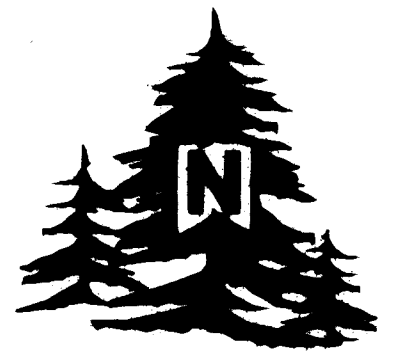


MORENO REPLAT

A REPLAT OF LOT 5, & PORTIONS OF LOTS 6 & 7, BLOCK I, SOUTH PENDLETON LADOW'S ADD., AND PORTIONS OF LOTS 7, 8, 9, & 10, BLOCK I, RESERVE ADD., TO PENDLETON. LOCATED IN THE NW1/4 OF NW1/4 SEC. 11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON. APRIL, 2016



SCALE: 1"=50 FEET



"BASIS OF BEARINGS". RECORD OF SURVEY NO. 07-270-B. COMMON DIMENSIONS ON THIS SURVEY ARE IDENTICAL WITH SURVEY NO. 07-270-B.

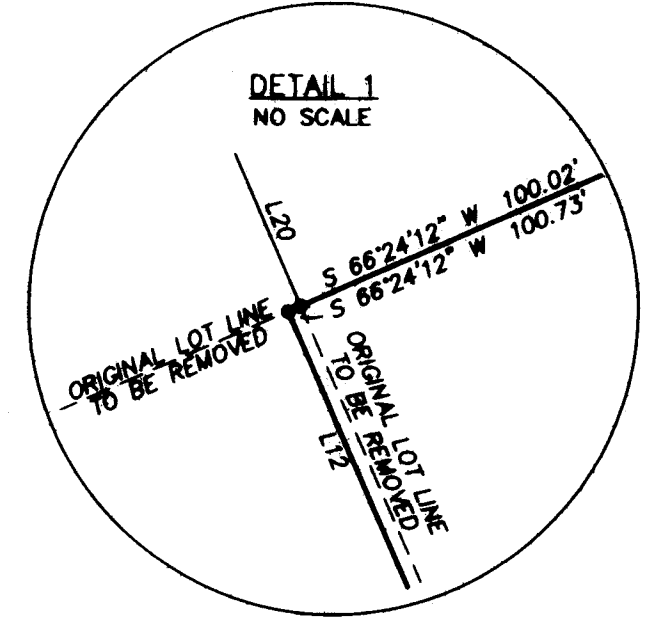
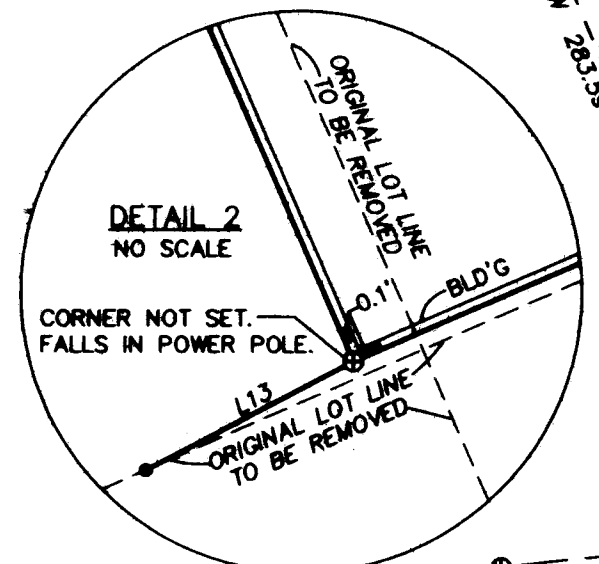
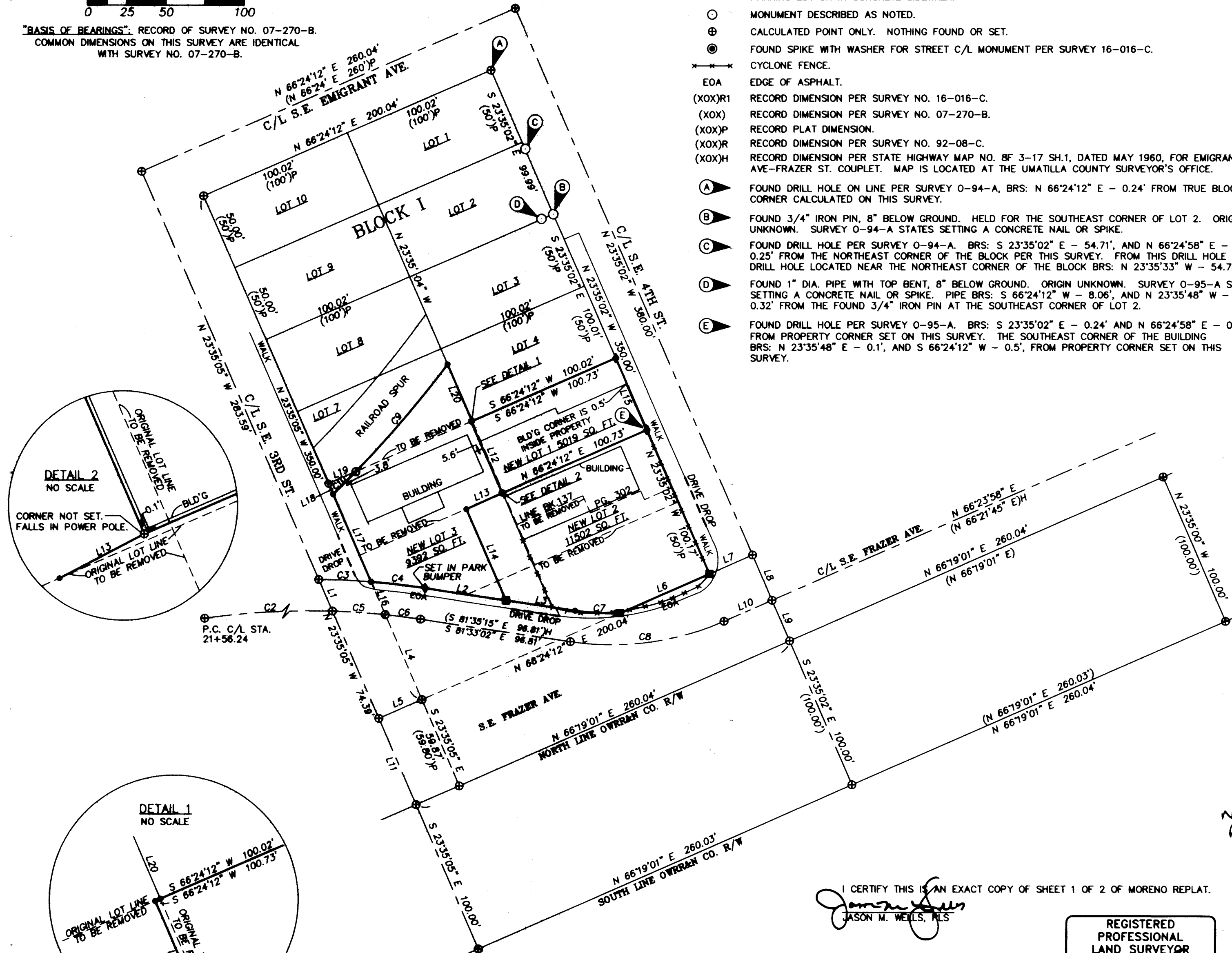
LEGEND

- ◆ SET 3/4" BRASS WASHER STAMPED "PLS 54657" IN LEAD PLUG IN DRILL HOLE IN CONCRETE.
- SET 5/8"x24" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- SET 2"x1/4" MAGNAIL WITH 1 1/2" ALUMINUM WASHER STAMPED "WELLS SURVEYING" IN ASPHALT PARKING LOT OR IN CONCRETE SIDEWALK.
- MONUMENT DESCRIBED AS NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- ⊙ FOUND SPIKE WITH WASHER FOR STREET C/L MONUMENT PER SURVEY 16-016-C.
- *** CYCLONE FENCE.
- EOA EDGE OF ASPHALT.
- (XOX)R1 RECORD DIMENSION PER SURVEY NO. 16-016-C.
- (XOX) RECORD DIMENSION PER SURVEY NO. 07-270-B.
- (XOX)P RECORD PLAT DIMENSION.
- (XOX)R RECORD DIMENSION PER SURVEY NO. 92-08-C.
- (XOX)H RECORD DIMENSION PER STATE HIGHWAY MAP NO. 8F 3-17 SH.1, DATED MAY 1960, FOR EMIGRANT AVE-FRAZER ST. COUPLER. MAP IS LOCATED AT THE UMATILLA COUNTY SURVEYOR'S OFFICE.
- ▲ FOUND DRILL HOLE ON LINE PER SURVEY 0-94-A, BRS: N 66°24'12" E - 0.24' FROM TRUE BLOCK CORNER CALCULATED ON THIS SURVEY.
- ▲ FOUND 3/4" IRON PIN, 8" BELOW GROUND. HELD FOR THE SOUTHEAST CORNER OF LOT 2. ORIGIN UNKNOWN. SURVEY 0-94-A STATES SETTING A CONCRETE NAIL OR SPIKE.
- ▲ FOUND DRILL HOLE PER SURVEY 0-94-A. BRS: S 23°35'02" E - 54.71', AND N 66°24'58" E - 0.25' FROM THE NORTHEAST CORNER OF THE BLOCK PER THIS SURVEY. FROM THIS DRILL HOLE THE DRILL HOLE LOCATED NEAR THE NORTHEAST CORNER OF THE BLOCK BRS: N 23°35'33" W - 54.70'.
- ▲ FOUND 1" DIA. PIPE WITH TOP BENT, 8" BELOW GROUND. ORIGIN UNKNOWN. SURVEY 0-95-A STATES SETTING A CONCRETE NAIL OR SPIKE. PIPE BRS: S 66°24'12" W - 8.06', AND N 23°35'48" W - 0.32' FROM THE FOUND 3/4" IRON PIN AT THE SOUTHEAST CORNER OF LOT 2.
- ▲ FOUND DRILL HOLE PER SURVEY 0-95-A. BRS: S 23°35'02" E - 0.24' AND N 66°24'58" E - 0.27' FROM PROPERTY CORNER SET ON THIS SURVEY. THE SOUTHEAST CORNER OF THE BUILDING BRS: N 23°35'48" E - 0.1', AND S 66°24'12" W - 0.5', FROM PROPERTY CORNER SET ON THIS SURVEY.

LINE NO.	BEARING	DISTANCE
L1	N 23°35'05" W	22.02'
L2	S 81°33'02" E	52.15'
L3	S 81°33'02" E	44.66'
L4	S 23°35'05" E	58.91'
L5	N 66°24'12" E	30.00'
L6	N 66°24'12" E	62.38'
L7	N 66°24'12" E	30.00'
L8	S 23°35'02" E	31.32'
L9	S 23°35'02" E	28.21'
L10	N 66°23'58" E	33.44'
L11	S 23°35'05" E	59.92'
L12	S 23°35'04" E	49.83'
L13	S 66°00'10" W	25.00'
L14	S 23°35'48" E	63.38'
L15	N 23°35'02" W	49.83'
L16	N 23°35'05" W	22.79'
L17	N 23°35'05" W	60.76'
L18	N 23°35'05" W	7.54'
L19	N 66°24'12" E	19.10'
L20	N 23°35'04" W	39.26'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	24°11'51"	497.46'	210.09'	208.53'	N 78°29'44" E
C2	25°16'47"	477.46'	210.66'	208.96'	N 79°02'11" E
C3	3°50'54"	497.46'	33.41'	33.41'	S 87°28'54" E
C4	4°00'25"	497.46'	34.79'	34.78'	S 83°33'14" E
C5	4°03'06"	477.46'	33.76'	33.76'	S 86°17'52" E
C6	2°43'17"	477.46'	22.68'	22.68'	S 82°54'41" E
C7	10°18'06"	159.05'	28.60'	28.56'	N 86°42'05" W
C8	32°03'00"	179.05'	100.16'	98.86'	S 82°25'28" W
C9	7°03'09"	731.20'	90.00'	89.95'	S 40°31'26" W
C10	1°36'33"	731.20'	20.54'	20.54'	S 44°51'17" W



RECEIVED BY
Umatilla County Surveyor
Date: 1/6/17
No. Book By: 17-003-B
Re'd by: CT

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 5, 2017
at 9:04 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE
16 34
OFFICE OF COUNTY RECORDS
By: ...David A. Stuvland...Records Officer
Fees \$ 78.00 No. 2017-6530185

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

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: 16-1592

PROJECT: \MORENO REPLAT
MORENO REPLAT
A REPLAT OF LOT 5, & PORTIONS OF LOTS 6 & 7, BLOCK I, SOUTH PENDLETON LADOW'S ADD., & PORTIONS OF LOTS 7, 8, 9, & 10, BLOCK I RESERVE ADD., TO PENDLETON. LOCATED IN THE NW1/4 OF NW1/4 SEC. 11, T2N, R32E, W.M., UMATILLA COUNTY, OR.

MORENO REPLAT

A REPLAT OF LOT 5, & PORTIONS OF LOTS 6 & 7, BLOCK I, SOUTH PENDLETON LADOW'S ADD., AND PORTIONS OF LOTS 7, 8, 9, & 10, BLOCK I, RESERVE ADD., TO PENDLETON. LOCATED IN THE NW1/4 OF NW1/4 SEC. 11, T2N, R32E, W.M., UMATILLA COUNTY, OREGON. APRIL, 2016

APPROVALS

CITY OF PENDLETON PLANNER
THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

30 DAY OF June 2016.
[Signature]
PENDLETON CITY PLANNER

CITY OF PENDLETON SURVEYOR
THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

29 DAY OF June 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 1 DAY OF July 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 4 DAY OF January 2017
[Signature]
CHAIRPERSON
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER

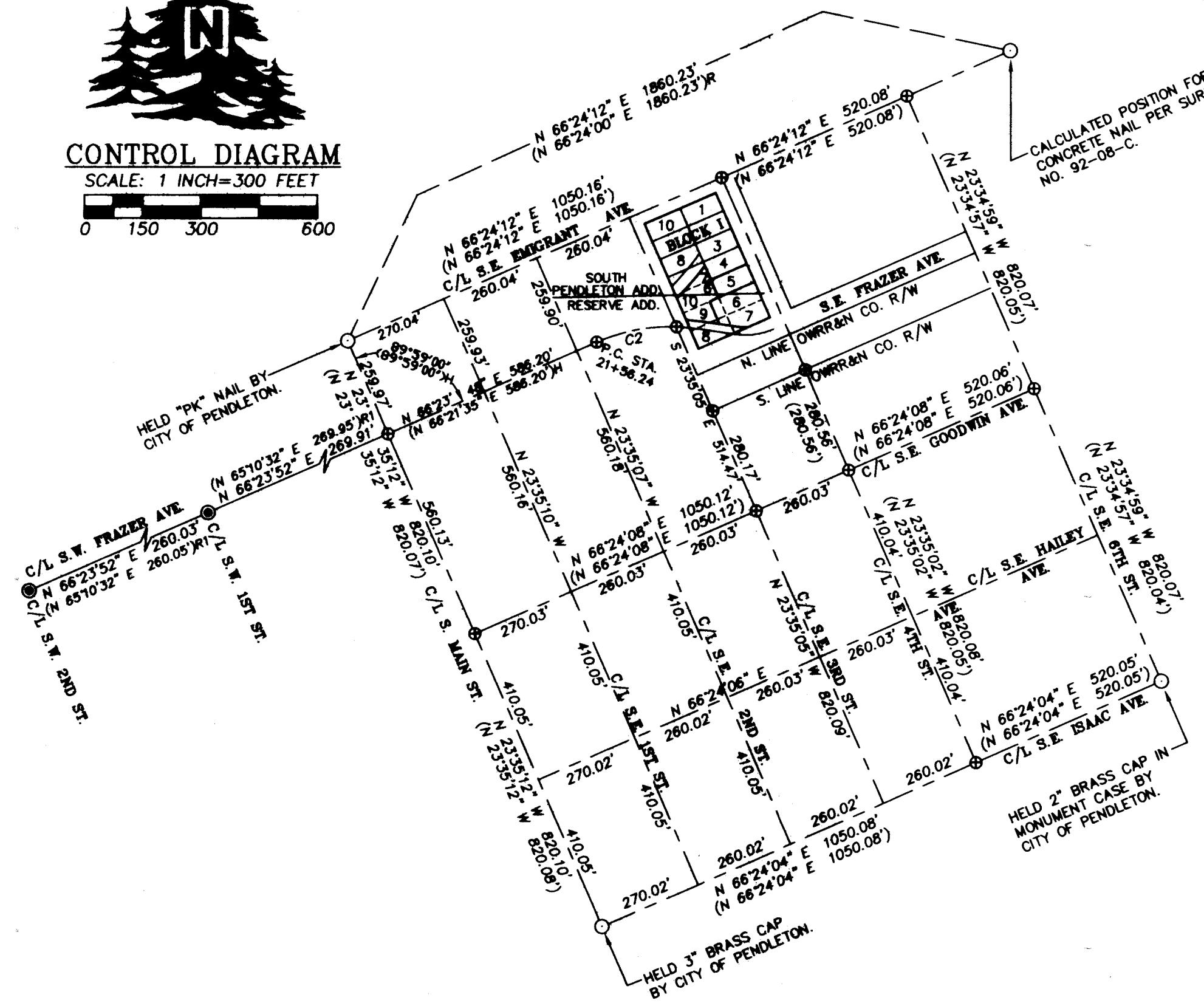
ASSESSOR & TAX COLLECTOR

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 3 DAY OF January 2017
[Signature]
COUNTY ASSESSOR
[Signature]
COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 5, 2017
at 9:04 o'clock Am., in the record of PLATS of said County.
BOOK 16 PAGE 34
OFFICE OF COUNTY RECORDS
By: ...David A. Stuvland...Records Officer
Fees \$ 78.00 No. 2017-6530185



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 "MORENO REPLAT".

ALL MONUMENTS FOUND AND HELD ARE NOTED. THE BLOCKS WERE PREVIOUSLY BROKEN DOWN IN SURVEY 07-270-B. THE CENTERLINE ALIGNMENT OF RELOCATED FRAZER AVE. WAS FOUND HOLDING THE RECORD ANGLE FROM MAIN STREET AS SHOWN, AND HOLDING RECORD DISTANCES AND CURVE DATA FROM SAID HIGHWAY MAP. THE CENTERLINE ALIGNMENT DOES NOT DICTATE THE ROAD RIGHT OF WAYS. THE SOUTHERLY RIGHT OF WAY LINE OF FRAZER AVE. IS THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON WASHINGTON RAILROAD AS SHOWN ON THE ORIGINAL PLAT OF RESERVE ADDITION. THE NORTHERLY RIGHT OF WAY WAS FOUND BY HOLDING THE CENTERLINE OF EMIGRANT AVE. AND OFFSETTING THE RECORD DIMENSION FOR HALF THE STREET WIDTH AND THE RECORD DIMENSION OF 350 FEET FOR 7 LOTS AT 50 FEET WIDE. SEVERAL MONUMENTS FROM SURVEY NO. 0-94-A WERE FOUND AS SHOWN. THESE MONUMENTS FIT NORTH-SOUTH AS THEY WERE SET HOLDING EMIGRANT AVE. CENTERLINE. THEY ARE OFF EAST-WEST AS SHOWN. THIS IS BECAUSE SAID SURVEY STARTED AT THE POSITION OF THE CONCRETE NAIL AT 7TH STREET AND WORKED WESTERLY HOLDING THE RECORD BLOCK DISTANCES. AS SHOWN THERE IS A 0.23' EXCESS IN DISTANCE ALONG EMIGRANT STREET WHICH ACCOUNTS FOR THE ERROR. ALSO, THE DISTANCE MEASUREMENTS AT THE TIME WERE OBVIOUSLY NOT AS PRECISE AS THEY ARE AT THIS DATE.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LECIA TPC 803 TOTAL STATION. CONTROLLING MONUMENT TIES AND CORNER SETS WERE VERIFIED BY DOUBLE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

DESCRIPTIONS FROM QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2012-5980010, AND WARRANTY DEED RECORDED AS INSTRUMENT NO. 2016-6390635, UMATILLA COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS:
LOT 5, BLOCK I, SOUTH ADDITION TO THE CITY OF PENDLETON, AND THOSE TRACTS OF LAND DESCRIBED IN EXHIBIT A, WARRANTY DEED RECORDED AS INSTRUMENT NO. 2016-6390635, UMATILLA COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

OWNERS DECLARATION

WE, JESMIKA MORENO, AND LEDBETTER HOLDINGS LLC, OWNERS OF THE PROPERTY AFFECTED BY THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "MORENO" REPLAT. A REPLAT OF LOTS 5, AND PORTIONS OF LOTS 6 AND 7, SOUTH PENDLETON LADOW'S ADDITION, AND PORTIONS OF LOTS 7, 8, 9, AND 10, BLOCK I, RESERVE ADDITION TO PENDLETON, AND THAT IT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

[Signature]
ANTHONY J. MORENO
POWER OF ATTORNEY FOR JESMIKA MORENO

[Signature]
MICHAEL L. LEDBETTER, MEMBER

[Signature]
LYLE L. LEDBETTER, MEMBER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29
DAY OF June 2016
BY JESMIKA MORENO
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29
DAY OF June 2016
BY MICHAEL L. LEDBETTER
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29
DAY OF June 2016
BY LYLE L. LEDBETTER
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

RECEIVED BY
Umatilla County Surveyor
Date: 1/6/17
Rec'd By: ct
No.: 17-003-8

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF MORENO REPLAT.
[Signature]
JASON M. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
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PHONE: (541) 276-6362

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