

PIATT REPLAT

A REPLAT OF LOTS 2 & 8, AND THE SOUTHERLY 40 FEET OF LOT 9, IN BLOCK 4 OF THE RANCHO VISTA ADDITION TO UMATILLA COUNTY, OREGON, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 10, T1N, R32E, W.M.

BOOK 18 PAGE 43

SHEET 1 OF 2  
APPROVALS

UMATILLA COUNTY  
PLANNING COMMISSION

This plat is approved this  
24 day of December, 2024.

Megan Jaschewski  
COUNTY PLANNER

UMATILLA COUNTY  
TAX COLLECTOR / ASSESSOR

Taxes are paid in full this  
23 day of December, 2024.

Richard Reynolds  
TAX COLLECTOR

Richard Reynolds  
TAX ASSESSOR

COUNTY SURVEYOR

This plat is examined and approved this  
17 day of December, 2024.

David H. Haddock  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY  
COMMISSIONERS

This plat is approved this  
24th day of December, 2024.

John S. Simmons  
CHAIR

Celinda A. Simmons  
COMMISSIONER

[Signature]  
COMMISSIONER

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0008853  
County of Umatilla 12/24/2024 09:30:53 AM

REC-DE-TP  
Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00  
\$60.00



Office of County Records  
John Churchill  
UMATILLA COUNTY

SURVEY NOTES

- (A) A 2" galvanized iron pipe has been driven over the top of the original monument. The top of the pipe is 2' +/- above the ground surface.
- (B) This original Rancho Vista lot corner monument was not found. The point falls in the driveway and will not be reset as this point is being removed by this replat.
- (C) The original lot lines shown by this line type are to be removed by this replat.
- (D) A 3/4" smooth iron forming pin bears N62°58'59"E 0.35' from the calculated corner point. The pin is of unknown origin and was not held.
- (E) This original Rancho Vista utility easement 5' wide on each side of the removed lot lines is to remain unchanged by this replat.

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

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	152.93'	26°33'05"	330.00'	151.56'	S13°07'19"E
(C1)	153.33'	25°56'16"	330.00'	151.95'	S12°55'34"E
C2	188.69'	18°01'07"	600.00'	187.92'	S08°45'24"E
(C2)	188.96'	18°02'40"	600.00'	188.18'	S08°38'10"E
C3	114.85'	24°22'22"	270.00'	113.99'	S12°01'16"E
(C3)	114.99'	24°24'04"	270.00'	114.12'	N11°48'50"W

SURVEY FOR  
Ronald and Mary Jo Piatt  
70380 Lakeside Road  
Pendleton, OR 97801

PROJECT DATE: December 7, 2023

Project No. 23-21 SCALE: 1" = 40'

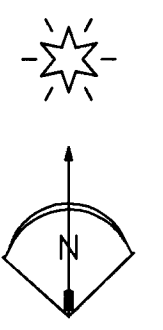
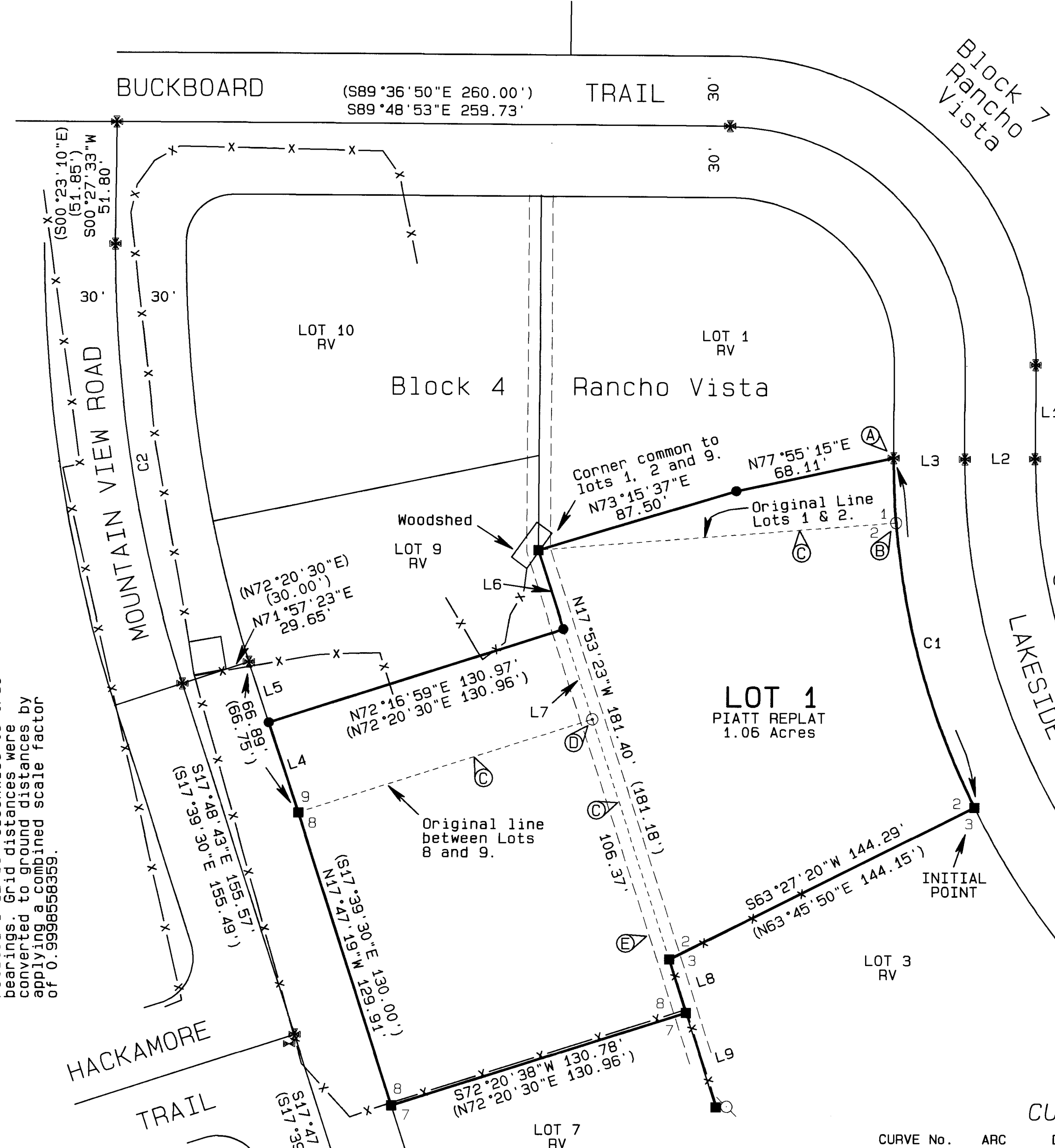
WITNESS TREE SURVEYING  
Stephen K. Haddock, PLS, CFedS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

LOCATION: T1N, R32E, S10, NW1/4 of the NE1/4 W.M., Umatilla County, Oregon.

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/27/24  
Rec'd By: CT  
No.: 24-110-B

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N00°15'59"E	39.76'
(L1)	N00°23'10"E	39.80'
L2	N89°36'07"E	29.67'
(L2)	S89°36'50"E	30.00'
L3	S89°15'59"E	30.13'
(L3)	S89°36'50"E	30.00'
L4	N18°09'43"W	40.00'
L5	N18°09'43"W	26.89'
L6	N17°53'23"W	35.03'
L7	N17°53'23"W	40.00'
L8	S17°19'26"E	23.67'
(L8)	S17°39'30"E	23.82'
L9	S17°50'56"E	41.85'
(L9)	S17°39'30"E	41.97'



BASIS OF BEARINGS  
Bearings are based on GPS observed NAD83 Oregon North Grid bearings rotated 1°12'33" clockwise to true bearings. Grid distances were converted to ground distances by applying a combined scale factor of 0.9998558359.

LEGEND

- FOUND 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS FROM COUNTY SURVEY 24-27-B
- \* FOUND 5/8" IRON REBAR FROM RANCHO VISTA ADDITION
- FOUND 1/2" IRON REBAR FROM RANCHO VISTA ADDITION
- COMPUTED POINT
- R1 RANCHO VISTA ADDITION PLAT BOOK 8, PAGE 34, 1960
- R2 BOWER REPLAT, BOOK 16 PAGE 50, 2017
- R3 COUNTY SURVEY 24-27-B
- (XX.xx) RANCHO VISTA RECORD DATA
- Lot 7 RV ORIGINAL RANCHO VISTA LOT
- (A) SEE SURVEY NOTES

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BOOK 18 PAGE 43

SHEET 2 OF 2

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. Ronald Piatt. The purpose of the survey is to replat the lands described in the legal description and combine them into one lot.

The property included in this replat was conveyed to the Ronald and Mary Jo Piatt Trust by the deed documents recorded as instrument numbers 2018-6760233, 2023-08162, and 2024-08378, Umatilla County Records. With the exception of that line lying 40 feet north of the southerly line of Block 9, all monuments on the replat boundary are at corners of the Rancho Vista Addition. Those monuments shown as "found" on this replat were on average 4 to 6 inches below the surface of the ground. The majority of those found along the roadways were bent to various extents. Measurements were made to where the monuments turned to the vertical. The northeast corner of Lot 2 was not remonumented because it marks a line being removed by this replat. The deeded line identifying the southerly 40 feet of Lot 9 was monumented at the deed distance of 40 feet north of the original line common to lots 8 and 9 during the boundary adjustment survey recorded as Umatilla County Survey 24-27-B.

This survey was performed with a Trimble RBS RTK GPS base/rover pair.

OWNER'S DECLARATION

We, Ronald A. Piatt and Mary Jo Piatt, trustees of the Ronald and Mary Jo Piatt Trust dated January 25, 2018, owner of the land described hereon, do hereby declare that we have caused this plat to be prepared and these lands to be replatted in accordance with ORS Chapter 92 as revised

Ronald A. Piatt
Ronald A. Piatt
Trustee

Mary Jo Piatt
Mary Jo Piatt
Trustee

State of: Oregon
County of: Umatilla

On this 17TH Day of DECEMBER, 2024, 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: Steve Churchill

Printed name: STEVE CHURCHILL
Notary Public for Oregon

Commission number: 1025581

My commission expires: 06-29-2026

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 hereon. I do also state that the initial point of this replat is the southeast corner of Lot 2, Block 4 of the Rancho Vista Addition to Umatilla County and is monumented with the original 1/2" iron rebar as shown hereon.

LEGAL DESCRIPTION

All of that portion of Block 4 of the Rancho Vista Addition to Umatilla County, Oregon recorded on May 11th, 1960 as Instrument No. 226398 in Book 8, Page 34 of the Record of Town Plats of said Umatilla County, said portion consisting of the following: Lot 2, Lot 8, The southerly 40 feet of Lot 9, and that portion of Lot 1 described as: Beginning at the corner common to Lots 1, 2, and 9 of said Block 4, thence along the line common to said Lots 1 and 2, N85°36'00"E a distance of 151.68 feet to the easterly corner common to said Lots 1 and 2, said point lying on the westerly line of Lakeside Road, thence along said westerly line 27.57 feet along the arc of a curve to the right having a radius of 330.00 feet, and a central angle of 4°47'12", the long chord of which bears N02°00'30"W a distance of 27.56 feet to a 5/8" iron rebar marking the end of said curve; thence S77°55'15"W a distance of 68.11 feet to a 5/8" iron rebar; thence S73°15'37"W a distance of 87.50 feet to the point of beginning.

SUBJECT TO: Easement as shown on the plat of Rancho Vista Addition Recorded May 11, 1960 in Book 8, Page 34, Record of Town Plats.

SUBJECT TO: Restrictive Covenants, including the terms and provisions thereof, contained in Declaration for Rancho Vista Addition recorded May 11, 1960 in Book 9, Page 34, Record of Town Plats.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2001 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-25

Stephen K. Haddock

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Steve Churchill
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Ronald and Mary Jo Piatt
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