

HAPPY CANYON REPLAT

A REPLAT OF LOTS 3 THROUGH 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND OTHER LANDS SITUATED IN THE SW/4 NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SHEET 1 OF 5

PLAT SHEET INDEX

SHEET 1 OF 5 - PLAT SHEET INDEX.

SHEET 2 OF 5 - ANNOTATION OF REPLAT LOTS 1, 2 & 3.

SHEET 3 OF 5 - ANNOTATION & LOCATION OF EXISTING EASEMENTS.

SHEET 4 OF 5 - ANNOTATION & LOCATION OF NEW EASEMENTS.

SHEET 4 OF 5 - APPROVALS, SURVEYORS CERTIFICATE & NARRATIVE & OWNERS DECLARATION & DEDICATION.

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded

ON October 6, 2015
at 4:19 o'clock Pm., in the record of
PLATS of said County.

BOOK PAGE Slide
16 15

OFFICE OF COUNTY RECORDS

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

Fees \$ 78.00 No. 2015-6350216

RECEIVED BY
Umatilla County Surveyor
Date: 10/8/2015
Rec'd By: G. Hensley
No.: 15-099-B

SHEET 1 OF 5

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 5 OF HAPPY CANYON REPLAT.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

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

DATE: 08-14 DR. BY: DMT
CK. BY: WRW NO: 14-1503

PROJECT: \CHCREPLAT1

HAPPY CANYON REPLAT

SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

HAPPY CANYON REPLAT

A REPLAT OF LOTS 3 THROUGH 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND OTHER LANDS SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SHEET 2 OF 5

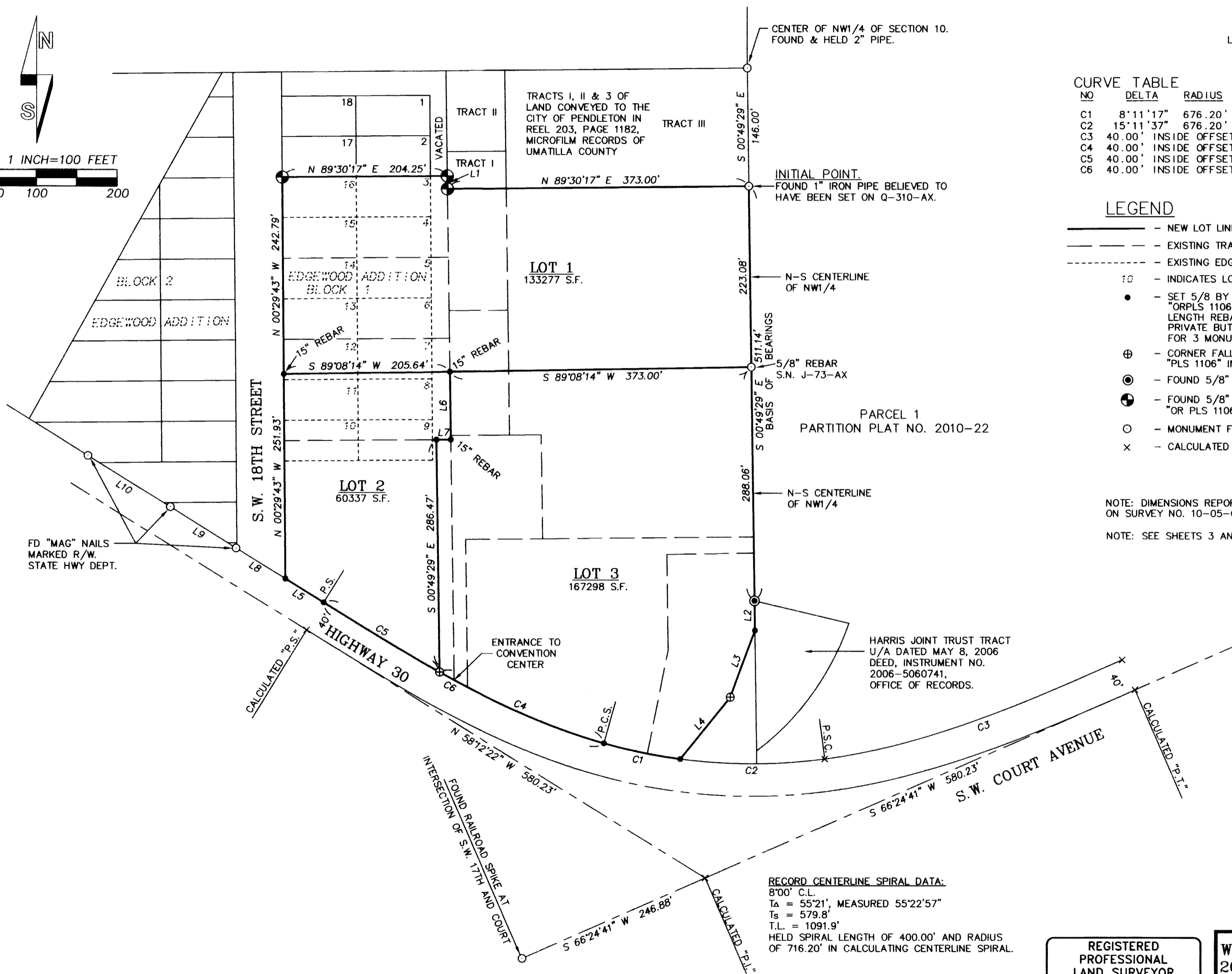
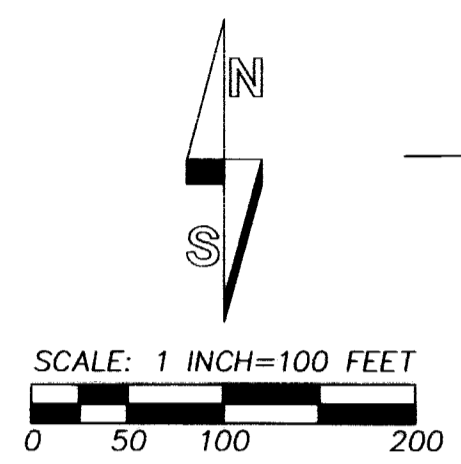
| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S 00°49'29" E | 16.00' |
| L2 | S 00°49'29" E | 36.70' |
| L3 | S 20°28'31" W | 87.43' |
| L4 | S 39°02'01" W | 98.07' |
| L5 | N 58°12'22" W | 55.89' |
| L6 | S 00°49'29" E | 83.53' |
| L7 | S 89°30'17" W | 17.84' |
| L8 | N 58°12'22" W | 71.85' |
| L9 | N 58°12'22" W | 95.89' |
| L10 | N 58°12'22" W | 119.70' |

| CURVE NO | DELTA | RADIUS | LENGTH | CHORD | CHORD BRG |
|----------|-----------|---------------|---------|---------|-----------------------------|
| C1 | 8°11'17" | 676.20' | 96.63' | 96.55' | S 78°18'04" E |
| C2 | 15°11'37" | 676.20' | 179.31' | 178.79' | S 89°59'30" E |
| C3 | 40.00' | INSIDE OFFSET | 388.84' | 387.51' | N 71°39'54" E OFFSET SPIRAL |
| C4 | 40.00' | INSIDE OFFSET | 221.77' | 221.29' | S 66°42'33" E OFFSET SPIRAL |
| C5 | 40.00' | INSIDE OFFSET | 167.06' | 167.05' | S 59°09'11" E OFFSET SPIRAL |
| C6 | 40.00' | INSIDE OFFSET | 388.84' | 387.51' | N 63°27'34" W OFFSET SPIRAL |

LEGEND

- — — — — NEW LOT LINES.
- — — — — EXISTING TRACT (TAX LOT) LINES TO EXTINGUISH BY THIS REPLAT.
- - - - - EXISTING EDGEWOOD SUBDIVISION LOT LINES TO EXTINGUISH BY THIS REPLAT.
- 10 — INDICATES LOT NUMBER IN BLOCK 1 OF EDGEWOOD ADDITION TO EXTINGUISH BY THIS REPLAT.
- — SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372". UNLESS OTHERWISE NOTED, 24" LENGTH REBARS WERE USED BECAUSE OF UNCERTAIN DEPTHS OF PRIVATE BUTIED UTILITIES. 15" REBARS WERE USED IN ASPHALT FOR 3 MONUMENTS AS DEPICTED.
- ⊕ — CORNER FALLS IN CONCRETE. SET 3/4" BRASS WASHER STAMPED "PLS 1106" IN LEAD FILLED DRILL HOLE WITH SCREW.
- ⊙ — FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. 99-245-B.
- ⊕ — FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM SURVEY NO. 10-77-C.
- — MONUMENT FOUND AS NOTED.
- x — CALCULATED POINT ONLY.

NOTE: DIMENSIONS REPORTED ON THIS SURVEY, WHICH ARE COMMON WITH THOSE REPORTED ON SURVEY NO. 10-05-C, 10-77-C & PARTITION PLAT NO. 2010-22 ARE IDENTICAL.
NOTE: SEE SHEETS 3 AND 4 OF 5 FOR EASEMENT DETAILS.



RECORD CENTERLINE SPIRAL DATA:
8'00" C.L.
T_A = 55°21', MEASURED 55°22'57"
T_S = 579.8'
T.L. = 1091.9'
HELD SPIRAL LENGTH OF 400.00' AND RADIUS OF 716.20' IN CALCULATING CENTERLINE SPIRAL.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 5 OF HAPPY CANYON REPLAT.
William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/16

RECEIVED BY
Umatilla County Surveyor
Date: 10/8/2015
Rec'd By: G. Nensley
No.: 15-099-B

SHEET 2 OF 5
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

| | | | |
|---------|-------|---------|---------|
| DATE: | 08-14 | DR. BY: | DMT |
| CK. BY: | WRW | NO: | 14-1503 |

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON, COUNTY OF UMATILLA } ss
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ON October 6, 2015
at 4:19 o'clock Pm., in the record of PLATS of said County.
BOOK PAGE Slide
16 15
OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2015-6350216

PROJECT: \CHCREPLAT2
HAPPY CANYON REPLAT
SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

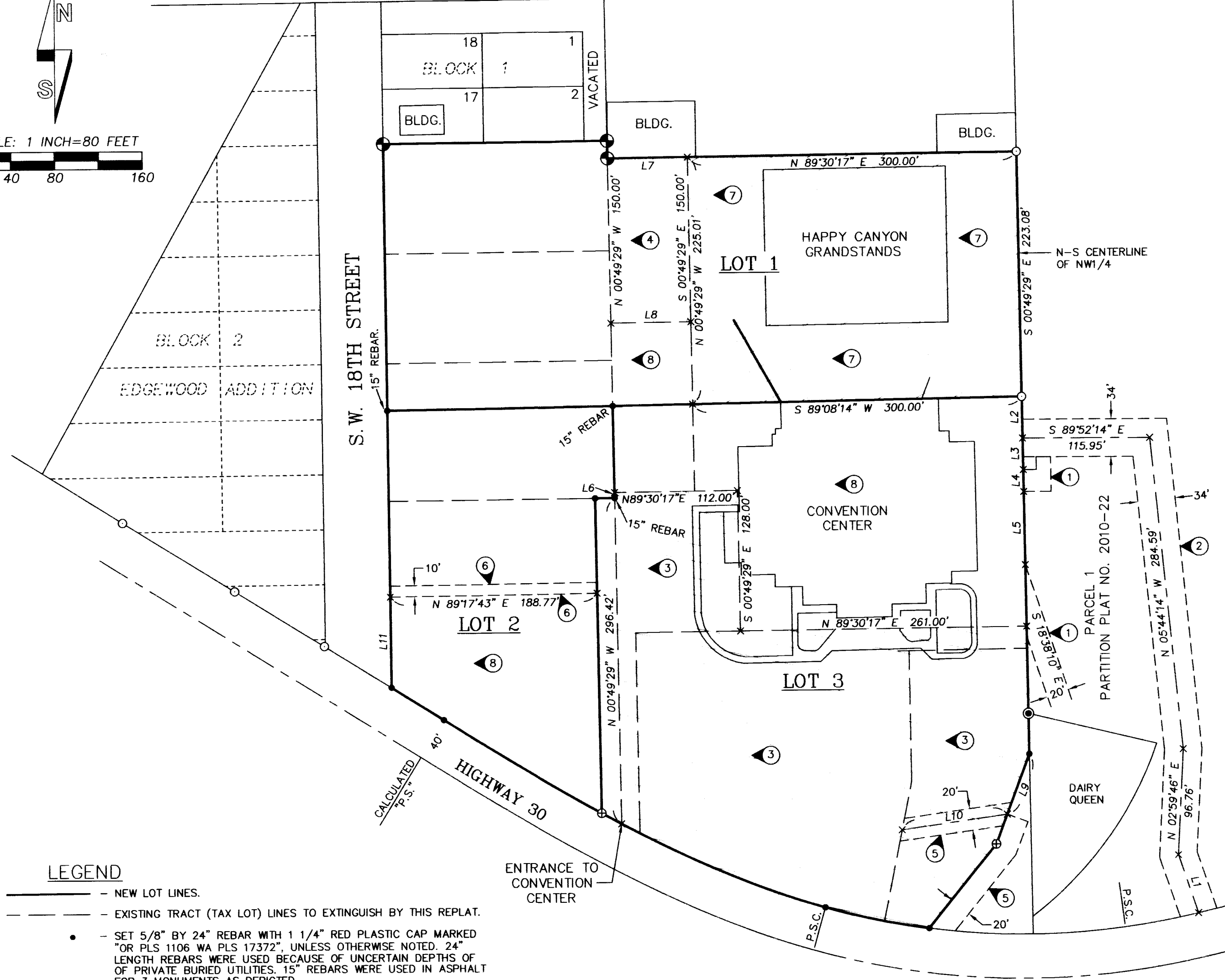
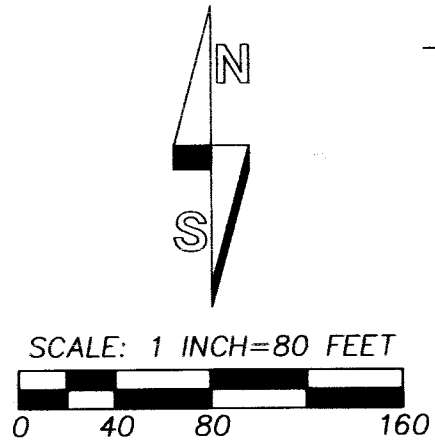
HAPPY CANYON REPLAT

A REPLAT OF LOTS 3 THROUGH 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND OTHER LANDS SITUATED IN THE SW1/4 NW1/4 OF SECTION 10 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SHEET 3 OF 5

EXISTING EASEMENT NOTES:

- ① EXISTING PUBLIC UTILITY EASEMENT CREATED ON PARTITION PLAT NO. 2010-22 (CITY-ROUND-UP PARTITION).
- ② EXISTING 34' INGRESS-EGRESS EASEMENT TO THE OLD PENDLETON ARMORY, (NOW CONVENTION CENTER), CREATED BY DEED RECORDED AT BOOK 219, PAGE 173, DEED RECORDS. THIS EASEMENT WAS EXPANDED TO INCLUDE A PUBLIC UTILITY EASEMENT ON PARTITION PLAT NO. 2010-22. LOCATION HATCHED
- ③ EXISTING PERMANENT INGRESS-EGRESS EASEMENT GRANTED TO HAPPY CANYON COMPANY, INC., BY THE STATE OF OREGON MILITARY DEPARTMENT BY DEED AND EASEMENT RECORDED AT REEL 28, PAGE 159, MICROFILM RECORDS. []
- ④ AREA SUBJECT TO AN UNRECORDED EASEMENT TO THE CITY OF PENDLETON FOR A "PIPE LINE". BOOK 237, PAGE 398, DEED RECORDS. []
- ⑤ EXISTING 20' UTILITY EASEMENT FOR SANITARY SEWER AND OTHER UTILITY LINES GRANTED TO THE CITY OF PENDLETON. BOOK 337, PAGE 216, DEED RECORDS.
- ⑥ EXISTING 10' NATURAL GAS LINE EASEMENT GRANTED TO CASCADE NATURAL GAS CORPORATION. BOOK 341, PAGE 161, DEED RECORDS. EASEMENT REVISED TO BE CENTERED ON GAS LINE AS LOCATED AND TO TERMINATE ON EAST LINE OF LOT 2.
- ⑦ THE AREA OVER AND AROUND THE HAPPY CANYON GRANDSTANDS IS SUBJECT TO A RESERVED EASEMENT FOR THE PURPOSES OF INGRESS-EGRESS TO THE ADJOINING PROPERTY FOR ALL MODES OF TRANSPORTATION FOR THE PURPOSE OF MAINTAINING THE PENDLETON MEMORIAL ARMORY, AND FOR THE SUPPORTING SEWER AND RAIN DRAINS, COLD WATER SUPPLY, DRY WELLS LOCATED IN AND UPON SAID TRACT OF LAND, AND FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE EXISTING AND FUTURE UTILITIES. SAID EASEMENT RESERVED IN DEED, REEL 28, PAGE 159, MICROFILM RECORDS. LOCATION HATCHED
- ⑧ ALL OF THE REPLAT AREA IS SUBJECT TO A "BLANKET" TYPE EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY IN BOOK 76, PAGE 184, DEED RECORDS.



| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | N 18°51'14" W | 55.98' |
| L2 | S 00°49'29" E | 37.67' |
| L3 | S 00°49'29" E | 28.50' |
| L4 | S 00°49'29" E | 20.00' |
| L5 | S 00°49'29" E | 66.61' |
| L6 | N 00°49'29" W | 5.01' |
| L7 | N 89°30'17" E | 73.00' |
| L8 | N 89°30'17" W | 73.00' |
| L9 | S 20°28'31" W | 58.43' |
| L10 | S 81°55'00" W | 98.27' |
| L11 | N 00°29'43" W | 82.56' |

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/8/2015
 Rec'd By: G.Nensley
 No.: 15-099-B

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON October 6, 2015
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 BOOK 16 PAGE 15 Slide
OFFICE OF COUNTY RECORDS
 By: ...Steve Churchill...Records Officer
 Fees \$ 78.00 No. 2015-6350216

- LEGEND**
- NEW LOT LINES.
 - - - - - EXISTING TRACT (TAX LOT) LINES TO EXTINGUISH BY THIS REPLAT.
 - - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED. 24" LENGTH REBARS WERE USED BECAUSE OF UNCERTAIN DEPTHS OF PRIVATE BURIED UTILITIES. 15" REBARS WERE USED IN ASPHALT FOR 3 MONUMENTS AS DEPICTED.
 - ⊕ - CORNER FALLS IN CONCRETE. SET 3/4" BRASS WASHER STAMPED "PLS 1106" IN LEAD FILLED DRILL HOLE WITH SCREW.
 - ⊙ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY 99-245-B.
 - ⊙ - FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM SURVEY NO. 10-77-C.
 - - MONUMENT FOUND AS NOTED ON SHEET 2 OF 5.
 - x - CALCULATED POINT ONLY.
 - - - - - EXISTING EASEMENT LINE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/16

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 3 OF 5 OF HAPPY CANYON REPLAT
Will R. Wells
 WILLIAM R. WELLS, PLS

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 08-14 DR. BY: DMT
 CK. BY: WRW NO: 14-1503

SHEET 3 OF 5

PROJECT: \CHCREPLAT3
 HAPPY CANYON REPLAT
 SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

HAPPY CANYON REPLAT

A REPLAT OF LOTS 3 THROUGH 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND OTHER LANDS SITUATED IN THE SW1/4 NW1/4 OF SECTION 10 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

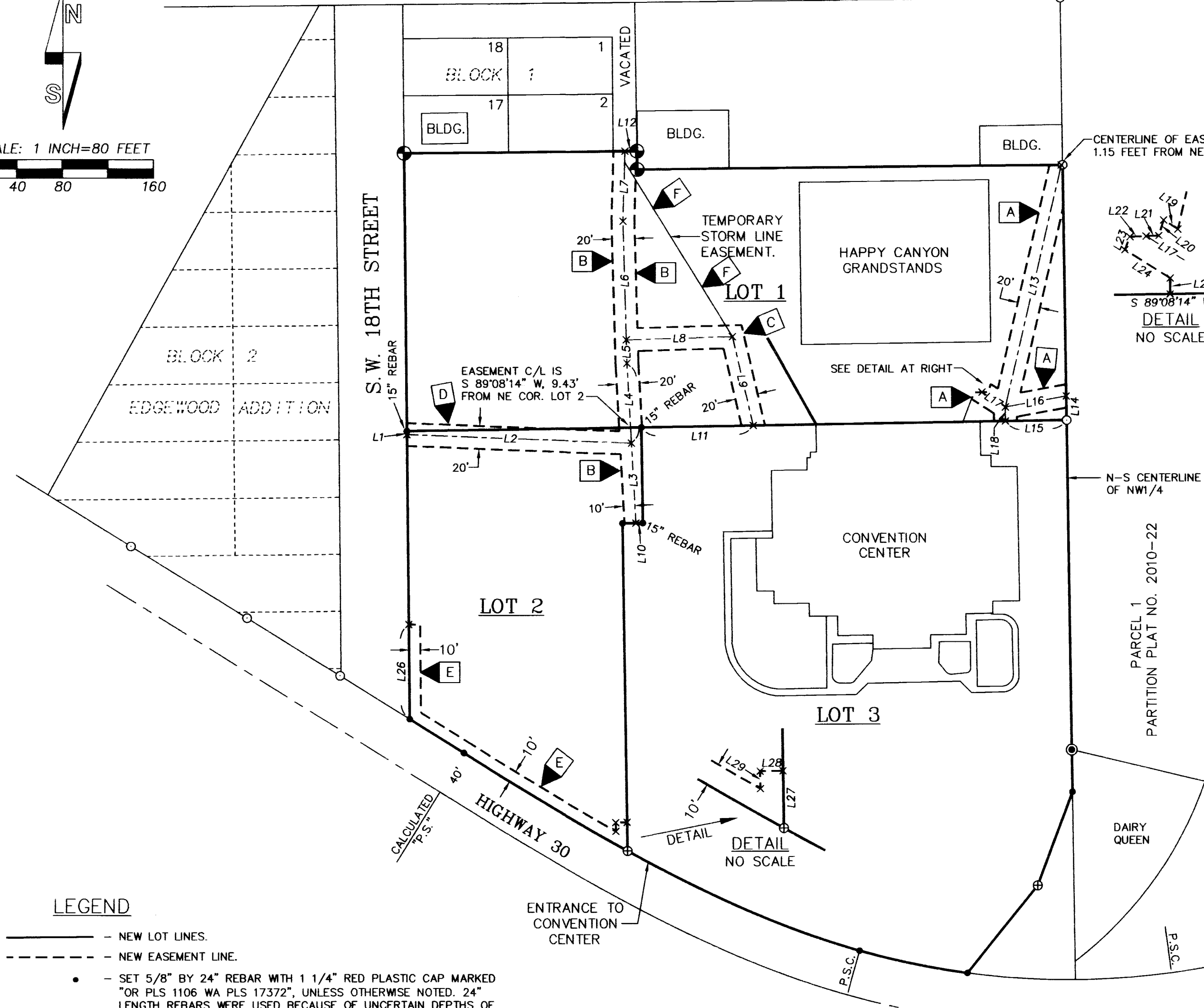
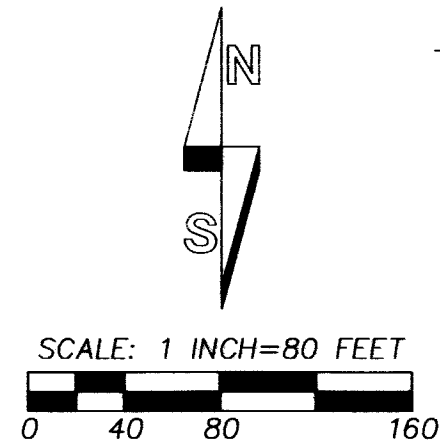
SHEET 4 OF 5

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S 00°29'43" E | 3.04' |
| L2 | S 87°47'59" E | 197.04' |
| L3 | S 03°06'32" E | 69.98' |
| L4 | N 03°06'32" W | 69.84' |
| L5 | N 01°32'56" W | 20.40' |
| L6 | N 01°32'56" W | 103.82' |
| L7 | N 01°42'24" E | 61.17' |
| L8 | N 88°27'04" E | 93.14' |
| L9 | S 13°06'59" E | 79.54' |
| L10 | S 89°30'17" W | 6.10' |
| L11 | N 89°08'14" E | 98.13' |
| L12 | S 89°30'18" W | 10.54' |
| L13 | S 13°07'49" W | 217.25' |
| L14 | N 00°49'29" W | 20.96' |
| L15 | S 89°08'14" W | 53.70' |
| L16 | N 79°55'53" E | 54.24' |
| L17 | N 57°44'12" W | 24.22' |
| L18 | S 00°05'44" E | 12.29' |
| L19 | N 57°44'12" W | 7.47' |
| L20 | S 16°40'47" W | 7.12' |
| L21 | S 87°54'52" W | 5.57' |
| L22 | S 87°54'52" W | 7.12' |
| L23 | S 20°56'59" W | 6.10' |
| L24 | S 57°44'12" E | 23.40' |
| L25 | S 00°05'44" E | 6.96' |
| L26 | N 00°29'43" W | 82.56' |
| L27 | N 00°49'29" W | 25.03' |
| L28 | S 89°10'31" W | 10.00' |
| L29 | S 00°49'29" E | 7.70' |

RECEIVED BY
Umatilla County Surveyor
Date: 10/8/2015
Rec'd By: G. Nensley
No.: 15-099-B

NEW EASEMENT NOTES:

- ▲ A NEW 20' UTILITY EASEMENT (STORM DRAIN LINE).
- ▲ B NEW 20' UTILITY EASEMENT (STORM DRAIN LINE & BURIED POWER). EASEMENT B DOES NOT EXTEND INTO LOT 3.
- ▲ C NEW 20' UTILITY EASEMENT (STORM DRAIN LINE).
- ▲ D NEW 20' UTILITY EASEMENT (BURIED POWER LINE & STORM DRAIN).
- ▲ E NEW 10' UTILITY EASEMENT (BURIED POWER, OVERHEAD POWER, COMMUNICATION LINES AND SIGN).
- ▲ F "TEMPORARY" EASEMENT FOR EXISTING STORM DRAIN LINE. AN EXISTING STORM DRAIN LINE EXISTS IN THIS LOCATION. IN THE EVENT THIS LINE NEEDS TO BE REPLACED IN THE FUTURE, IT SHALL BE RELOCATED TOTALLY WITHIN EASEMENT "C" AND "B" AT THE EXPENSE OF THE OWNER OF LOT 1. SEE OWNERS DECLARATION & DEDICATION, SHEET 5 OF 5.



LEGEND

- NEW LOT LINES.
- - - NEW EASEMENT LINE.
- SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED. 24" LENGTH REBARS WERE USED BECAUSE OF UNCERTAIN DEPTHS OF PRIVATE BURIED UTILITIES. 15" REBARS WERE USED IN ASPHALT FOR 3 MONUMENTS AS DEPICTED.
- ⊕ CORNER FALLS IN CONCRETE. SET 3/4" BRASS WASHER STAMPED "PLS 1106" IN LEAD FILLED DRILL HOLE WITH SCREW.
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY 99-245-B.
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- MONUMENT FOUND AS NOTED ON SHEET 2 OF 5.
- x CALCULATED POINT ONLY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
WILLIAM R. WELLS
1106
RENEWS 6/30/16

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 4 OF 5 OF HAPPY CANYON REPLAT

Will. R. Wells
WILLIAM R. WELLS, PLS

SHEET 4 OF 5

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

DATE: 08-14 DR. BY: DMT
CK. BY: WRW NO: 14-1503

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BOOK PAGE Slide
16 15

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2015-6350216

PROJECT: \CHCREPLAT4

HAPPY CANYON REPLAT

SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

HAPPY CANYON REPLAT

A REPLAT OF LOTS 3 THROUGH 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND OTHER LANDS SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON. SHEET 5 OF 5

APPROVALS

CITY OF PENDLETON

PENDLETON CITY PLANNER THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

23 DAY OF September 2015.

[Signature] PENDLETON CITY PLANNER

PENDLETON CITY SURVEYOR THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

23 DAY OF September 2015.

[Signature] PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

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

DATED THIS 5 DAY OF October 2015.

[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 6 DAY OF Oct. 2015.

[Signature] CHAIRMAN

[Signature] COMMISSIONER

[Signature] COMMISSIONER

ASSESSOR AND 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 DAY OF October 2015.

[Signature] COUNTY ASSESSOR

[Signature] COUNTY TAX COLLECTOR

OWNERS DECLARATION & DEDICATION

HAPPY CANYON FOUNDATION, INC., IS FEE OWNER OF THOSE TRACTS OF LAND SITUATED IN THE SW1/4 OF THE NW1/4 OF SECTION 10, T2N., R32E., W.M., CONVEYED AND DESCRIBED IN REEL 123, PAGE 993, REEL 7, PAGE 735, REEL 113, PAGE 418, MICROFILM RECORDS OF UMATILLA COUNTY, OREGON, BOOK 289, PAGE 723, DEED RECORDS, INSTRUMENT NO. 2005-4810385, UMATILLA COUNTY OFFICE OF RECORDS AND THAT PORTION OF VACATED SACRAMENTO STREET ATTACHING TO LOTS 3 THROUGH 9, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON, AND TO THAT TRACT CONVEYED TO HAPPY CANYON FOUNDATION, INC., IN BOOK 289, PAGE 723, DEED RECORDS OF UMATILLA COUNTY BY ORDINANCE NO. 3509, RECORDED IN REEL 261, PAGE 1035, MICROFILM RECORDS OF UMATILLA COUNTY.

THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION IS FEE OWNER OF THOSE TRACTS OF LAND SITUATED IN THE SW1/4 OF THE NW1/4 OF SECTION 10, T2N., R32E., W.M., CONVEYED AND DESCRIBED IN REEL 203, PAGE 1187, MICROFILM RECORDS OF UMATILLA COUNTY, OREGON, AND BOOK 237, PAGE 398, DEED RECORDS OF UMATILLA COUNTY.

HAPPY CANYON FOUNDATION, INC., AND THE CITY OF PENDLETON DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF HAPPY CANYON REPLAT, AN ADDITION TO THE CITY OF PENDLETON, OREGON. WE HEREBY ACKNOWLEDGE EXISTING EASEMENTS AND DEDICATE EASEMENTS DESIGNATED "A" THROUGH "F" ON SHEET 4 OF 5 AS NEW PUBLIC UTILITY EASEMENTS FOR OPERATION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES.

HAPPY CANYON FOUNDATION, INC., AND THE CITY OF PENDLETON HEREBY ACKNOWLEDGES THAT AN EXISTING STORM DRAIN LINE EXISTS ACROSS A PORTION OF LOT 1. THE STORM DRAIN LINE LOCATION IS DESIGNATED ON SHEET 4 OF 5 AS NEW EASEMENT NOTE "F", "TEMPORARY" STORM DRAIN LINE EASEMENT. IT IS AGREED THAT IN THE EVENT THE STORM DRAIN FAILS AND NEEDS TO BE REPLACED IN THE FUTURE, THE LINE SHALL BE RELOCATED TOTALLY WITHIN NEW EASEMENTS DESIGNATED "C" AND "B". AT THE EXPENSE OF THE OWNER OF LOT 1.

HAPPY CANYON FOUNDATION, INC.

[Signature] President BY ANDY VANDERPLAAT PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON))SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 23 DAY OF September 2015.

BY ANDY VANDERPLAAT

[Signature] Notary Public for the State of Oregon

MY COMMISSION EXPIRES: 10-14-16

COMMISSION NUMBER: 471536

CITY OF PENDLETON

[Signature] Mayor

[Signature] City Recorder



ACKNOWLEDGMENT

STATE OF OREGON))SS COUNTY OF UMATILLA)

ON THIS 26 DAY OF September 2015, PERSONALLY APPEARED THE ABOVE NAMED MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, AND EACH BEING DULY SWORN, DID SAY THAT THEY ARE THE MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF IT'S COUNCIL.

[Signature] Notary Public for the State of Oregon

MY COMMISSION EXPIRES: 2-7-2017

COMMISSION NUMBER: 475393A

I CERTIFY THIS IS AN EXACT COPY OF SHEET 5 OF 5 OF HAPPY CANYON REPLAT.

[Signature] WILLIAM R. WELLS, PLS

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. 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 O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "HAPPY CANYON REPLAT".

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TCR 803 THREE SECOND TOTAL STATION BY CLOSED TRAVERSES AND RADIAL TIES. CONTROL MONUMENT TIES AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION, (SURVEYED PERIMETER)

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF THE NORTHWEST QUARTER OF SECTION 10, THENCE SOUTH 00°49'29" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST QUARTER A DISTANCE OF 146.00 FEET TO A 1 INCH O.D. IRON PIPE, THE INITIAL POINT FOR THIS DESCRIPTION; THENCE SOUTH 00°49'29" EAST, CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER A DISTANCE OF 511.14 FEET TO THE NORTHWEST CORNER OF THE HARRIS JOINT TRUST TRACT U/A DATED MAY 8, 2006 AND RECORDED AS INSTRUMENT NO. 2006-5060741, UMATILLA COUNTY OFFICE OF RECORDS; THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE AND ALONG THE WEST LINE OF SAID HARRIS JOINT TRUST TRACT A DISTANCE OF 36.70 FEET; THENCE SOUTH 20°28'31" WEST, CONTINUING ALONG THE WEST LINE OF SAID HARRIS JOINT TRUST TRACT A DISTANCE OF 87.43 FEET; THENCE SOUTH 39°02'01" WEST, CONTINUING ALONG THE WEST LINE OF SAID HARRIS JOINT TRUST TRACT A DISTANCE OF 98.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ON THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET, (LONG CHORD BEARS NORTH 78°18'04" WEST A DISTANCE OF 96.55 FEET) TO THE POINT OF CURVE TO SPIRAL; THENCE ALONG THE ARC OF A 40.00 FOOT INSIDE-OFFSET SPIRAL CURVE TO THE RIGHT, (CENTERLINE DATA: 8' CIRCULAR CURVE, 400.00 FOOT SPIRALS AND MEASURED TOTAL DELTA OF 55°22'57"), A DISTANCE OF 388.84 FEET, (LONG CHORD BEARS NORTH 63°27'34" WEST A DISTANCE OF 387.51 FEET) TO THE POINT OF SPIRAL; THENCE NORTH 58°12'22" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 55.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 18 TH STREET; THENCE NORTH 00°29'43" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 494.72 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 1, EDGEWOOD ADDITION TO THE TOWN, NOW CITY OF PENDLETON; THENCE NORTH 89°30'17" EAST ALONG THE NORTH LINE OF SAID LOT 16, AND ALONG THE NORTH LINE OF LOT 3, BLOCK 1, EDGEWOOD ADDITION AND IT'S EASTERLY PROJECTION, A DISTANCE OF 204.25 FEET TO A POINT ON THE WEST LINE OF TRACT I OF THAT LAND CONVEYED TO THE CITY OF PENDLETON, DESCRIBED IN REEL 203, PAGE 1182, MICROFILM RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 00°49'29" EAST ALONG THE WEST LINE OF SAID TRACT I A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT I; THENCE NORTH 89°30'17" EAST ALONG THE SOUTH LINE OF SAID TRACT I AND THE SOUTH LINE OF TRACT III OF THAT LAND CONVEYED TO THE CITY OF PENDLETON IN SAID REEL 203, PAGE 1182 A DISTANCE OF 373.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT III AND THE INITIAL POINT.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] WILLIAM R. WELLS, PLS

[Signature]

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/16

RECEIVED BY Umatilla County Surveyor Date: 10/8/2015 Rec'd By: G. Gensler No.: 15-099-B

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON October 6, 2015 at 4:19 o'clock Pm., in the record of PLATS of said County. BOOK 16 PAGE 15 Slide

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer Fees \$ 78.00 No. 2015-6350216

SHEET 5 OF 5

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

DATE: 08/14 DR. BY: WRW/DMT CK. BY: WRW NO: 14-1503

PROJECT: \CHCRELATS HAPPY CANYON REPLAT

SITUATED IN THE SW1/4 NW1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PENDLETON UMATILLA COUNTY, OREGON.