

Sullivan Replat

Lots 2 & 3 of Block 156 of Reservation Addition
and Lot 1 of PFA Replat (Bk. 15, Pg. 72)
NW1/4 NW1/4 of Section 12, Township 2 North, Range 32 East
Willamette Meridian, Umatilla County, Oregon

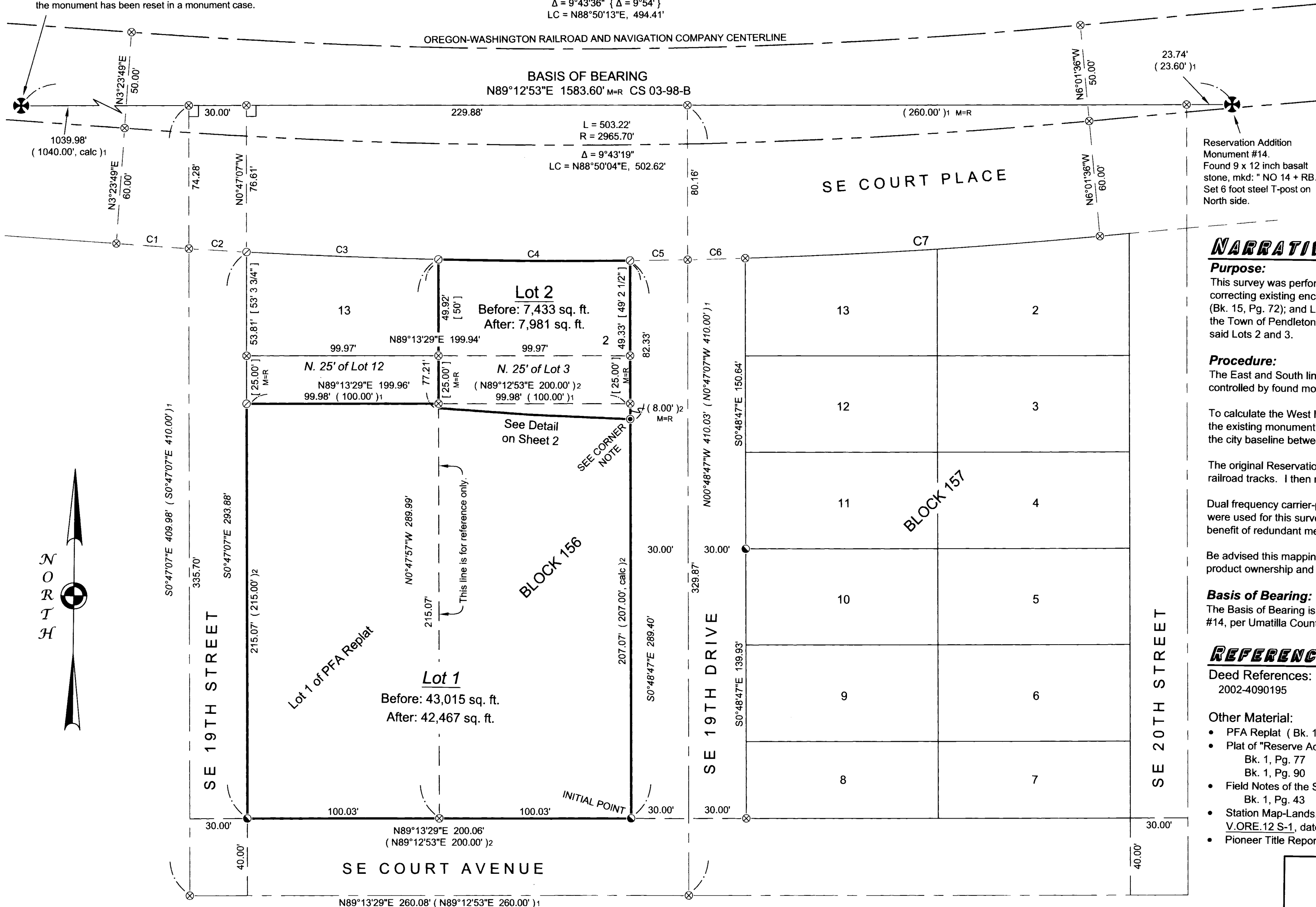
RECEIVED BY
Umatilla County Surveyor
Date: 11/12/20
Rec'd By: CT
No.: 20-102-B

LEGEND

- ✱ Reservation Addition Monument, found as noted hereon.
- Found 5/8 inch iron rod with yellow plastic cap mkd: OR PLS 1106 WA PLS 17372, per CS 03-98-B.
- ⊙ Found 5/8 inch iron rod with red plastic cap mkd: ORPLS 43406 WAPLS 44338, per PFA Replat (Bk. 15, Pg. 72).
- ⊗ Set in concrete, a concrete nail with 3/4 inch diam. brass tag mkd: LS 91201.
- ⊕ Calculated position, monument neither found nor set.
- [] Record information per Reservation Addition Plat.
- (1) Record information per CS 03-98-B.
- (2) Record information per PFA Replat (Bk. 15, Pg. 72).
- CS Umatilla County Survey
- M=R Measured equals Record
- WC Witness Corner
- Centerline for Railroad Tracks & Streets

Reservation Addition Monument #8.
Monument not found at time of recovery, due to recent construction.
Found 4 mini MAG nails referencing the monument. At time of recording,
the monument has been reset in a monument case.

{ L = 495.00' } M=R V.ORE.12 S-1
R = 2915.80'
Δ = 9°43'36" { Δ = 9°54' }
LC = N88°50'13"E, 494.41'



Reservation Addition Monument #14.
Found 9 x 12 inch basalt stone, mkd: " NO 14 + RB. "
Set 6 foot steel T-post on North side.

Corner Note:

This corner was originally a Witness Corner for the Southeast corner of the North 25 feet of Lot 3, Block 156, Reservation Addition, per PFA Replat (Bk. 15, Pg. 72), but is being used as a property corner for this new Replat.

NARRATIVE

Purpose:

This survey was performed at the request of John & Marcine Sullivan for the purpose of correcting existing encroachments. This Replat will be of Lot 1 of the PFA Replat (Bk. 15, Pg. 72); and Lot 2 and the North 25 feet of Lot 3, Block 156, Reservation Addition to the Town of Pendleton. This replat was also performed to extinguish the underlying lot lines of said Lots 2 and 3.

Procedure:

The East and South lines of Block 156, also being the West line of Lot 1, PFA Replat, are controlled by found monuments, per CS 03-98-B and PFA Replat.

To calculate the West line of Block 156, also being the West line of Lot 1, PFA Replat, I hold the existing monument at the Southwest corner of said Block 156, and make it perpendicular to the city baseline between found Reservation monuments #8 and #14.

The original Reservation Addition Notes state the North lines of Block 156 are parallel to the railroad tracks. I then recreated the Railroad centerline by holding the existing railroad tracks.

Dual frequency carrier-phase GNSS Trimble R-8 receivers, and a Nikon DTM-522 Total Station were used for this survey. All monumented positions are within closed GPS networks, or with benefit of redundant measurements.

Be advised this mapping, and digital copy of the same, are protected by contract stipulations of product ownership and copyright laws.

Basis of Bearing:

The Basis of Bearing is the city base line between Reservation Addition Monuments #8 and #14, per Umatilla County Survey 03-98-B.

REFERENCE MATERIAL

Deed References: 2002-4090195
County Surveys: 03-103-R, 03-98-B

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 11-10-2020

at 8:30 o'clock a.m., in the record of PLATS of said County.
BOOK 17 PAGE 10

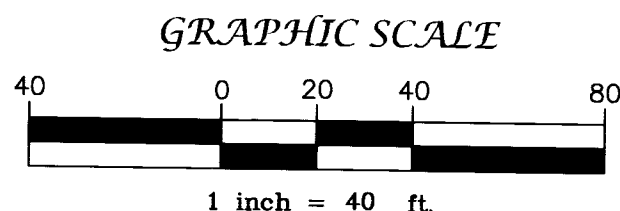
Other Material:

- PFA Replat (Bk. 15, Pg. 72)
- Plat of "Reserve Addition to the Town of Pendleton" Bk. 1, Pg. 77
- Field Notes of the Survey of the Reservation Addition to the Townsite of Pendleton, Oregon Bk. 1, Pg. 43
- Station Map-Lands, Oregon Washington Railroad & Navigation Co. Pendleton, OR; V.ORE.12 S-1, dated May 6, 1935.
- Pioneer Title Report Order No. 100590, dated March 27, 2020.

OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2020-7100596

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
C1	37.91	3025.80	0°43'04"	S86°40'11"E 37.91
C2	30.06	3025.80	0°34'09"	S87°18'48"E 30.06
C3	100.04 [100' 7 1/4"]	3025.80	1°53'40"	S88°32'42"E 100.04
C4	99.97 [100' 2 1/2"]	3025.80	1°53'35"	N89°33'41"E 99.96
C5	30.00	3025.80	0°34'05"	N88°19'51"E 30.00
C6	30.01	3025.80	0°34'06"	N87°45'46"E 30.01
C7	185.10	3025.80	3°30'18"	N85°43'34"E 185.08



EASEMENTS

No existing easements were cited, per Title Report Order No. 100590, dated March 27, 2020.

SURVEYOR'S EXACT COPY STATEMENT

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared Sullivan Replat, and that the annexed Plat is an exact copy of said Replat as the same is on file in the Plat Records of Umatilla County, and said copy is submitted as per ORS 92.120.

Kristina Powell
Kristina Powell, LS 91201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristina Powell
OREGON
MAY 9, 2017
KRISTINA POWELL
91201
EXPIRES 12-31-20

Sullivan Replat John & Marcine Sullivan

LOCATED WITHIN
Lots 2 & 3, Bk. 156, Reservation Add. and Bk. 1 of PFA Replat
NW1/4NW1/4 Sec. 12, T2N, R32E
Willamette Meridian, Umatilla County, Oregon

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

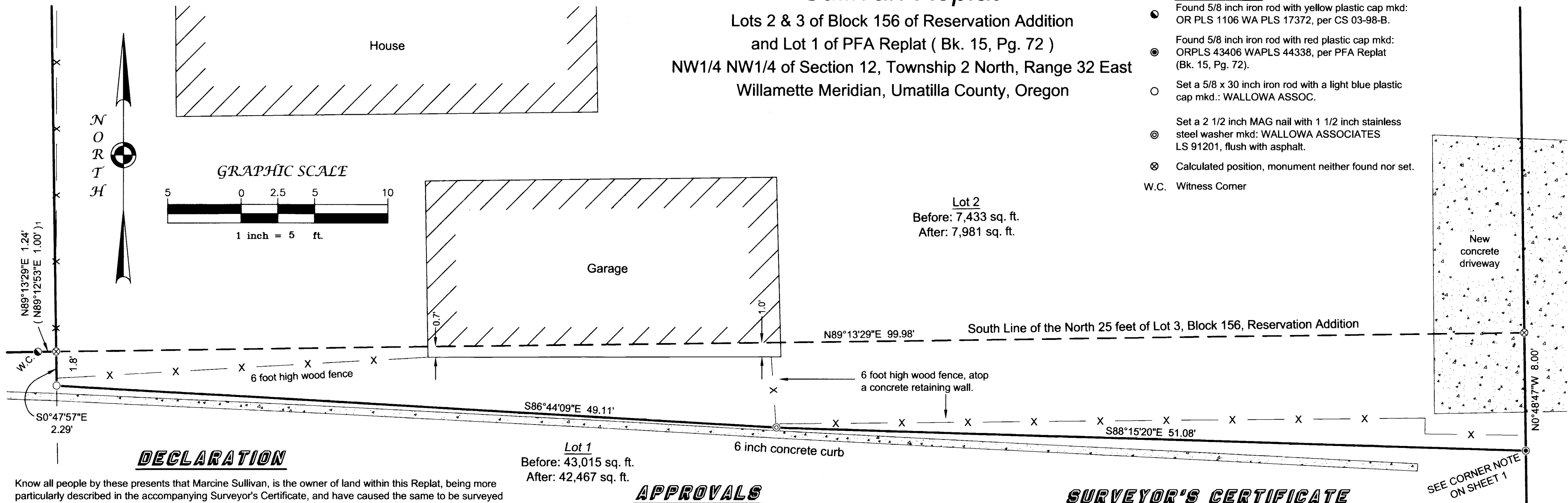
SCALE 1" = 40'	SHEET No. 1 of 2	DATE OF SURVEY Beginning: 3/13/2020 Ending: 5/27/2020
DRAWN BY KLP DATE 4/2020	CHECKED R.J.L.	PROJECT No. WA C202-01 / 3018

Sullivan Replat

Lots 2 & 3 of Block 156 of Reservation Addition
and Lot 1 of PFA Replat (Bk. 15, Pg. 72)
NW1/4 NW1/4 of Section 12, Township 2 North, Range 32 East
Willamette Meridian, Umatilla County, Oregon

LEGEND

- Found 5/8 inch iron rod with yellow plastic cap mkd: OR PLS 1106 WA PLS 17372, per CS 03-98-B.
- Found 5/8 inch iron rod with red plastic cap mkd: ORPLS 43406 WAPLS 44338, per PFA Replat (Bk. 15, Pg. 72).
- Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd.: WALLOWA ASSOC.
- ⊙ Set a 2 1/2 inch MAG nail with 1 1/2 inch stainless steel washer mkd: WALLOWA ASSOCIATES LS 91201, flush with asphalt.
- ⊗ Calculated position, monument neither found nor set.
- W.C. Witness Corner



DECLARATION

Know all people by these presents that Marcine Sullivan, is the owner of land within this Replat, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with the provisions of O.R.S. Chapter 92.

Marcine Sullivan
Marcine Sullivan

ACKNOWLEDGEMENTS

State of Oregon }
County of Umatilla } SS

Know all people by these presents, on this 14 day of July, 2020, before me a Notary Public in and for said State and County, personally appeared Marcine Sullivan, and that she does hereby acknowledge this instrument to be of her own free act and will.

Jason Gyllohue
Notary Public for the State of Oregon



My commission expires 6/14/24.

DECLARATION

Know all people by these presents that Josh English, Board Member, who represents The Pendleton First Assembly of God Church, is the owner of land within this Replat, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with the provisions of O.R.S. Chapter 92.

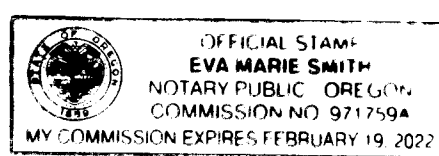
Josh English
Josh English, Board Member, The Pendleton First Assembly of God Church

ACKNOWLEDGEMENTS

State of Oregon }
County of Umatilla } SS

Know all people by these presents, on this 3rd day of August, 2020, before me a Notary Public in and for said State and County, personally appeared Josh English, who being first duly sworn did say that he is a Board Member of The Pendleton First Assembly of God Church, and that this instrument was signed on behalf of said company and that he does hereby acknowledge this instrument to be of his own free act and will.

David Smith
Notary Public for the State of Oregon



My commission expires 2-19-22.

DECLARATION

Know all people by these presents that The State of Oregon Senior and Disabled Services Division, is the owner of land within this Replat, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with the provisions of O.R.S. Chapter 92.

Wesley A. [Signature]
State of Oregon Senior and Disabled Services Division Representative

APPROVALS

City of Pendleton Planner
Approved this 18th day of August, 2020
George Cress
George Cress, City of Pendleton Planner

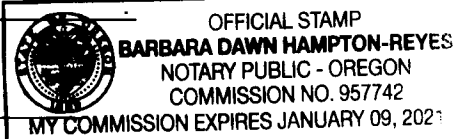
City of Pendleton Surveyor
Approved this 18th day of August, 2020
Tim Simons
Tim Simons, City of Pendleton Surveyor

Umatilla County Tax Collector & Assessor
Approved this 4 day of November, 2020
Rachel Reynolds
Rachel Reynolds, Umatilla County Tax Collector
David [Signature]
Umatilla County Assessor

Umatilla County Surveyor
Approved this 4 day of Nov., 2020
David [Signature]
Umatilla County Surveyor

ACKNOWLEDGEMENTS

State of Oregon }
County of Marion } SS
Know all people by these presents, on this 10th day of August, 2020, before me a Notary Public in and for said State and County, personally appeared Wesley Arnold, who being first duly sworn did say that he is the Representative of the State of Oregon Senior and Disability Services Division, and that this instrument was signed on behalf of said company and that he does hereby acknowledge this instrument to be of his own free act and will.
Brian Reynolds
Notary Public for the State of Oregon
My commission expires 1-9-2021



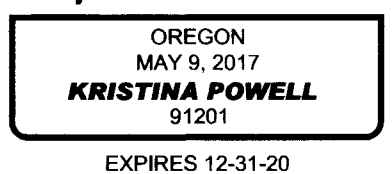
SURVEYOR'S CERTIFICATE

I, Kristina Powell, hereby certify that I have correctly platted the land represented on this Replat, in accordance with the provisions of ORS Chapters 92 and 209, and the City of Pendleton Development Code, said land being more particularly described as follows:
A tract of land in the Northwest Quarter of the Northwest Quarter of Section 12, Township 2 North, Range 32 East, Willamette Meridian; said tract being Lots 2 and 3 of Block 156 of Reservation Addition (Platted as Reserve Addition) to the Town, now City of Pendleton; and Lot 1 of PFA Replat (Bk. 15, Pg. 72), Umatilla County, Oregon.

The Initial Point of this Replat is the Southeast corner of Lot 1. There was no Initial Point shown on the PFA Replat.
Containing 1.16 acres, measured.
Kristina Powell
Kristina Powell, LS 91201

Umatilla County Commissioners
This is to certify that the accompanying plat is approved for filing in the record of town plats of Umatilla County, Oregon by the undersigned, by it's order.
[Signatures]
Commissioner
Commissioner
Commissioner

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 11-10-2020
at 8:30 o'clock a.m., in the record of PLATS of said County.
BOOK 17 PAGE 10
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2020-7100596



SURVEYOR'S EXACT COPY STATEMENT

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared Sullivan Replat, and that the annexed Plat is an exact copy of said Replat as the same is on file in the Plat Records of Umatilla County, and said copy is submitted as per ORS 92.120.
Kristina Powell
Kristina Powell, LS 91201

Sullivan Replat John & Marcine Sullivan		
LOCATED WITHIN Lots 2 & 3, Blk. 156, Reservation Add. and Blk. 1 of PFA Replat NW1/4NW1/4 Sec. 12, T2N, R32E Willamette Meridian, Umatilla County, Oregon		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1" = 5'	SHEET No. 2 of 2	DATE OF SURVEY Beginning: <u>3/13/2020</u> Ending: <u>5/27/2020</u>
DRAWN BY KLP DATE <u>4/2020</u>	CHECKED RJJ	PROJECT No. WA C202-01 / 3018