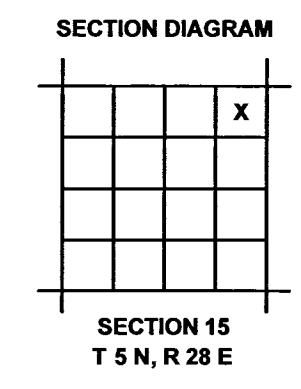


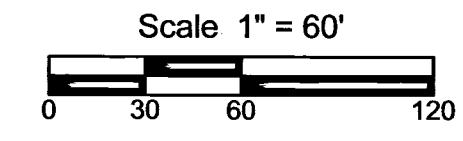
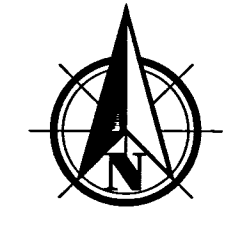
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 PAUL W.P. TOMKINS, PLS

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 05-29-2018 at 4:04 o'clock p. m., in the record of PLATS of said County. BOOK 16 PAGE 68 OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 80.00 No. 2018-6720513

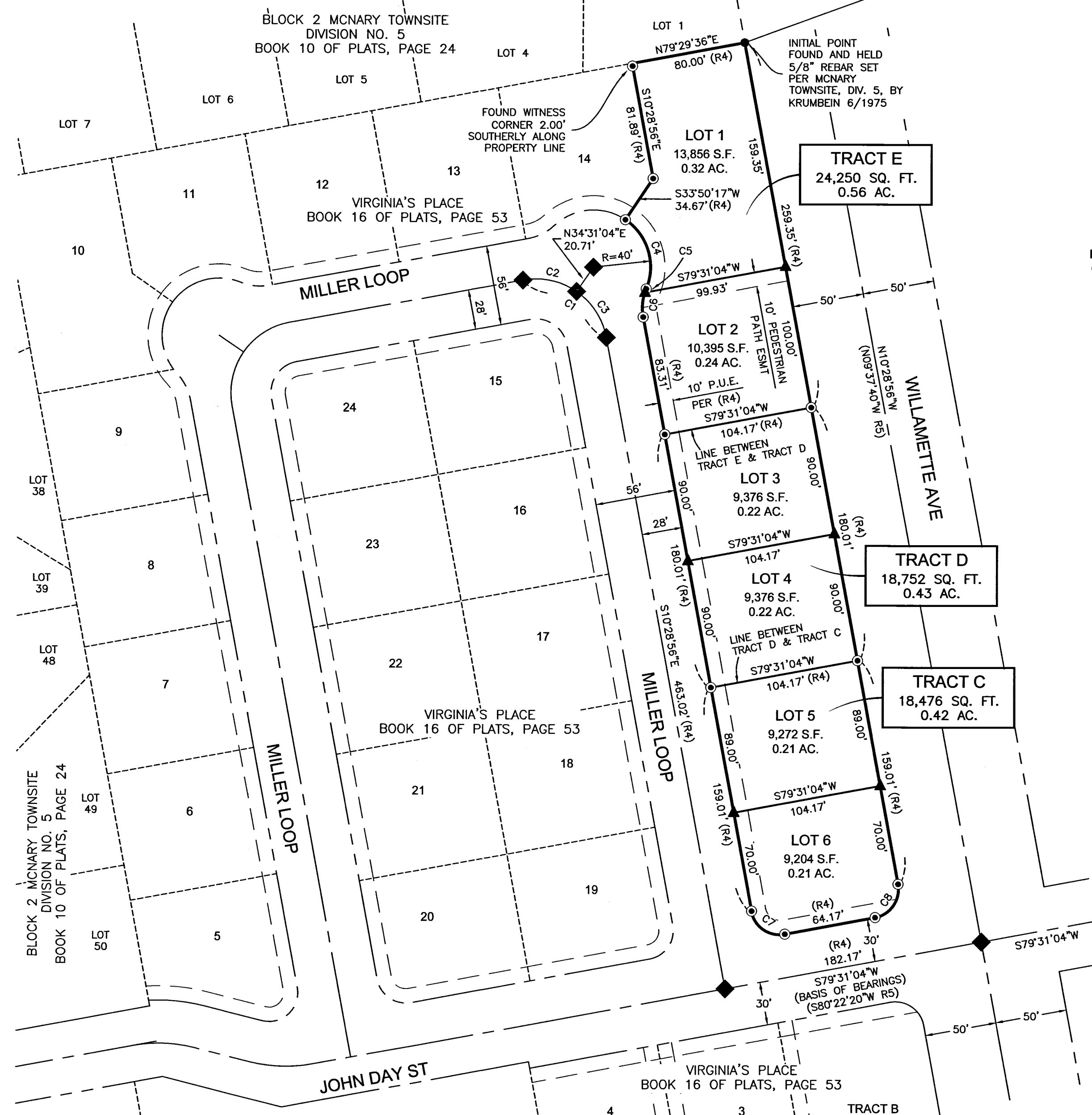
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54' (R4)	50.00'	90°00'00"	S55°28'56"E	70.71'
C2	39.27'	50.00'	45°00'00"	S77°58'56"E	38.27'
C3	39.27'	50.00'	45°00'00"	S32°58'56"E	38.27'
C4	54.83' (R4)	40.00'	78°32'22"	N16°53'31"W	50.64'
C5	2.67'	35.00'	4°22'20"	S20°11'30"W	2.67'
C6	17.40'	35.00'	28°29'16"	N03°45'42"E	17.22'
C7	31.42' (R4)	20.00'	90°00'00"	S55°28'56"E	28.29'
C8	31.42' (R4)	20.00'	90°00'00"	N34°31'04"E	28.29'



FOUND A 2 1/2" BRASS CAP IN CONCRETE FLUSH WITH THE SURFACE PER SURVEY H-210-A. N.E. CORNER OF SECTION 15.



BASIS OF BEARINGS
 BEARING OF S 79°31'04" W ALONG THE CENTERLINE OF JOHN DAY ST. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS.
 (A BEARING OF S 80°22'20" W IS LISTED ON PLAT (R5) FOR JOHN DAY ST.)



- SURVEY REFERENCES**
- (R1) HOUSING AUTHORITY SURVEY (02-188-C) BY FLOWERS
 - (R2) BOUNDARY LINE ADJUSTMENT SURVEY (03-328-B) BY EDWARDS
 - (R3) MCNARY TOWNSITE, DIVISION NO. 5 (BK. 10 OF PLATS, PG. 24) BY KRUMBEIN
 - (R4) VIRGINIA'S PLACE FINAL PLAT (17-127-B) BY TOMKINS
 - (R5) PLAT OF MCNARY COMPLEX (03-276-C) BY KRUMBEIN

- LEGEND**
- ▲ SET 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360"
 - ◆ FOUND 3" BRASS CAP IN CASE STAMPED "2360 2017" PER (R4)
 - FOUND 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360" PER (R4)
 - FOUND SURVEY MONUMENT / PROPERTY PIN AS NOTED
 - REPLAT BOUNDARY
 - - - RIGHT-OF-WAY BOUNDARY
 - · - · - RIGHT-OF-WAY CENTERLINE
 - NEW LOT LINE
 - · - · - EXISTING PROPERTY LINE
 - - - EASEMENT BOUNDARY

RECEIVED BY
 Umatilla County Surveyor
 Date: 6/1/18
 Rec'd By: CT
 No.: 18-046-B

REGISTERED PROFESSIONAL LAND SURVEYOR
 PAUL W.P. TOMKINS
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360
 RENEWS 06/30/2020
 May 14, 2018

SURVEYOR'S CERTIFICATE
 I, PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

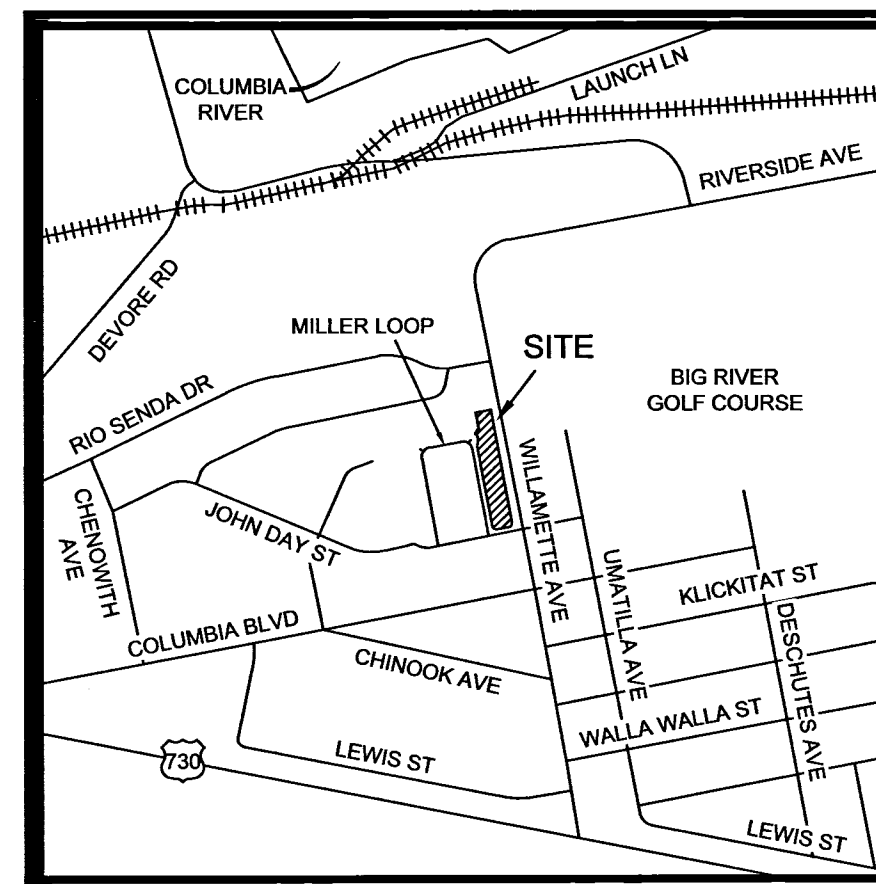
PAUL W.P. TOMKINS, P.L.S. 2360.

PBS
 PBS Engineering and Environmental Inc.
 400 Bradley Blvd, Ste 106
 Richland, WA 99352
 509.942.1600
 pbsusa.com

VIRGINIA'S PLACE II
REPLAT OF TRACTS C, D & E OF VIRGINIA'S PLACE
 LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Paul W.P. Tomkins
 PAUL W.P. TOMKINS, PLS

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 05-29-2018
 at 4:04 o'clock p. m., in the record of PLATS of said County.
 BOOK 16 PAGE 68
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 80.00 No. 2018-6720513



VICINITY MAP
 NOT TO SCALE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO REPLAT COMMERCIAL TRACTS C, D & E OF THE SUBDIVISION OF VIRGINIA'S PLACE, AS RECORDED IN BOOK 16 OF PLATS AT PAGE 53 AT THE OFFICE OF COUNTY RECORDS OF UMATILLA COUNTY, OREGON, INTO SIX RESIDENTIAL LOTS.

ALL BOUNDARY DIMENSIONS FOR SAID TRACTS C, D & E ARE OF RECORD PER SAID SUBDIVISION OF VIRGINIA'S PLACE.

THE INITIAL POINT FOR THIS REPLAT IS A FOUND 5/8" REBAR SET AT THE SOUTHEAST CORNER OF LOT 1 OF BLOCK 2 PER THE PLAT OF MCNARY TOWNSITE, DIVISION NO. 5, RECORDED IN BOOK 10 OF PLATS AT PAGE 24, RECORDS OF UMATILLA COUNTY, OREGON, BY KRUMBEIN IN JUNE 1975. SAID SOUTHEAST CORNER OF SAID LOT 1 IS COMMON WITH THE NORTHEAST CORNER OF LOT OF 1 OF THIS REPLAT AND LIES SOUTH 69°53'41" EAST A DISTANCE OF 926.97 FEET FROM A 2 1/2" BRASS CAP IN CONCRETE FLUSH WITH THE SURFACE, PER SURVEY H-210-A, WHICH MARKS THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM. MONUMENTS WERE VISITED IN DECEMBER 2016.

PLAT CERTIFICATE REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE PRELIMINARY TITLE REPORT, FILE No. 65420AM, DATED AUGUST 27, 2015 AT 7:30 AM. IN PREPARING THIS REPLAT, PBS ENGINEERING & ENVIRONMENTAL, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE REPLAT AND DISCLOSED BY THE REFERENCED AMERITITLE PRELIMINARY TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON AMERITITLE PRELIMINARY TITLE REPORT'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

OWNER/DEVELOPER

FASTRACK, INC.
 4803 CATALONIA DRIVE
 PASCO, WA 99301

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JARED FARIS, AUTHORIZED REPRESENTATIVE FOR FASTRACK, INC., OWNER OF TRACTS C, D & E HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "VIRGINIA'S PLACE II". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

TRACT C:
 TRACT C, VIRGINIA'S PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 16 OF PLATS, PAGE 53 RECORDS OF THE OFFICE OF COUNTY ROADS OF UMATILLA COUNTY, OREGON.

TRACT D:
 TRACT D, VIRGINIA'S PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 16 OF PLATS, PAGE 53 RECORDS OF THE OFFICE OF COUNTY ROADS OF UMATILLA COUNTY, OREGON.

TRACT E:
 TRACT E, VIRGINIA'S PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 16 OF PLATS, PAGE 53 RECORDS OF THE OFFICE OF COUNTY ROADS OF UMATILLA COUNTY, OREGON.

Jared Faris
 JARED FARIS, REPRESENTATIVE FOR FASTRACK, INC. 5-22-2018
 DATE

ACKNOWLEDGMENT

STATE OF Oregon
 COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARED FARIS, HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Cirenia Gutierrez
 NOTARY PUBLIC 5-22-2018
 DATE

MY APPOINTMENT EXPIRES 3-18-2022

RESIDING Hermiston



STATEMENTS OF WATER RIGHTS

1. THE LAND WITHIN THIS PROPOSED SUBDIVISION IS WITHIN THE BOUNDARIES OF THE OREGON WATER RIGHT NO. 24701, FOR THE PURPOSE OF INDUSTRIAL.
2. THE LAND WITHIN THIS PROPOSED SUBDIVISION IS PARTIALLY WITHIN THE BOUNDARIES OF OREGON WATER RIGHT 24162, FOR THE PURPOSE OF INDUSTRIAL AND DOMESTIC.
3. OREGON WATER NO. 38484, DOES NOT CONTAIN ENOUGH INFORMATION TO ACCURATELY LOCATE. THIS WATER RIGHT IS FOR 12 ACRES FOR THE PURPOSE OF IRRIGATION.

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. 673
[Signature] 5/23/18
 MAYOR OF THE CITY OF UMATILLA DATE

UMATILLA COUNTY SURVEYOR

THIS SUBDIVISION REPLAT IS HEREBY APPROVED THIS 25 DAY OF May, 2018
[Signature]
 UMATILLA COUNTY SURVEYOR DATE

UMATILLA COUNTY ASSESSORS

THIS SUBDIVISION REPLAT IS HEREBY APPROVED THIS 24th DAY OF MAY, 2018
[Signature]
 UMATILLA COUNTY ASSESSOR DATE

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT All TAXES FOR THE YEAR 2017 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.
[Signature] 05/24/18
 UMATILLA COUNTY TAX COLLECTOR DATE

UMATILLA COUNTY COMMISSIONERS

THIS SUBDIVISION REPLAT IS HEREBY APPROVED THIS 29 DAY OF May, 2018
[Signature] 5/24/18
 CHAIRMAN DATE
[Signature] 5/29/18
 COMMISSIONER DATE
[Signature] 5/29/18
 COMMISSIONER DATE

CLIENT: FASTRACK, INC.	PROJECT NO.: 4205	
SURVEYOR: PAUL W.P. TOMKINS	DATE: 05/11/2018	
CALC BY: ADM	DRAWN BY: ROP	SCALE: N/A
SECTION: 15	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>

PBS
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VIRGINIA'S PLACE II
REPLAT OF TRACTS C, D & E OF
VIRGINIA'S PLACE

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

RECEIVED BY
 Umatilla County Surveyor
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 No.: 18-046-B

REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360

RENEWS 06/30/2020
 May 19, 2018