

RECORD OF SURVEY

PROPOSED REPLAT OF LOTS 35, 37, 38, 40, 41, 42
& 45 OF PACE ACRES REPLAT

SURVEY NARRATIVE

THIS SURVEY IS BEING RECORDED TO MEET REQUIREMENTS OF ORS 209. MONUMENTS WERE SET AS PART OF A PROPOSED REPLAT THAT WAS NEVER COMPLETED DUE TO DIFFICULTY OBTAINING THE APPROVAL OF VARIOUS LENDERS. PROPOSED LOTS 1-3 AS SHOWN IN THE SURVEY DO NOT REFLECT THE CURRENT TITLE. EASEMENTS PROPOSED FOR DEDICATION HAVE NOT BEEN EXECUTED. FOR REFERENCE, THE ORIGINAL NARRATIVE FOR THE PROPOSED REPLAT IS AS FOLLOWS:

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF SOUTH COUNTY CONSTRUCTION TO RECONFIGURE THE LOTS AND EASEMENTS OF PACE ACRES REPLAT. THE NEW LINES AND EASEMENTS ARE BEING ADJUSTED AT THE DIRECTION OF MY CLIENT TO ACCOMMODATE MORE FEASIBLE BUILDING SITES AND CITY UTILITIES.

THIS REPLAT HELD CENTERLINE MONUMENTS FOUND IN SW QUINNEY PLACE AND SW TAHOE AVE AS SET IN THE PLAT OF SUNRIDGE ACRES AND FOUND AND HELD IN THE PACE ACRES REPLAT. ADDITIONAL LOT CORNERS WERE FOUND AS INDICATED ON THIS PLAT. ALL MONUMENTS TIED FIT VERY WELL WITH THE RECORD PLAT DATA OF BOTH SUNRIDGE ACRES AND PACE ACRES REPLAT. THE BASIS OF BEARINGS FOR THIS DIVISION IS PACE ACRES REPLAT. MEASUREMENTS THAT ARE IDENTICAL TO THOSE REPORTED ON PACE ACRES REPLAT ARE INDICATED HEREON BY AND ASTERISK (*).

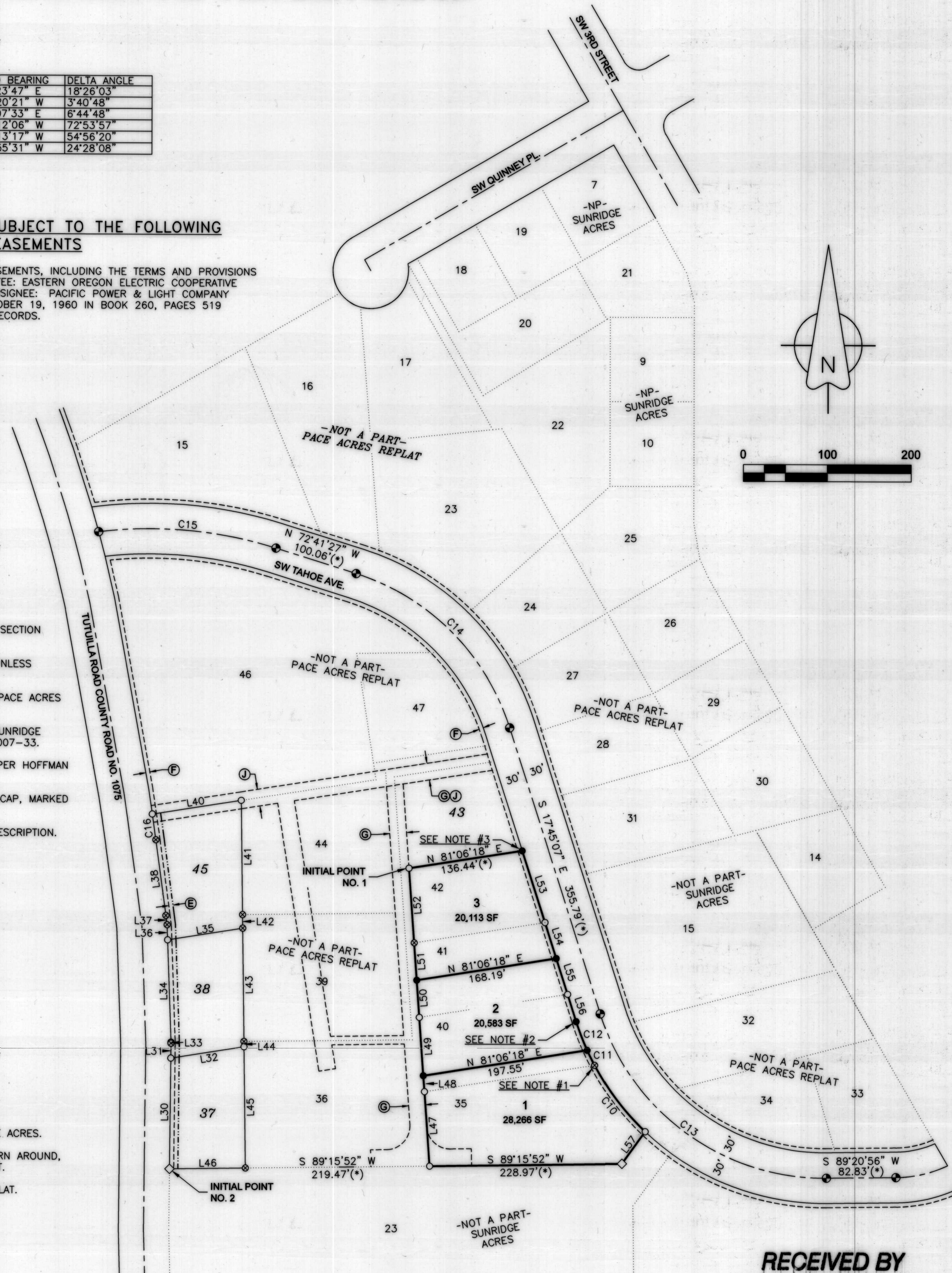
THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS PACE ACRES REPLAT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10*	310.00'	99.74'	99.31'	S 37°23'47" E	18°26'03"
C11	310.00'	19.91'	19.91'	N 26°20'21" W	3°40'48"
C12	310.00'	36.50'	36.48'	S 21°07'33" E	6°44'48"
C13*	280.00'	356.25'	332.70'	N 54°12'06" W	72°53'57"
C14*	280.00'	268.48'	258.31'	N 45°13'17" W	54°56'20"
C15*	500.00'	213.63'	211.91'	N 84°55'31" W	24°28'08"

LINE	BEARING	DISTANCE
L30*	N 00°37'28" E	131.23'
L31*	N 00°37'28" E	17.63'
L32*	N 81°06'18" E	88.14'
L33*	N 02°00'32" W	1.19'
L34*	N 02°00'32" W	121.20'
L35*	N 81°06'18" E	90.46'
L36*	N 02°00'32" W	17.94'
L37*	N 07°40'02" W	10.97'
L38*	N 07°40'02" W	90.33'
L39	NOT USED	
L40*	N 81°06'18" E	107.10'
L41*	S 00°44'08" E	135.47'
L42*	S 00°44'08" E	15.99'
L43*	S 00°44'08" E	134.01'
L44*	S 00°44'08" E	6.30'
L45*	S 00°44'08" E	143.70'
L46*	N 89°15'52" E	90.36'
L47*	S 04°03'42" E	88.38'
L48	S 04°03'42" E	19.07'
L49	S 04°03'42" E	69.29'
L50	S 04°03'42" E	44.20'
L51	S 04°03'42" E	44.16'
L52*	N 04°03'42" W	88.36'
L53	S 17°45'07" E	89.11'
L54	N 17°45'07" W	44.53'
L55	N 17°45'07" W	44.58'
L56	N 17°45'07" W	33.80'
L57*	S 36°06'37" W	47.09'

PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS

SUBJECT TO EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION; ASSIGNEE: PACIFIC POWER & LIGHT COMPANY RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGES 519 & 520, DEED RECORDS.



LEGEND

- APPROXIMATE LOCATION OF THE E1/4 CORNER OF SECTION 15.
- FOUND 2" ALUMINUM CAP PER SUNRIDGE ACRES, UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER PACE ACRES REPLAT.
- ◇ FOUND 5/8" REBAR WITH RED PLASTIC CAP PER SUNRIDGE ACRES, PARTITION PLAT 2005-29, 2007-01, OR 2007-33.
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER HOFFMAN FIRST ADDITION.
- SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374"
- Ⓐ EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- - - - - NEW EASEMENT DEDICATED BY THIS PLAT
- PACE ACRES REPLAT LOT LINES
- (*) OR * MEASURED = RECORD (SEE NARRATIVE)
- NP- NOT A PART
- SF SQUARE FEET
- AC ACRES

EASEMENT TABLE

- Ⓔ NEW 5' WIDE PUBLIC UTILITY EASEMENT DEDICATED THIS PLAT.
- Ⓕ 5' WIDE PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES.
- Ⓖ 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE AND TURN AROUND, AND INGRESS-EGRESS EASEMENT PER THE PACE ACRES REPLAT.
- Ⓗ 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.

RECORDS OF REFERENCE

GRECIAN HEIGHTS P.U.D. - BOOK 10, PAGE 4 OF PLATS
SUNRIDGE ACRES - BOOK 15, PAGE 43 OF PLATS
PACE ACRES REPLAT - BOOK 16, PAGE 55 OF PLATS

NOTES

- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER PACE ACRES REPLAT. NOT HELD. BEARS SOUTH 03°41'44" EAST, 2.00' FROM COMPUTED POSITION.
- FOUND BADLY BENT REBAR NEAR COMPUTED LOCATION LYING SLIGHTLY UNDER SURFACE. SET TRUE CORNER LOCATION AND DEPOSITED BENT REBAR AT ITS SIDE.
- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER PACE ACRES REPLAT DISTURBED BY WALL CONSTRUCTION APPROXIMATELY DUE WEST 0.25' FROM COMPUTED LOCATION. LEFT IN PLACE AND SET TRUE CORNER LOCATION.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

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

RENEWS: 6-30-23

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P.O. BOX 447, HEPPIER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

RECORD OF SURVEY FOR A PROPOSED, UNRECORDED REPLAT OF PACE ACRES REPLAT LOCATED IN THE SE1/4, SE1/4 OF SECTION 15, AND THE SW1/4, SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATLLA COUNTY, OR.

CLIENT:

SOUTH COUNTY CONSTRUCTION

PROJECT: 21-12_BRODY REPLAT DR: MPK CH: MPK DATE: OCTOBER 22, 2021 SHEET 1 OF 1

RECEIVED BY
Umatilla County Surveyor
Date: 10/22/21
Rec'd By: CT
No.: 21-116-B