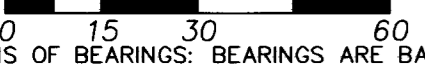


PATAWA HEIGHTS
AN ADDITION TO THE CITY OF PENDLETON, OREGON
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
FEBRUARY, 2021



SCALE: 1 INCH=30 FEET



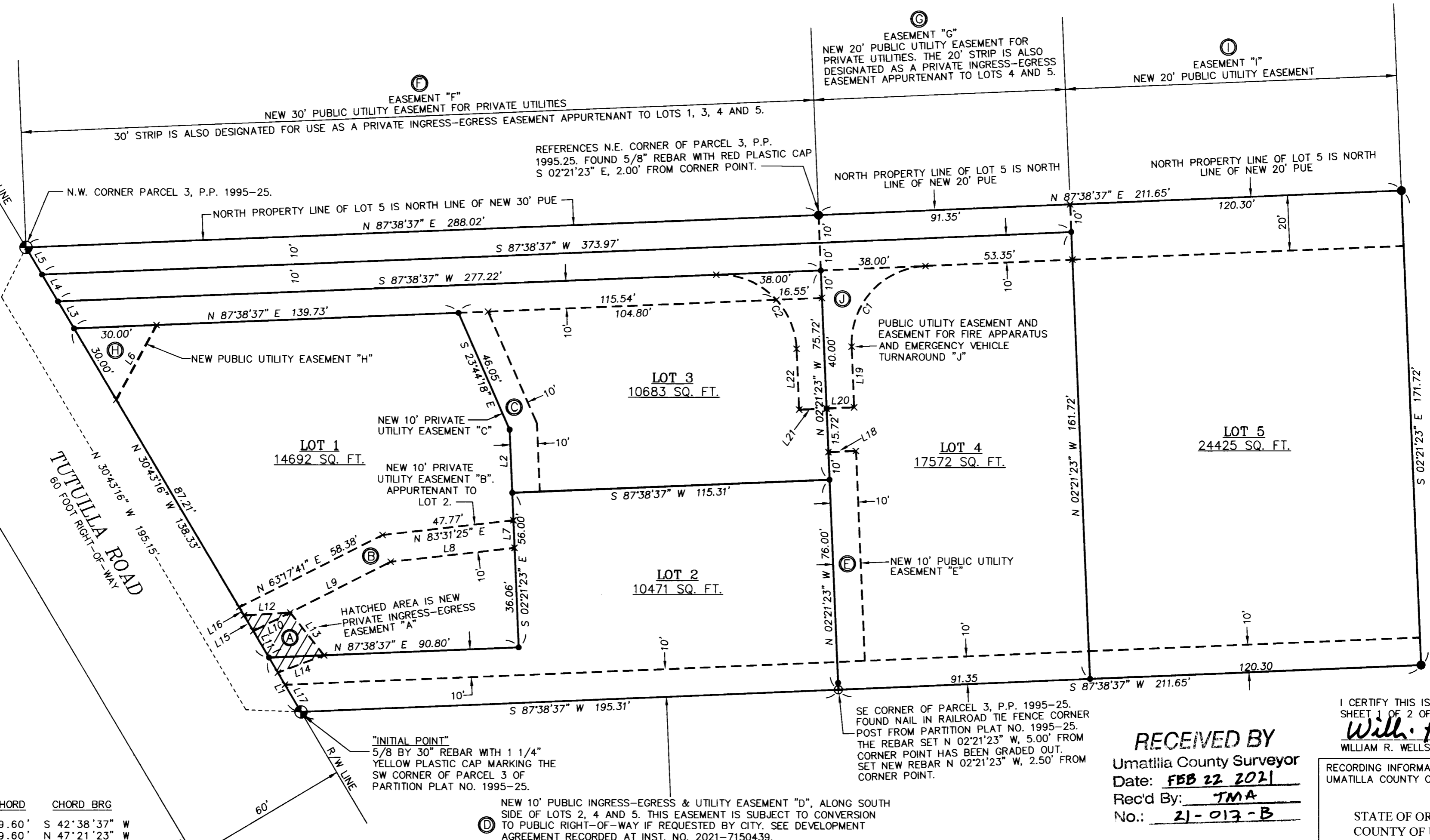
BASIS OF BEARINGS: BEARINGS ARE BASED ON PARTITION PLAT NO. 1995-25 AND SURVEY NUMBER 09-180-B, BOTH OF WHICH HAVE IDENTICAL BEARING BASIS.

SHORT LINE TABLE with columns: NO., BEARING, DISTANCE. Contains 22 rows of line data (L1-L22).

CURVE TABLE with columns: NO, DELTA, RADIUS, LENGTH, CHORD, CHORD BRG. Contains 2 rows of curve data (C1-C2).

- LEGEND: Symbols for rebar types, found points, monuments, computed points, easement lines, public utility easements, and private ingress/egress areas.

NOTE: DIMENSIONS MEASURED ON THE EXTERIOR LINES OF THIS PLAT ARE IDENTICAL WITH THOSE OF PARCEL 3 OF PARTITION PLAT NO. 1995-25 AND SURVEY NO. 09-180-B.



NEW EASEMENT NOTES:

- EASEMENT "A": HATCHED AREA IS NEW PRIVATE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 1 AND 2. NO VEHICLE PARKING ALLOWED WITHIN EASEMENT...
EASEMENT "B": NEW 10' PRIVATE UTILITY EASEMENT APPURTENANT TO LOT 2 FOR NATURAL GAS SERVICE LINE.
EASEMENT "C": NEW 10' PRIVATE UTILITY EASEMENT APPURTENANT TO LOT 2 FOR WATER SERVICE LINE.
EASEMENT "D": NEW 10' PUBLIC UTILITY EASEMENT SUBJECT TO CONVERSION TO PUBLIC RIGHT-OF-WAY IN THE FUTURE...
EASEMENT "E": NEW 10' PUBLIC UTILITY EASEMENT.
EASEMENT "F": NEW 30' PUBLIC UTILITY EASEMENT FOR PRIVATE UTILITIES...
EASEMENT "G": NEW 20' PUBLIC UTILITY EASEMENT FOR PRIVATE UTILITIES...
EASEMENT "H": NEW PUBLIC EASEMENT FOR PRIVATE WATER SERVICE LINES...
EASEMENT "I": NEW 20' PUBLIC UTILITY EASEMENT.
EASEMENT "J": NEW PUBLIC UTILITY EASEMENT AND EASEMENT FOR FIRE APPARATUS AND EMERGENCY VEHICLE TURNAROUND.

PUBLIC UTILITY EASEMENT (PUE) NOTES:

- UTILITY PROVIDERS SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS, (PUE), IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON...
EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PUBLIC AND PRIVATE EASEMENTS WITHIN THIS PLAT FOR EMERGENCY PURPOSES.

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

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 10/20 DR. BY: WRW
CK. BY: WRW NO: 19-1744

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF PATAWA HEIGHTS.
Will R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY
Umatilla County Surveyor
Date: FEB 22 2021
Rec'd By: TMA
No.: 21-017-B

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, COUNTY OF UMATILLA
I certify that this instrument was received and recorded on 02-22-2021
at 8:41 o'clock a. m., in the record of PLATS of said County.
BOOK 17 PAGE 18
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2021-7160155

PROJECT: PATAWA HEIGHTS S1
PATAWA HEIGHTS
AN ADDITION TO THE CITY OF PENDLETON LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, T2N, R32E., W.M. UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE AND NARRATIVE

I, WILLIAM R. WELLS, A REGISTERED 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 DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "PATAWA HEIGHTS".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED ON THE BOUNDARY OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 1995-25 AND SURVEY NO. 09-18-B, RECORDED IN THE COUNTY SURVEYOR'S OFFICE. I FOUND ALL OF MONUMENTS OF PARCEL 3 AND SURVEY NO. 09-18-B TO BE IN PLACE. THE MONUMENTS FROM THE TWO SURVEYS FORM THE EXTERIOR BOUNDARY OF CURRENT SUBDIVISION PLAT. I TIED THE MONUMENTS AND SET THE NEW PLAT MONUMENTS WITH A LEICA GEODETIC GPS RECEIVER RECEIVING CORRECTIONS FROM THE OREGON REAL TIME NETWORK VIA CELLPHONE MODUM. EXTERIOR CONTROLLING MONUMENTS RECOVERED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

PER ORS CHAPTER 92.065 AND 92.070, I CERTIFY THAT REMAINING MONUMENTS NECESSARY TO DEFINE THE NEW LOTS WILL BE SET, IN ACCORDANCE WITH ORS CHAPTER 92.060, BY DECEMBER 31, 2021.

REAL PROPERTY DESCRIPTION:

PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 1995-25, RECORDED IN JULY 31, 1995 IN THE RECORD OF PARTITION PLATS OF UMATILLA COUNTY AS INSTRUMENT NO. 1995-208643, UMATILLA COUNTY OFFICE OF RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

ALSO, A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 15, BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 87°38'37" EAST ALONG THE SOUTH LINE OF SAID PARCEL 3 A DISTANCE OF 195.31 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 02°21'23" WEST ALONG THE EAST LINE OF SAID PARCEL 3 A DISTANCE OF 171.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 87°38'37" EAST A DISTANCE OF 211.65 FEET TO A POINT ON THE EAST LINE OF "PARCEL II" OF THAT TRACT OF LAND CONVEYED TO DELBERT WACHTER BY WARRANTY DEED RECORDED AT BOOK 355, PAGE 426, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 02°21'23" EAST ALONG THE EAST LINE OF SAID WACHTER "PARCEL II" A DISTANCE OF 171.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 87°38'37" WEST ALONG THE SOUTH LINE OF SAID WACHTER "PARCEL II" A DISTANCE OF 211.65 FEET TO THE TRUE POINT OF BEGINNING.

Willi R. Wells 2-11-21
WILLIAM R. WELLS, PLS DATE SIGNED

REGISTERED PROFESSIONAL LAND SURVEYOR

BLANKET EASEMENT NOTES:

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY. RECORDED: MAY 22, 1942, BOOK 160, PAGE 473, DEED RECORDS. SURVEYOR'S NOTE: BLANKET EASEMENT OVER NE1/4 SECTION 15.

EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: PACIFIC POWER AND LIGHT COMPANY. RECORDED MARCH 22, 1948, BOOK 185, PAGE 259, AND DECEMBER 10, 1951, BOOK 201, PAGE 318, DEED RECORDS. SURVEYOR'S NOTE: BLANKET EASEMENTS OVER THE E1/2 AND NE1/4 OF SECTION 15.

EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION ASSIGNEE: PACIFIC POWER AND LIGHT COMPANY. RECORDED: OCTOBER 19, 1960, BOOK 260, PAGE 519, AND OCTOBER 19, 1960, BOOK 260, PAGE 520, AND AUGUST 22, 1963, BOOK 273, PAGE 140, DEED RECORDS. SURVEYOR'S NOTE: BLANKET EASEMENTS OVER SECTION 15 AND THE E1/2 OF SECTION 15.

EASEMENTS AS NOTED ON PARTITION PLAT NO. 1995-25 RECORDED: JULY 31, 1995, INSTRUMENT NO. 95-208643, UMATILLA COUNTY RECORDS.

SURVEYOR'S NOTE: THE ONLY POWER POLE LINE VISIBLE WITHIN THE PLAT AREA IS A PACIFIC POWER AND LIGHT POWER POLE LINE LOCATED WITHIN AND SOUTH OF THE NEW 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF THIS PLAT. THERE IS AN OVERHEAD POWER SERVICE LINE TO THE EXISTING HOUSE ON LOT 1 BUT IT IS CONFINED TO LOT 1.

TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION

YFT HOLDINGS, LIMITED PARTNERSHIP, TRUST DEED BENEFICIARY UNDER TRUST DEED RECORDED AS INSTRUMENT NO. 2018-6790481, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92, AND CONSENTS TO PUBLIC EASEMENT DEDICATIONS AND PRIVATE EASEMENT DESIGNATIONS SHOWN AND NOTED ON THIS PLAT.

YFT HOLDINGS, LIMITED PARTNERSHIP, BY:

Mark L. Yeske
MARK L. YESKE, MEMBER
YESKE ASSET MANAGEMENT, GENERAL PARTNER
OF YFT HOLDINGS, LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Feb 2021, BY MARK L. YESKE

Michael B. Short
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: May 7, 2021

COMMISSION NUMBER: 962400

PATAWA HEIGHTS
AN ADDITION TO THE CITY OF PENDLETON, OREGON,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
FEBRUARY, 2021

OWNERS DECLARATION

PAUL D. BANE, JR. AND SARAH L. BANE, OWNERS, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "PATAWA HEIGHTS", AN ADDITION TO THE CITY OF PENDLETON, OREGON.

WE HEREBY DESIGNATE THE PRIVATE EASEMENT IDENTIFIED AS NEW PRIVATE INGRESS-EGRESS "A", DEPICTED ON SHEET 1 OF 2, AS A PRIVATE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 1 AND 2. NO VEHICLE PARKING IS PERMITTED WITHIN THE EASEMENT AREA. THE PORTION OF THE EASEMENT OVER LOT 1 IS APPURTENANT TO LOT 2. THE PORTION OF THE EASEMENT OVER LOT 2 IS APPURTENANT TO LOT 1. NEW PRIVATE EASEMENTS "B" AND "C" DEPICTED ON SHEET 1 OF 2, ARE DESIGNATED AS PRIVATE UTILITY EASEMENTS APPURTENANT TO LOT 2 FOR INSTALLATION, OPERATION AND MAINTENANCE OF NATURAL GAS AND WATER LINE SERVICES TO LOT 2.

WE HEREBY DEDICATE PUBLIC UTILITY EASEMENTS (PUE), "D", "E", "F", "G", "H", "I" AND "J" AS NEW PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENT AREAS ARE SUBJECT TO RESTRICTIONS AS DETAILED IN "PUBLIC UTILITY EASEMENT (PUE) NOTES" ON SHEET 1 OF 2.

PUE "D" IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOTS 1, 2, 4 AND 5 WHICH IS SUBJECT TO CONVERSION TO PUBLIC RIGHT-OF-WAY IN THE FUTURE. SEE DEVELOPMENT AGREEMENT REFERENCED ON SHEET 1 OF 2.

PUE "E" IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE WEST LINE OF LOT 4.

PUE "F" IS A 30 FOOT WIDE PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS 3, 4 AND 5. THIS PUE IS ALSO DESIGNATED FOR USE AS A PRIVATE INGRESS-EGRESS EASEMENT, APPURTENANT TO LOTS 1, 3, 4 AND 5.

PUE "G" IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS 4 AND 5. THIS PUE IS ALSO DESIGNATED FOR USE AS A PRIVATE INGRESS-EGRESS EASEMENT, APPURTENANT TO LOTS 4 AND 5.

PUE "H" IS A PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT 1.

PUE "I" IS A 20 FOOT WIDE PUBLIC UTILITY EASEMENT OVER THE NORTH 20 FEET OF LOT 5.

PUE "J" IS A PUBLIC UTILITY EASEMENT OVER LOTS 3 AND 4 FOR FIRE APPARATUS AND EMERGENCY VEHICLE TURNAROUND.

Paul D. Bane, Jr. Sarah L. Bane
PAUL D. BANE, JR. SARAH L. BANE

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Feb 2021.

BY PAUL D. BANE, JR.
Michael B. Short
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: May 7, 2021

COMMISSION NUMBER: 962400

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Feb 2021.

BY SARAH L. BANE
Michael B. Short
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: May 7, 2021

COMMISSION NUMBER: 962400

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED

THIS 16th DAY OF February 2021.

Gary DeWitt Steve Cress
CHAIRPERSON CITY PLANNER

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 16th DAY OF February 2021.

[Signature]
PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT 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 I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 18 DAY OF February 2021.

David H. Kelo
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY 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 PLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 17 DAY OF February 2021.

Richard Daniels Richard Reynolds
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 18 DAY OF February 2021.

Gary M. Moore Al Alf
CHAIRMAN COMMISSIONER
[Signature]
COMMISSIONER

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF PATAWA HEIGHTS.

Willi R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY
Umatilla County Surveyor
Date: FEB 22 2021
Rec'd By: TMA
P.O.: 21-017-B

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

DATE: 10/20 DR. BY: WRW
CK. BY: WRW NO: 19-1744

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 02-22-2021

at 8:41 o'clock a. m., in the record of PLATS of said County.

BOOK 17 PAGE 18

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7160155

PROJECT: PATAWA HEIGHTS S

PATAWA HEIGHTS
AN ADDITION TO THE CITY OF PENDLETON
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 15, T2N., R32E., W.M.
UMATILLA COUNTY, OREGON.

10/2
1/2
AFTER RECORDING RETURN TO:
Umatilla County Survey Department
3920 Westgate
Pendleton, OR 97801

State of Oregon
County of Umatilla



Instrument received
and recorded on
1/6/2022 10:48:48 AM

in the record of instrument
code type DE-AFF

Instrument number 2022-7340473
Fee \$101.00

Umatilla County
Received:1/6/2022



1144386

Office of County Records

Steve Churchill

Records Officer
1144386 P2

AFFIDAVIT INTERIOR MONUMENTATION

I, William R. Wells, am the surveyor for the Plat of Patawa Heights, an Addition to the City of Pendleton, Oregon, recorded on February 22, 2021 at Book 17, Page 18, in the Record of Plats of Umatilla County, Oregon as Instrument No. 2021-7160155, Umatilla County Office of Records.

This is to certify that this subdivision plat has been correctly surveyed and monumented with proper monuments as depicted on the recorded subdivision plat except as explained in this Affidavit. Monuments were fully established as of December 24, 2021.

Due construction, two corner monuments could not be set as depicted on the recorded Final Plat. The two monuments not set as depicted on the recorded Final Plat are described as follows, and indicate the revised monuments set:

1. At the Southeast corner of Lot 2, a witness monument, a 5/8 inch rebar with 1 1/4 inch red plastic cap marked "ORPLS 1106 WAPLS 17372" was set South 02°21'23" East, 1.00 foot from the corner point, to avoid an excavated bank and new board fence line.
2. The most Westerly corner of Lot 2, situated on the Easterly right-of-way line of Tutuilla Road, falls in a recently constructed concrete apron. To monument this corner, I set a lead plug in drilled hole with a 3/4 inch brass washer stamped "PLS 1106" screwed into the lead plug.

William R. Wells
William R. Wells, PLS, License No. 1106

[Surveyor's Seal]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1917
WILLIAM R. WELLS
1106

renews 6-30-22

This instrument was acknowledged before me on this
18th day of December, 2021.

by William R. Wells

Jordan Marie Shotts
Notary Public for the State of Oregon

Jordan Marie Shotts
Printed name of Notary Public

OFFICIAL STAMP
JORDAN MARIE SHOTTS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1014477
MY COMMISSION EXPIRES JULY 12, 2025

My Commission expires: July 12, 2025

Approved by: David H. Krumbein
David H. Krumbein, County Surveyor

1/5/2022
Date