

RECORD OF SURVEY

PROPOSED REPLAT OF LOTS 3, 4, 8, 9, 10, 11, 12, & 14 OF PACE ACRES REPLAT AND PARCEL 2 OF PARTITION PLAT NO. 2007-01

N 87°37' E 1435' +/- TO POINT ON EAST LINE OF SECTION 15 (R4)

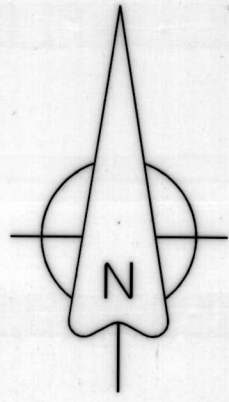
SURVEY NARRATIVE

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 1-9 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 SHOWN ON SHEET 2 UNDER "SURVEY NARRATIVE CONTINUED".

PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
 GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 RECORDED: MAY 22, 1942 IN BOOK 160, PAGE 473, DEED RECORDS

RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
 GRANTEE: PACIFIC POWER AND LIGHT COMPANY
 RECORDED: MARCH 22, 1948 IN BOOK 185, PAGE 259, DEED RECORDS.



LINE	BEARING	DISTANCE
L1	N 70°02'03" W	33.04'
L2*	N 67°49'16" E	10.22'
L3*	N 67°49'16" E	10.00'
L4*	S 33°58'16" E	28.51'
L5*	N 74°59'42" W	22.48'
L6	S 21°00'49" E	26.05'
L7	S 21°00'49" E	63.51'
L8	S 21°00'49" E	97.07'
L9	S 30°32'24" E	145.38'
L10	S 30°32'24" E	140.44'
L11	S 77°33'33" W	94.86'
L12*	S 30°00'00" E	15.00'
L13	N 70°02'03" W	65.00'
L14(R3)	N 70°02'03" W	261.58'
L15*	S 30°32'24" E	80.00'
L16*	N 60°00'00" E	131.85'
L17*	N 60°00'00" E	130.31'
L18*	N 60°00'00" E	130.31'
L19*	S 30°00'00" E	90.00'
L20	S 30°00'00" E	40.00'
L21	NOT USED	
L22	N 67°49'16" E	76.43'
L23*	N 30°32'24" W	153.96'
L24*	N 21°08'21" W	54.08'
L25*	S 21°08'21" E	10.00'
L26*	N 60°00'00" E	95.17'
L27*	N 60°00'00" E	70.00'
L28	N 79°09'12" E	78.43'
L29	S 79°09'12" W	100.75'
L30-L40	SEE SHEET 2	
L41	N 70°02'03" W	163.55'±
L42(R4)	N 55°54'00" E	73.60'±

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17218.75'	193.88'	193.88'	N 22°02'34" W	0°38'42"
C2	1469.12'	26.93'	26.93'	S 20°36'51" E	1°03'01"
C3	1469.12'	20.33'	20.33'	S 19°41'33" E	0°47'34"
C4	45.00'	12.87'	12.82'	S 51°48'35" W	16°22'49"
C5	45.00'	10.87'	10.84'	S 36°41'56" W	13°50'29"
C6	45.00'	12.69'	12.65'	S 21°41'56" W	16°09'32"
C7	45.00'	18.97'	18.83'	N 01°32'43" E	24°08'54"
C8	45.00'	10.28'	10.26'	S 17°04'29" E	13°05'31"
C9	45.00'	10.02'	10.00'	N 30°00'00" W	12°45'31"

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" UNLESS NOTED OTHERWISE.
- ▲ SET 30MM BRASS MARKER IN CONCRETE OR ASPHALT, MARKED "KENNY LS 89374"
- ⊗ COMPUTED POSITION, NOTHING FOUND OR SET.
- Ⓐ EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- NEW EASEMENT DEDICATED BY THIS PLAT
- PACE ACRES REPLAT LOT/EASEMENT LINES
- (*) OR * MEASURED = RECORD (SEE NARRATIVE)
- NP- NOT A PART
- SF SQUARE FEET
- AC ACRES

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/22/21
 Rec'd By: CT
 No.: 21-117-6

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew Patrick Kenny

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: -6-30-23

CK
 KENNY LAND SURVEYING

EASEMENT TABLE

- Ⓐ REVISED 20' WIDE PUBLIC UTILITY EASEMENT. DEDICATED THIS PLAT. SEE SHEET 3 DETAIL.
- Ⓑ REVISED 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE, AND INGRESS-EGRESS EASEMENT. DEDICATED THIS PLAT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 4, 5, 6, & 9 OF THIS PLAT AND LOTS 13 & 15 OF PACE ACRES REPLAT. SEE SHEET 3 DETAIL.
- Ⓒ 30' WIDE UTILITY EASEMENT PER THE PLAT OF SW RUNNION AVE AS REPORTED IN PARTITION PLAT NO. 2007-01.
- Ⓓ 20' WIDE SLOPE EASEMENT PER THE PLAT OF SW RUNNION AVE AS REPORTED IN PARTITION PLAT NO. 2007-01.
- Ⓔ 30' WIDE ROAD AND UTILITY EASEMENT TO THE CITY OF PENDLETON PER INSTRUMENT NUMBER 2021-7190304, UMATILLA COUNTY RECORDS.
- Ⓕ 5' WIDE PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES.
- Ⓖ 5' WIDE ELECTRIC DISTRIBUTION AND COMMUNICATION LINE EASEMENT PER INSTRUMENT NUMBER 2018-6730171, UMATILLA COUNTY RECORDS. LOCATION SHOWN IS APPROXIMATE. NO LOCATABLE DIMENSIONS WERE PROVIDED IN THE EASEMENT DOCUMENT.
- Ⓗ 10' PRIVATE SEWER LINE EASEMENT PER PACE ACRES REPLAT. SEE SHEET 3 DETAIL.
- Ⓙ 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.
- Ⓚ 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LAND, AND INGRESS-EGRESS EASEMENT PER PACE ACRES REPLAT.

SW RUNNION AVE AS NOTED ON PARTITION PLAT 2007-01. LOCATION COMPUTED FROM SURVEY S-029-B AND THE PLAT OF HOFFMAN FIRST ADDITION. SEE NARRATIVE.

INITIAL POINT

NOT A PART - PACE ACRES REPLAT

NOT A PART - HOFFMAN FIRST ADDITION

NOT A PART - PACE ACRES REPLAT

NOT A PART - PACE ACRES REPLAT

NOT A PART - PACE ACRES REPLAT

NOT A PART - PACE ACRES REPLAT

NOT A PART - PACE ACRES REPLAT

NOT A PART - PACE ACRES REPLAT

KENNY LAND SURVEYING
 P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

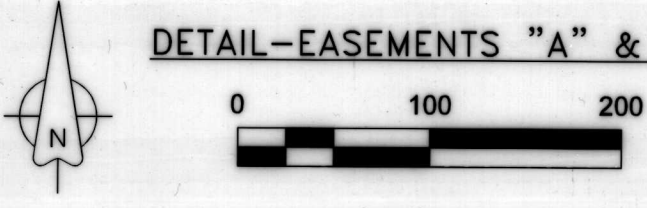
RECORD OF SURVEY FOR A PROPOSED, UNRECORDED REPLAT OF PACE ACRES REPLAT AND PARTITION PLAT NO. 2007-01, LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.

CLIENT: **SOUTH COUNTY CONSTRUCTION**

PROJECT: 21-12_JONES REPLAT | DR: MPK | CH: MPK | DATE: OCTOBER 22, 2021 | SHEET 1 OF 2

RECORD OF SURVEY
 PROPOSED REPLAT OF LOTS 3, 4, 8, 9, 10, 11, 12, &
 14 OF PACE ACRES REPLAT AND PARCEL 2 OF PARTITION
 PLAT NO. 2007-01

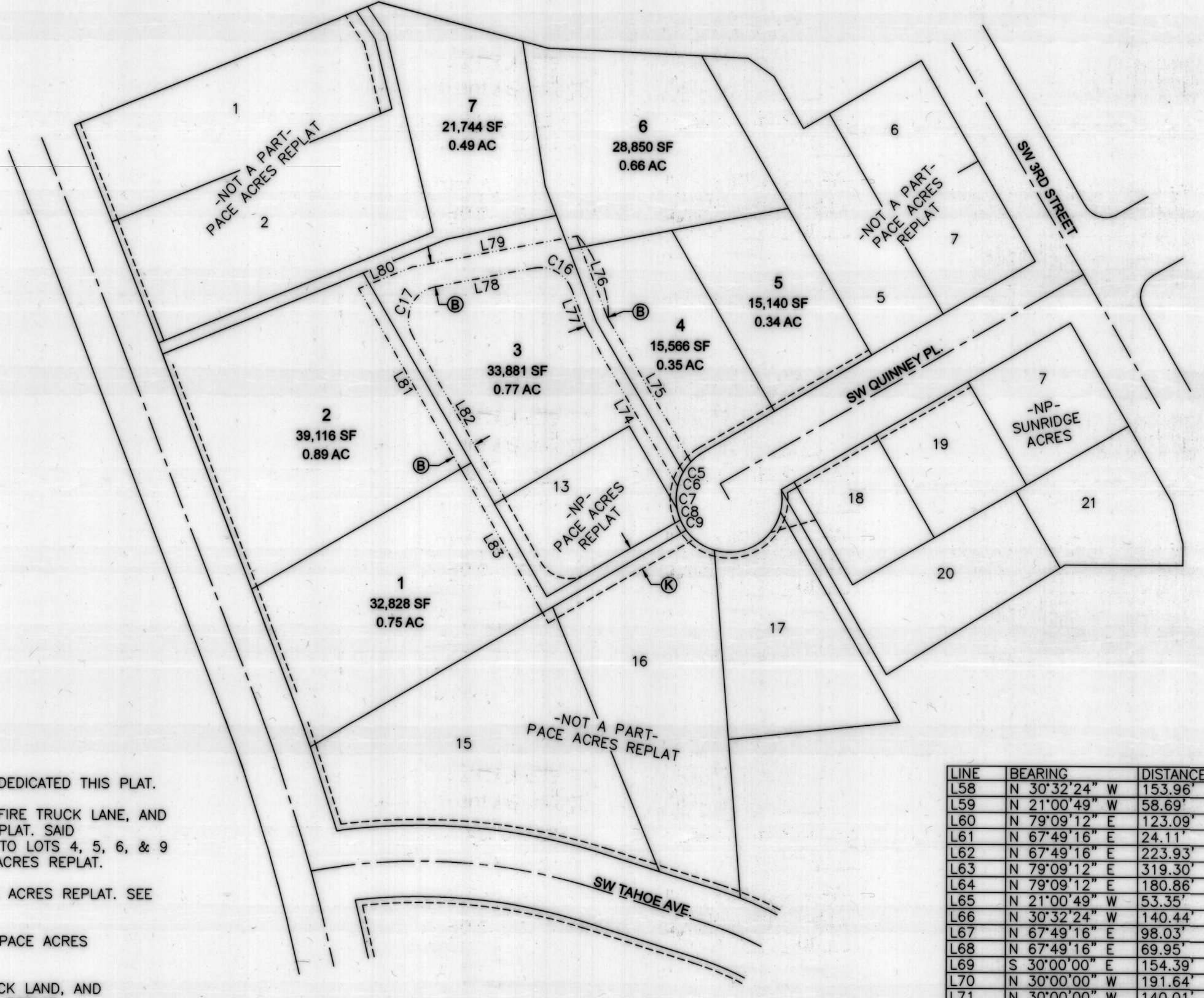
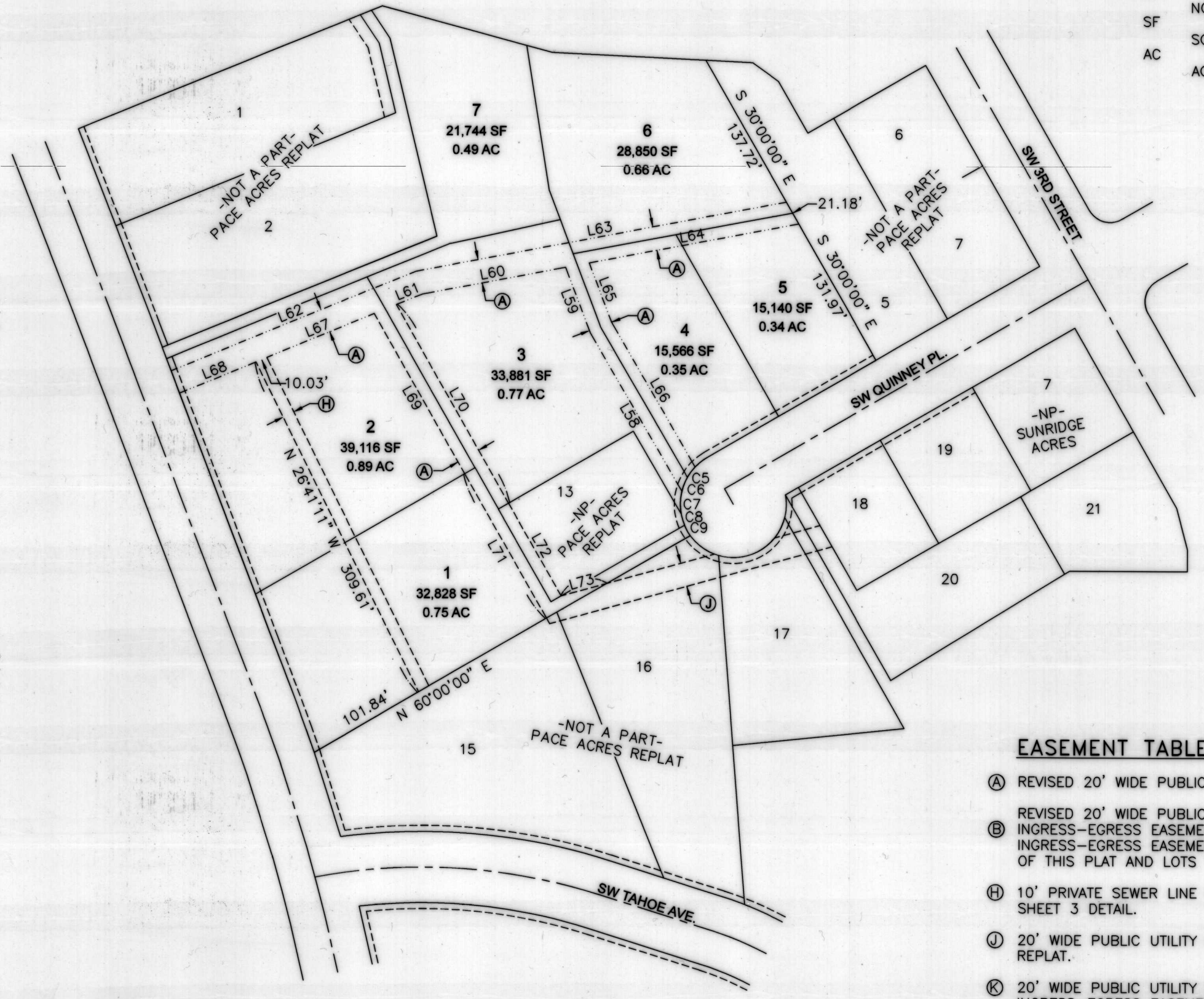
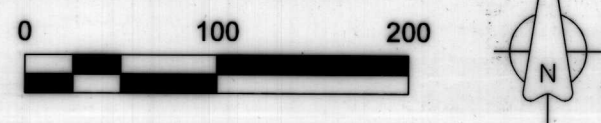
DETAIL-EASEMENTS "A" & "H"



LEGEND

- (A) EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- NP- NEW EASEMENT DEDICATED BY THIS PLAT
- SF NOT A PART
- AC SQUARE FEET
- AC ACRES

DETAIL-EASEMENT "B"



EASEMENT TABLE

- (A) REVISED 20' WIDE PUBLIC UTILITY EASEMENT. DEDICATED THIS PLAT.
- (B) REVISED 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE, AND INGRESS-EGRESS EASEMENT. DEDICATED THIS PLAT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 4, 5, 6, & 9 OF THIS PLAT AND LOTS 13 & 15 OF PACE ACRES REPLAT.
- (H) 10' PRIVATE SEWER LINE EASEMENT PER PACE ACRES REPLAT. SEE SHEET 3 DETAIL.
- (J) 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.
- (K) 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LAND, AND INGRESS-EGRESS EASEMENT PER PACE ACRES REPLAT.

LINE	BEARING	DISTANCE
L58	N 30°32'24" W	153.96'
L59	N 21°00'49" W	58.69'
L60	N 79°09'12" E	123.09'
L61	N 67°49'16" E	24.11'
L62	N 67°49'16" E	223.93'
L63	N 79°09'12" E	319.30'
L64	N 79°09'12" E	180.86'
L65	N 21°00'49" W	53.35'
L66	N 30°32'24" W	140.44'
L67	N 67°49'16" E	98.03'
L68	N 67°49'16" E	69.95'
L69	S 30°00'00" E	154.39'
L70	N 30°00'00" W	191.64'
L71	N 30°00'00" W	140.01'
L72	S 30°00'00" E	90.00'
L73	S 74°29'42" W	39.99'
L74	S 30°32'24" E	153.96'
L75	S 30°32'24" E	140.44'
L76	S 21°00'49" E	73.67'
L77	S 21°00'49" E	35.26'
L78	N 79°09'12" E	85.59'
L79	N 79°09'12" E	141.81'
L80	N 67°49'16" E	49.03'
L81	N 30°00'00" W	174.57'
L82	N 30°00'00" W	157.29'
L83	N 30°00'00" W	140.01'

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/22/21
 Rec'd By: CT
 No.: 21-117-8

RECORDS OF REFERENCE

- R1: GRECIAN HEIGHTS P.U.D. - BOOK 10, PAGE 4 OF PLATS
- R2: HOFFMAN FIRST ADDITION - BOOK 12, PAGE 43 OF PLATS
- R3: SURVEY NO. S-29-B (S.W. RUNNION AVENUE)
- R4: PARTITION PLAT NO. 2007-01
- R5: SUNRIDGE ACRES - BOOK 15, PAGE 43 OF PLATS
- R6: PACE ACRES REPLAT - BOOK 16, PAGE 55 OF PLATS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	45.00'	10.87'	10.84'	S 36°41'56" W	13°50'29"
C6	45.00'	12.69'	12.65'	S 21°41'56" W	16°09'32"
C7	45.00'	18.97'	18.83'	N 01°32'43" E	24°08'54"
C8	45.00'	10.28'	10.26'	S 17°04'29" E	13°05'31"
C9	45.00'	10.02'	10.00'	N 30°00'00" W	12°45'31"
C16	28.00'	39.01'	35.93'	S 60°55'48" E	79°49'59"
C17	28.00'	53.34'	45.63'	S 24°34'36" W	109°09'12"

SURVEY NARRATIVE CONTINUED

HIS 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 1-9 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 PARCELS, LOTS, AND EASEMENTS OF PARTITION PLAT 2007-01 AND PACE ACRES REPLAT. THE NEW LINES AND EASEMENTS ARE BEING ADJUSTED AT THE DIRECTION OF MY CLIENT.

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.

CORNERS FOUND ALONG THE SOUTH BOUNDARY OF BLOCK ONE OF HOFFMAN FIRST ADDITION WERE USED TO COMPUTE THE LOCATION AND RIGHT-OF-WAY OF SW RUNNION AVE. NO MONUMENTS WERE FOUND IN THE CENTER OF RUNNION AVE. 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 AN ASTERISK (*). LOT 12 OF THIS REPLAT IS UNSURVEYED. APPROXIMATE BEARINGS AND DISTANCES AS REPORTED ARE IDENTICAL TO THOSE REPORTED ON PARTITION PLAT NO. 2007-01. THE BEARING BASE FOR PARTITION PLAT 2007-01 AND THIS REPLAT ARE IDENTICAL.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE.

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-23

K
 KENNY LAND SURVEYING

KENNY LAND SURVEYING
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RECORD OF SURVEY FOR A PROPOSED, UNRECORDED REPLAT OF PACE ACRES REPLAT AND PARTITION PLAT NO. 2007-01, LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.

CLIENT: **SOUTH COUNTY CONSTRUCTION**

PROJECT: 21-12 JONES REPLAT DR: MPK CH: MPK DATE: OCTOBER 22, 2021 SHEET 2 OF 2