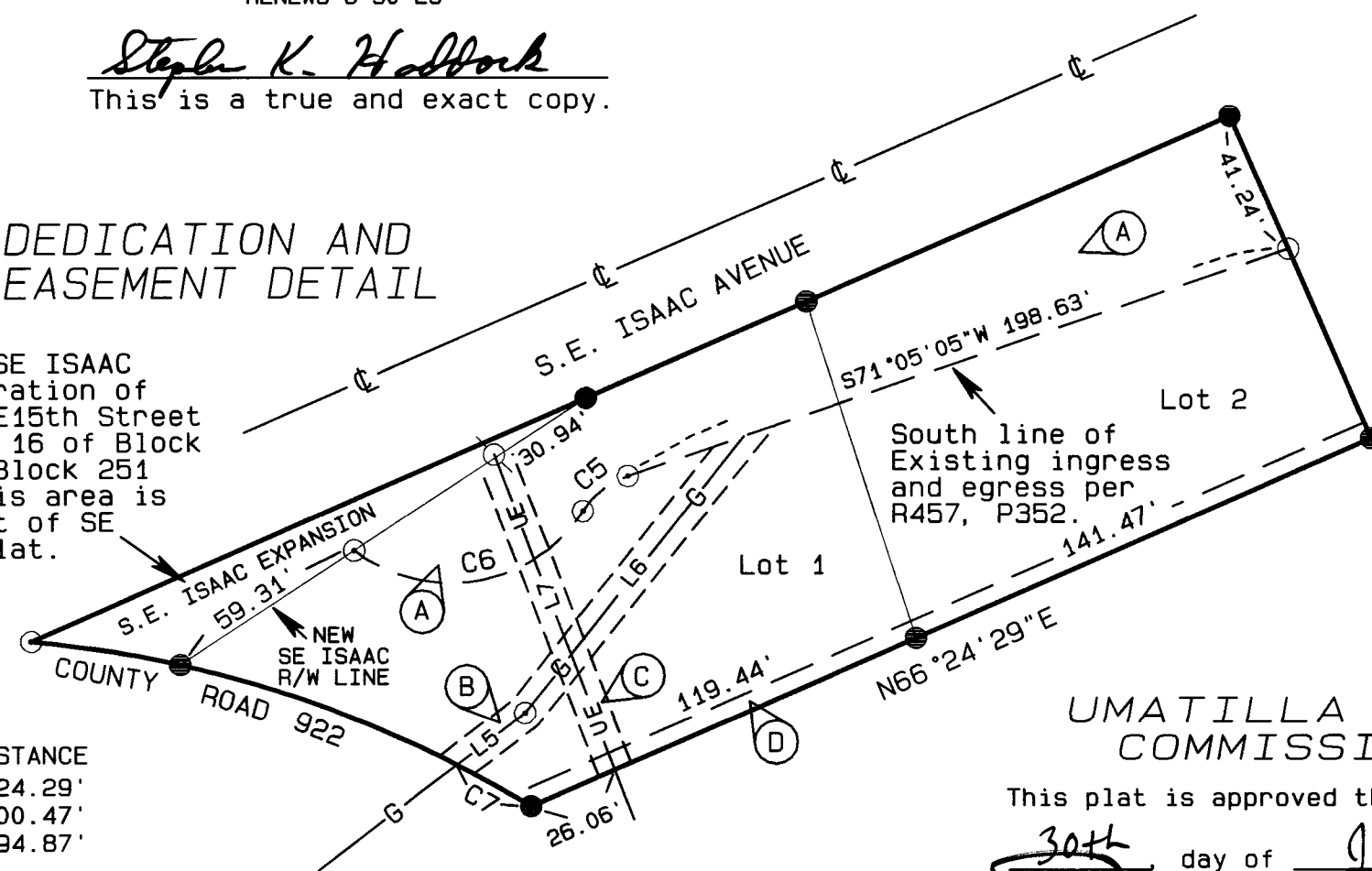
[Signature] UMATILLA COUNTY SURVEYOR

EASEMENT DESCRIPTIONS

- A) AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES. IRREGULAR IN SHAPE. INCLUDES ALL OF LOTS 1 AND 2 LYING NORTH OF THE SOUTH EASEMENT LINE SHOWN IN THE DETAIL. THIS INCLUDES THE PRIOR EASEMENTS AS DESCRIBED IN MICROFILM REEL 295, PAGES 0999 AND 1002 AND REEL 457, PAGE 352.
B) NEW EASEMENT FOR NATURAL GAS LINE 10 FEET WIDE. LIES 5 FEET ON EACH SIDE OF THE EXISTING GAS LINE.
C) NEW EASEMENT FOR PACIFIC POWER UNDERGROUND POWER LINE 10 FEET WIDE. LIES 5 FEET ON EACH SIDE OF THE EXISTING UNDERGROUND POWER LINE.
D) NEW EASEMENT FOR UTILITIES. EASEMENT IS 5 FEET WIDE, ABUTS UPON AND LIES NORTH OF THE SOUTH LINE OF LOTS 1 AND 2. THIS EASEMENT SHALL BENEFIT THE EXISTING UTILITIES SERVING LOT 2 OF THIS REPLAT AND LOTS 1, 2, 15, AND 16 OF BLOCK 249 SHOWN HEREON. THIS EASEMENT SHALL ALSO SERVE ANY EXISTING AND FUTURE UTILITIES SERVING LOTS 3-14 OF BLOCKS 248, 249, AND 250, RESERVATION ADDITION TO THE CITY OF PENDLETON AS NOW OWNED BY THE HOMESTEAD YOUTH AND FAMILY SERVICES, INC.

DEDICATION AND EASEMENT DETAIL

NOTE: The area shown as SE ISAAC EXPANSION is a reconfiguration of that portion of former SE15th Street lying across lots 15 and 16 of Block 250 and Lots 1 and 2 of Block 251 Reservation Addition. This area is being dedicated as a part of SE Isaac Avenue by this replat.



LINE TABLE

Table with columns: LINE No., BEARING, DISTANCE. Rows: L5, L6, L7.

CURVE TABLE

Table with columns: CURVE No., ARC, DELTA, RADIUS, CHORD, BEARING. Rows: C5, C6, C7.

UMATILLA COUNTY COMMISSIONERS

This plat is approved this 30th day of June 2023.

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

REPLAT FOR CITY OF PENDLETON 500 S.W. DORION AVE. PENDLETON, OR 97801

LOCATION: SE1/4 of NE1/4 S11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON

OFFICE OF COUNTY RECORDS

State of Oregon 2023-0004485 County of Umatilla 06/30/2023 01:29:22 PM REC-DE-TP Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00

Office of County Records [Signature] UMATILLA COUNTY

SHEET 2 OF 2

PROJECT DATE: May 2022

Project No. 22-2 SCALE: 1" = 50'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922