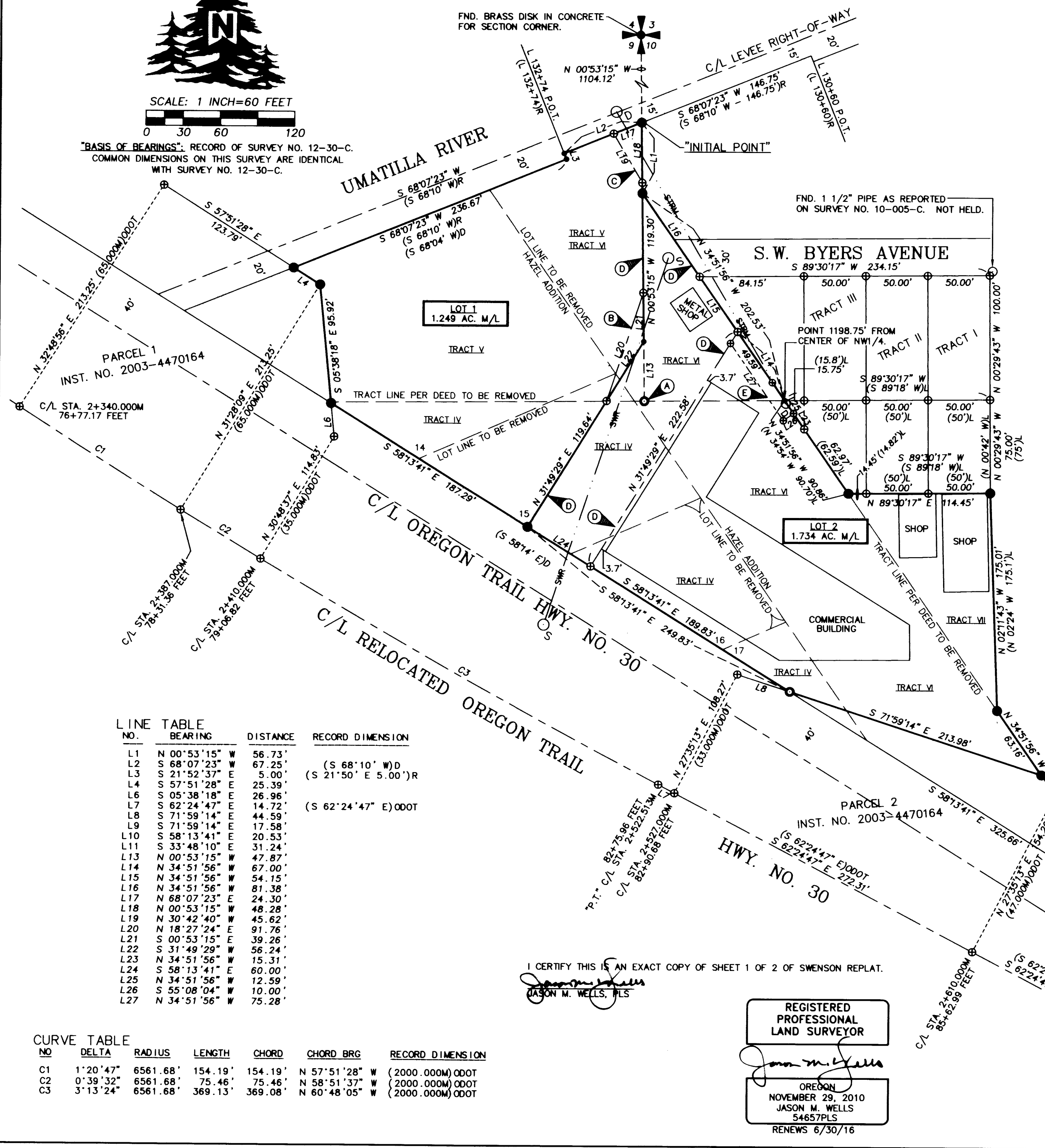


A REPLAT OF LOTS 14, 15, 16, & 17, HAZEL ADDITION, TO THE CITY OF PENDLETON, AND OTHER LANDS, LOCATED IN THE NW1/4 OF SEC. 10, & THE NE1/4 SEC. 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. APRIL, 2016



SCALE: 1 INCH=60 FEET  
0 30 60 120

"BASIS OF BEARINGS": RECORD OF SURVEY NO. 12-30-C. COMMON DIMENSIONS ON THIS SURVEY ARE IDENTICAL WITH SURVEY NO. 12-30-C.



### LEGEND

- - SET 5/8" X 24" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- ⊙ - CALCULATED POSITION OF PIPE (NOW DESTROYED) PER ODOT SURVEY NO. 02-09-B (POINT NO. 1007), BY INDEXING ITS POSITION WITH OTHER MONUMENTS WE HAVE TIED WHICH ARE COMMON ON SURVEY NO. 02-09-B. SET A 3/4" BRASS WASHER STAMPED "54657" SCREWED INTO A LEAD PLUG.
- - MONUMENT FOUND AS NOTED.
- ⊕ - CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- X - MAGNAIL FOUND ON RIGHT-OF-WAY LINE.
- ⊙ - SET A 1/2" DIA. X 2" "MAG SPIKE" WITH 1 1/2" ALUM. WASHER STAMPED "WELLS SURVEYING 54657PLS" IN ASPHALT.
- <sub>S</sub> - SANITARY SEWER MANHOLE
- <sub>D</sub> - STORM SEWER MANHOLE
- SWR - BURIED SANITARY SEWER LINE.
- STRM - BURIED STORM SEWER LINE.
- (XOX)L - RECORD DIMENSION FROM SURVEY NO. 03-170-A, BY R.T. LONGHORN.
- (XOX)R - RECORD DIMENSION FROM CORPS OF ENGINEERS LEVEE MAPS DATED 1958.
- (XOX)D - RECORD DIMENSION FROM WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005-4840657, HART-SWENSON, LLC, TO SWENSON LLC.
- (XOX)ODOT - RECORD DIMENSION FROM WARRANTY DEED RECORDED AS INSTRUMENT NO. 2003-4470164, HART-SWENSON, LLC, TO STATE OF OREGON (ODOT), AND OTHER STATE HIGHWAY MAPS OF RELOCATED OREGON TRAIL HIGHWAY NO. 30.
- ▲ - NORTH 1/16TH CORNER. A.K.A. THE S.E. CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 9, AND THE S.W. CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 10.
- ▲ - PUBLIC UTILITY EASEMENT FOR SEWER LINE CREATED ON THIS REPLAT. DIMENSIONS OF THE EASEMENT ARE NOTED. SEE DETAIL ON SHEET 2.
- ▲ - PUBLIC UTILITY EASEMENT FOR STORM SEWER LINE CREATED ON THIS REPLAT. DIMENSIONS OF THE EASEMENT ARE NOTED. SEE DETAIL ON SHEET 2.
- ▲ - PUBLIC INGRESS-EGRESS AND UTILITY EASEMENT CREATED ON THIS REPLAT. DIMENSIONS OF THE EASEMENT ARE NOTED. THIS EASEMENT SHALL NOT BE OPENED TO THROUGH TRAFFIC UNTIL SUCH TIME AS THE ADJOINING S.W. BYERS AVE. RIGHT OF WAY IS CONSTRUCTED TO MEET CITY STREET STANDARDS.
- ▲ - PUBLIC UTILITY EASEMENT FOR STORM SEWER LINE CREATED ON THIS REPLAT. DIMENSIONS OF THE EASEMENT ARE NOTED. SEE DETAIL ON SHEET 2.

**NOTE:**  
RECORD OF SURVEY 12-30-C WAS PREPARED AS THE FIRST PART OF A TWO PART BOUNDARY ADJUSTMENT. AFTER RECORDING THE MAP THE PROJECT FELL THROUGH AND THE DEEDS WERE NOT RECORDED TO CHANGE THE PROPERTY BOUNDARIES. ALSO, SAID SURVEY STATED THAT THE MONUMENTS SHOWN AS SET WOULD BE SET ON THE SECOND BOUNDARY ADJUSTMENT. BECAUSE THE PROJECT FELL THROUGH AND THE OWNER DECIDED NOT TO PROCEED, THE MONUMENTS WERE NEVER SET. THEREFORE, SURVEY NO. 12-30-C BECOMES A REFERENCE MAP ONLY. ALL DIMENSIONS AND CALCULATIONS ON SAID MAP ARE CORRECT, IT'S JUST THAT THE MONUMENTS WERE NOT SET. I HOLD ALL DIMENSIONS FROM SAID MAP AND USE IT AS THE BASIS FOR THIS REPLAT SURVEY. SEE SURVEY NO. 12-30-C FOR FURTHER INFORMATION.

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 00°53'15" W	56.73'	
L2	S 68°07'23" W	67.25'	(S 68°10' W)D
L3	S 21°52'37" E	5.00'	(S 21°50' E 5.00")R
L4	S 57°51'28" E	25.39'	
L6	S 05°38'18" E	26.96'	
L7	S 62°24'47" E	14.72'	(S 62°24'47" E)ODOT
L8	S 71°59'14" E	44.59'	
L9	S 71°59'14" E	17.58'	
L10	S 58°13'41" E	20.53'	
L11	S 33°48'10" E	31.24'	
L13	N 00°53'15" W	47.87'	
L14	N 34°51'56" W	67.00'	
L15	N 34°51'56" W	54.15'	
L16	N 34°51'56" W	81.38'	
L17	N 68°07'23" E	24.30'	
L18	N 00°53'15" W	48.28'	
L19	N 30°42'40" W	45.62'	
L20	N 18°27'24" E	91.76'	
L21	S 00°53'15" E	39.26'	
L22	S 31°49'29" W	56.24'	
L23	N 34°51'56" W	15.31'	
L24	S 58°13'41" E	60.00'	
L25	N 34°51'56" W	12.59'	
L26	S 55°08'04" W	10.00'	
L27	N 34°51'56" W	75.28'	

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG	RECORD DIMENSION
C1	1°20'47"	6561.68'	154.19'	154.19'	N 57°51'28" W	(2000.000M) ODOT
C2	0°39'32"	6561.68'	75.46'	75.46'	N 58°51'37" W	(2000.000M) ODOT
C3	3°13'24"	6561.68'	369.13'	369.08'	N 60°48'05" W	(2000.000M) ODOT

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF SWENSON REPLAT.  
  
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/16

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 5/20/16  
 Rec'd By: CT  
 No.: 16-060-6

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:  
 STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded ON May 13, 2016 at 3:19 o'clock Pm., in the record of PLATS of said County. BOOK PAGE Slide 16 28  
**OFFICE OF COUNTY RECORDS**  
 By: ...Steve Churchill...Records Officer  
 Fees \$ 78 No. 2016-6430396

WELLS SURVEYING  
 200 SE HAILEY SUITE 108  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362  
 DATE: 04/16 DR. BY: JMW  
 CK. BY: DMT NO: 16-1597

PROJECT: SWENSONREPLAT  
**SWENSON REPLAT**  
 A REPLAT OF LOTS 14, 15, 16, & 17, HAZEL ADD. TO THE CITY OF PENDLETON, AND OTHER LANDS, LOCATED IN THE NW1/4 OF SEC. 10, AND THE NE1/4 OF SEC. 9, T2N, R32E, W.M., UMATILLA COUNTY, OREGON.

**SWENSON REPLAT**

A REPLAT OF LOTS 14, 15, 16, & 17, HAZEL ADDITION, TO THE CITY OF PENDLETON, AND OTHER LANDS, LOCATED IN THE NW1/4 OF SEC. 10, & THE NE1/4 SEC. 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. APRIL, 2016

APPROVALS

CITY OF PENDLETON PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

2<sup>nd</sup> DAY OF May 2016.

*[Signature]*  
PENDLETON CITY PLANNER

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

2<sup>nd</sup> DAY OF May 2016.

*[Signature]*  
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY SURVEYOR

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

DATED THIS 5 DAY OF May 2016.

*[Signature]*  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 13 DAY OF May 2016.

*[Signature]*  
CHAIRPERSON  
*[Signature]*  
COMMISSIONER  
*[Signature]*  
COMMISSIONER

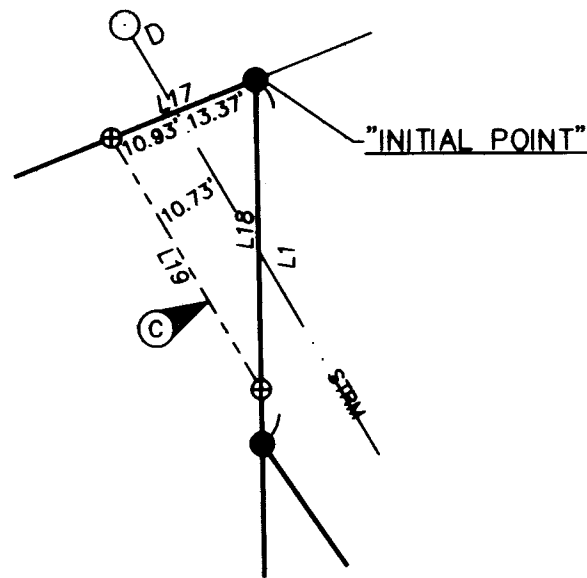
ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND THE 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.

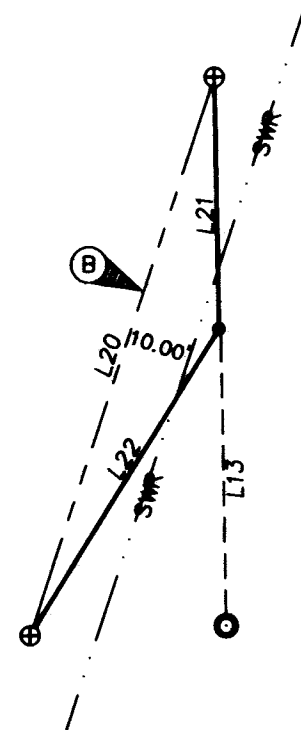
DATED THIS 5<sup>th</sup> DAY OF May 2016.

*[Signature]*  
COUNTY ASSESSOR  
*[Signature]*  
COUNTY TAX COLLECTOR

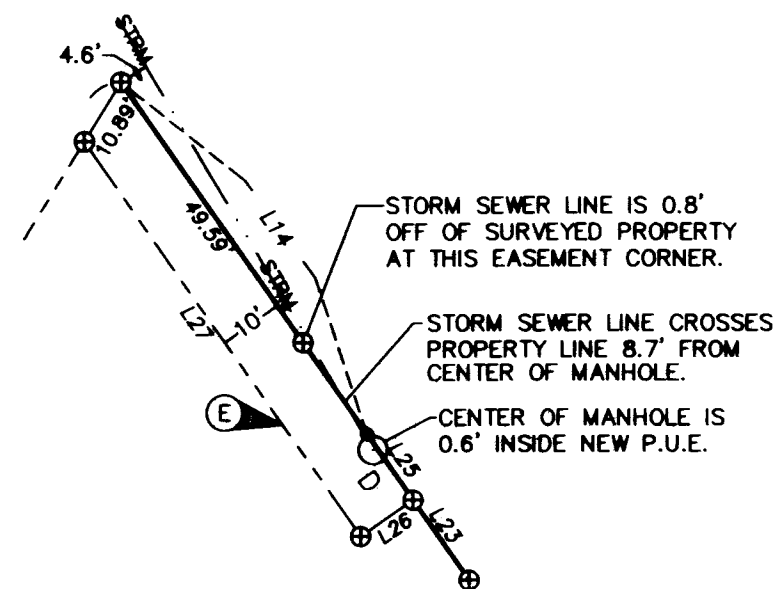
P.U.E. DETAIL 1"=30'



P.U.E. DETAIL 1"=30'



P.U.E. DETAIL 1"=30'



OWNERS DECLARATION

SWENSON LLC, OWNER OF THE PROPERTY AFFECTED BY THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "SWENSON" REPLAT, A REPLAT OF LOTS 14, 15, 16, & 17, HAZEL ADDITION TO THE CITY OF PENDLETON, AND OTHER LANDS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, AND THAT IT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. FURTHERMORE, SWENSON LLC, ACKNOWLEDGES THE CREATION OF THE NEW PUBLIC INGRESS-EGRESS AND UTILITY EASEMENT AS SHOWN ON THIS REPLAT.

*[Signature]*  
JAMES D. SWENSON, MEMBER

ACKNOWLEDGMENT  
STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2

DAY OF May 2016  
BY JAMES D. SWENSON

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-14-16  
MY COMMISSION NUMBER: 471536

SURVEYORS CERTIFICATE & NARRATIVE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, & THE CITY OF PENDLETON & UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING "SWENSON REPLAT".

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LECIA TPC 803 TOTAL STATION AND TRIMBLE R8 GPS RECEIVER CONNECTED TO THE OREGON REAL TIME GPS NETWORK. CONTROLLING MONUMENT TIES AND CORNER SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS. I HOLD SURVEY NO. 12-30-C AS THE BASIS FOR THIS REPLAT SURVEY. SEE NOTE BELOW LEGEND ON SHEET 1 OF THIS REPLAT, ALONG WITH SAID SURVEY FOR FURTHER INFORMATION.

REAL PROPERTY DESCRIPTION:

DESCRIPTIONS FROM WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005-4840657, UMATILLA COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS:

TRACT IV, TRACT V, TRACT VI, AND TRACT VII.

*[Signature]*  
JASON M. WELLS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/16

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JASON M. WELLS, PLS

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/20/16  
Rec'd By: CT  
No.: 16-060-B

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UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON May 13, 2016  
at 3:19 o'clock Pm., in the record of  
PLATS of said County.  
BOOK 16 PAGE 28 Slide

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78 No. 2016-6430396

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

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