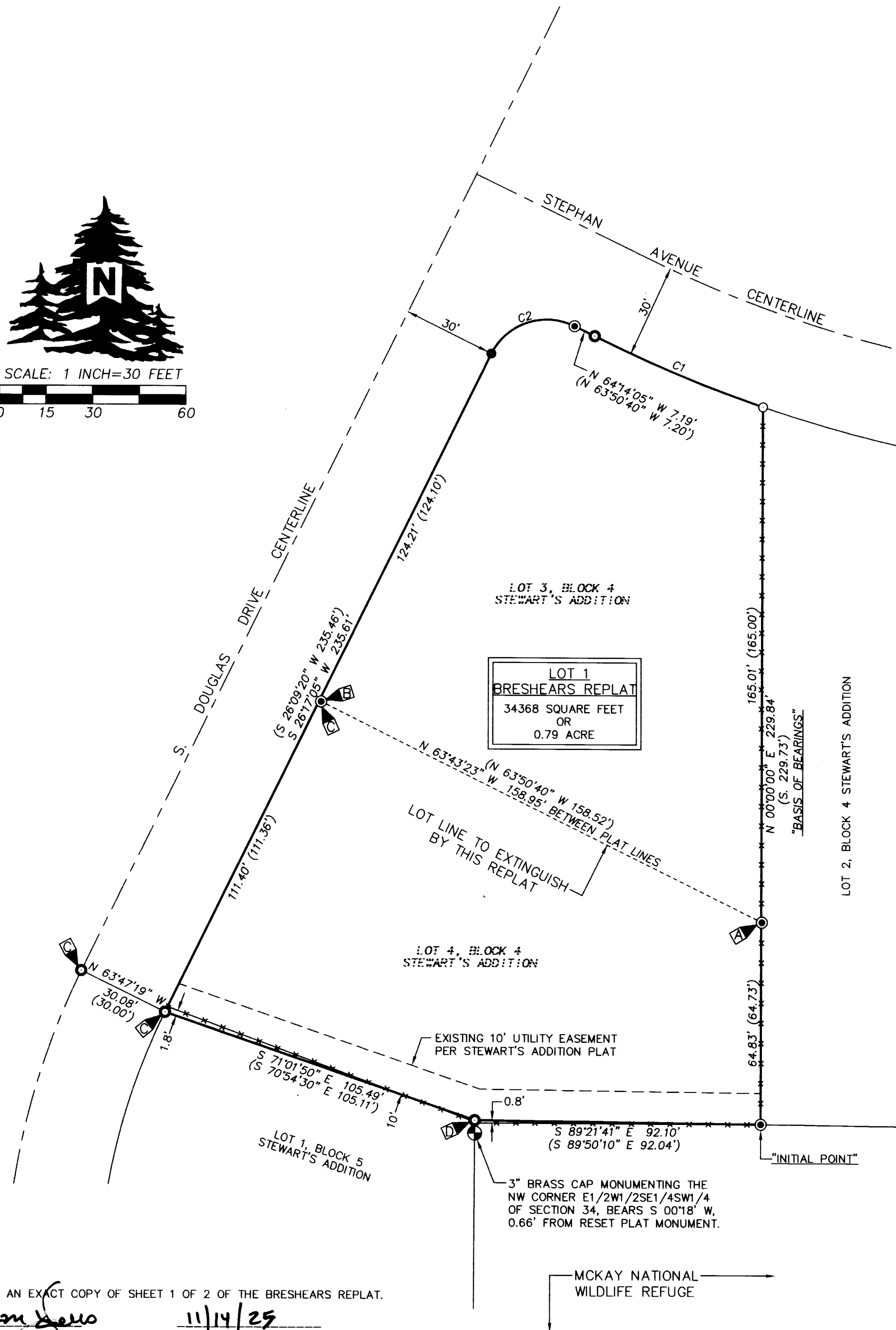
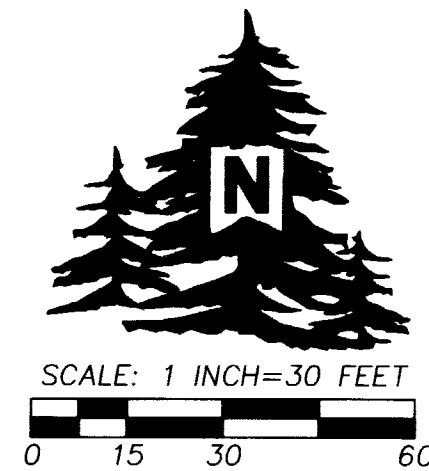


BRESHEARS REPLAT

A SUBDIVISION REPLAT OF LOTS 3 AND 4, BLOCK 4,
STEWART'S ADDITION TO THE COUNTY OF UMATILLA, OREGON
SITUATED IN THE NE1/4SW1/4 OF SECTION 34
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON.

SHEET 1 OF 2



LEGEND

- - SET 5/8 BY 30 INCH REBAR WITH BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS".
- ⊙ - FOUND 5/8 INCH IRON REBAR WITH 1 1/4" PLASTIC CAP MARKED PLS 346 FROM 1994 WAYNE HARRIS SURVEY NO. 94-152-A.
- - FOUND 1/2 INCH REBAR, ORIGINAL PLAT MONUMENT FROM STEWART'S ADDITION, BOOK 8, PAGE 36, RECORD OF PLATS OF UMATILLA COUNTY.
- ⦿ - FOUND 5/8 INCH REBAR, ORIGINAL PLAT MONUMENT FROM STEWART'S ADDITION, BOOK 8, PAGE 36, RECORD OF PLATS OF UMATILLA COUNTY.
- ⦿ - FOUND 3 INCH BRASS CAP ON IRON PIPE MONUMENTING THE NW CORNER OF THE E1/2W1/2SE1/4SW1/4 OF SECTION 34 PER 1938 SURVEY FOR MCKAY CREEK NWR RECORDED AS SURVEY NO. H-251-B. THIS MONUMENT WAS REPORTED TO BE S 00°18' W, 0.66 FEET FROM CORRECT POSITION BY WAYNE HARRIS IN HIS 1960 SURVEY 03-303-B AND WAS NOT HELD AS THE ANGLE POINT ON THE SOUTH LINE OF LOT 4, BLOCK 4, WHEN WAYNE HARRIS SURVEYED AND PLATTED STEWART'S ADDITION IN 1961.
- (XOX) - RECORD DIMENSION FROM PLAT OF STEWART'S ADDITION AND SURVEY NO. 94-152-A, BOTH SURVEYS BY WAYNE HARRIS.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	7°50'04"	430.00'	58.80'	58.75'	S 67°27'42" E
(C1		430.00'	58.77'	58.73'	S 67°45'40" E)
C2	89°43'36"	20.00'	31.32'	28.22'	S 71°34'13" W
(C2		20.00'	31.42'	28.28'	S 71°09'20" W)

FOUND MONUMENT NOTES:

- A - MONUMENT BY SURVEY NO. 94-152-A IS S 63°43'23" E, 0.20' FROM PLAT LINE.
- B - MONUMENT BY SURVEY NO. 94-152-A IS S 63°43'23" E, 0.66' FROM PLAT LINE.
- C - INDICATES BENT MONUMENT FOUND. TIED SPIN HOLE.
- D - DISTURBED AND BENT 5/8" REBAR PLAT MONUMENT BEARS N 25°59'14" E, 0.44' FROM BRASS CAP MONUMENT. SEE MONUMENT SYMBOL NOTE IN LEGEND. I STRAIGHTEN AND RESET THE FOUND 5/8" REBAR PLAT MONUMENT TO THE POSITION N 00°18' E, 0.66' FROM BRASS CAP AS REPORTED BY WAYNE HARRIS ON SURVEY NO. 03-303-B, AND AS MONUMENTED BY HARRIS ON THE STEWART'S ADDITION PLAT.

RECORD REFERENCE DOCUMENTS:

WARRANTY DEED, INSTRUMENT NO. 2025-0002877, UMATILLA COUNTY OFFICE OF RECORDS.
STEWART'S ADDITION, BOOK 8, PAGE 36, PLAT RECORDS OF UMATILLA COUNTY
1994 HARRIS SURVEY NO. 94-152-A, UMATILLA COUNTY SURVEYOR'S OFFICE.
SACKETT-PARKER REPLAT, BOOK 18, PAGE 10, PLAT RECORDS OF UMATILLA COUNTY.
1960 HARRIS SURVEY NO. 03-303-B, UMATILLA COUNTY SURVEYOR'S OFFICE.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2025-0010068
County of Umatilla 12/24/2025 09:35:05 AM
REC-DE-TP
Pg=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
Jan Churchill
UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 12/31/25
Rec'd By: CT
No.: 25-118-B

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF THE BRESHEARS REPLAT.

Jason M. Wells
JASON M. WELLS, PLS

11/14/25
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 10/25 DR. BY: WRW
CK. BY: JMW NO: 25-1903

PROJECT: \BRESHEARS S1-2ROT

REPLAT FOR:
MONICA L. BRESHEARS
&
STEVEN W. BRESHEARS

SITUATED IN THE NE1/4SW1/4 OF SECTION 34
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON.

BRESHEARS REPLAT

A SUBDIVISION REPLAT OF LOTS 3 AND 4, BLOCK 4,
STEWART'S ADDITION TO THE COUNTY OF UMATILLA, OREGON
SITUATED IN THE NE1/4SW1/4 OF SECTION 34
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON.
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE & NARRATIVE

CERTIFICATION:

I JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND RECOVERED OR MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT CODE THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "BRESHEAR'S REPLAT".

NARRATIVE:

THIS REPLAT SURVEY WAS MADE AT THE REQUEST OF MONICA BRESHEARS TO REPLAT LOTS 3 AND 4, BLOCK 4 OF STEWART'S ADDITION INTO 1 LOT. STEWART'S ADDITION WAS PLATTED IN 1961 BY SURVEYOR WAYNE HARRIS. FURTHER SURVEY RESEARCH DISCLOSED A 1960 BOUNDARY SURVEY MADE PRIOR TO STEWART'S ADDITION PLATTING, ALSO MADE BY WAYNE HARRIS AND RECORDED AS SURVEY NO. 03-303-B. IN SURVEY 03-303-B, WAYNE HARRIS RECOVERED A NUMBER OF MONUMENTS ESTABLISHED FOR THE BOUNDARY OF THE MCKAY NWR, RECORDED AS SURVEY NO. H-251-B. FOR UNKNOWN REASONS, WAYNE HARRIS, ON HIS SURVEY NO. 03-303-B, DISAGREED WITH A NUMBER OF THE BRASS CAP MONUMENTS ESTABLISHED FOR THE MCKAY NWR BOUNDARY. ON THE SOUTH LINE OF LOT 4, BLOCK 4, STEWART'S ADDITION, HARRIS CALLED THE BRASS CAP MONUMENT, IDENTIFIED AS THE NW CORNER OF THE E1/2W1/2SE1/4SW1/4, AS AN OUT OF PLACE MONUMENT LOCATED S 00'18" W, 0.66 FEET FROM THE ANGLE POINT CORNER ON THE SOUTH LINE OF LOT 4, STEWART'S ADDITION. I FOUND AN ORIGINAL 5/8 INCH REBAR PLAT MONUMENT DISTURBED AND BENT, LOOKING LIKE IT WAS REMOVED THEN STUCK BACK IN THE GROUND. I STRAIGHTENED AND RESET THIS 5/8 INCH REBAR, N 00'18" E, 0.66 FEET FROM THE BRASS CAP MONUMENT. THE OTHER MISSING MONUMENT ON THE REPLAT BOUNDARY WAS THE BEGINNING OF THE CURVE RETURN TRANSITIONING FROM S. DOUGLAS DRIVE INTO STEPHAN AVENUE. I RE-ESTABLISHED THIS MONUMENT BY COMPUTATION FROM THE FOUND PLAT MONUMENT AT THE NORTHWEST END OF CURVE 1, BACKSIGHTING THE PLAT MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 3, AFTER VERIFYING LOTS 3 AND 4 MATHEMATICALLY CLOSE.

IN 1994, WAYNE HARRIS RE-ESTABLISHED CERTAIN MONUMENTS ON THE BOUNDARY OF LOTS 3 AND 4 ON SURVEY NO. 94-152-B, FOLLOWING ORIGINAL PLAT BEARINGS AND DISTANCES.

THIS SURVEY WAS MADE WITH A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME CORRECTION NETWORK. CONTROLLING CORNERS TIED AND NEW CORNER MONUMENTS SET WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

Jason M. Wells
JASON M. WELLS, PLS
11/14/25
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

REAL PROPERTY DESCRIPTION

LOTS 3 AND 4 OF BLOCK 4, STEWART'S ADDITION TO THE COUNTY OF UMATILLA, OREGON, RECORDED IN THE UMATILLA COUNTY RECORD OF TOWN PLATS AT PAGE 8, PAGE 36.

SUBJECT TO EASEMENTS SHOWN ON THE PLAT OF STEWART'S ADDITION AND SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN THE DECLARATION AND DEDICATION OF SAID STEWART'S ADDITION.

OWNER'S DECLARATION

WE, STEVEN W. BRESHEARS AND MONICA L. BRESHEARS, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, OWNERS OF LANDS DESCRIBED IN THE REAL PROPERTY DESCRIPTION ON THIS REPLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS PROPERTY REPLATTED AS SHOWN ON THIS REPLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. WE HEREBY ACKNOWLEDGE EASEMENTS OF RECORD SHOWN ON THE PLAT OF STEWART'S ADDITION TO UMATILLA COUNTY, OREGON.

Steven W. Breshears
STEVEN W. BRESHEARS

Monica L. Breshears
MONICA L. BRESHEARS

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
4th DAY OF December, 2025
BY STEVEN W. BRESHEARS

Kimberly K. Perez
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Kimberly K. Perez
MY COMMISSION EXPIRES: Sept 22nd, 2028

MY COMMISSION NUMBER: 1051024

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
4th DAY OF December, 2025
BY MONICA L. BRESHEARS

Kimberly K. Perez
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Kimberly K. Perez
MY COMMISSION EXPIRES: Sept. 22nd 2028

MY COMMISSION NUMBER: 1051024

APPROVALS

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 10 DAY OF December, 2025

Dana H. Hilde
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING DIRECTOR

THIS REPLAT IS APPROVED THIS

24th DAY OF December, 2025

APPROVAL NO. LD-2N-215-25

Megan Danchevski
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 19 DAY OF December, 2025

Richard Reynolds
UMATILLA COUNTY ASSESSOR

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANY REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 24TH DAY OF DECEMBER, 2025

Clinda L. Simmons
COMMISSIONER

John Self
COMMISSIONER

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2025-0010068

County of Umatilla 12/24/2025 09:35:05 AM

REC-DE-TP

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

\$60.00

00042654202500100680010017

Office of County Records

Steve Churchill UMATILLA COUNTY

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Jason M. Wells
JASON M. WELLS, PLS

11/14/25
DATE