

MCGHEHEY REPLAT

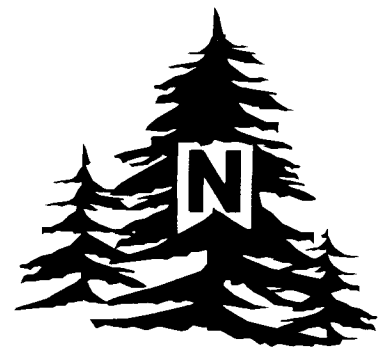
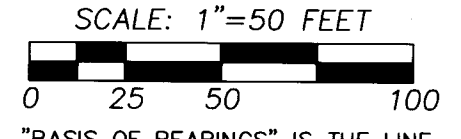
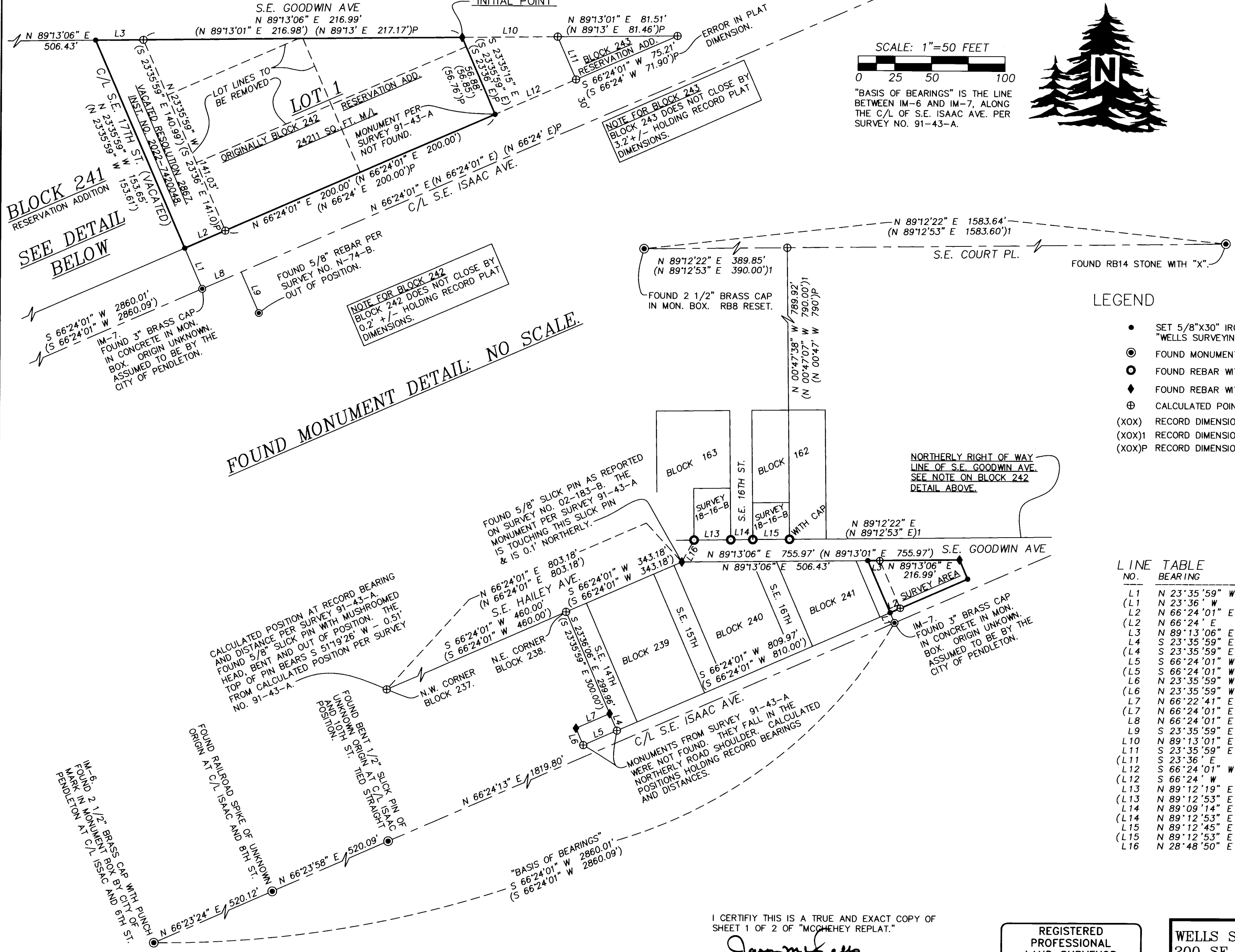
A REPLAT OF BLOCK 242, RESERVATION (RESERVE) ADDITION, TO THE TOWN, NOW CITY OF PENDLETON, LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. MARCH, 2022

SHEET 1 OF 2

NORTHERLY R-O-W LINE OF S.E. GOODWIN AVE., 60' NORTHERLY OF THE FOUND MONUMENTS PER SURVEY NO. 91-43-A, THE ORIGINAL PLAT BLOCK DIMENSIONS FROM MONUMENTS IN S.E. ISAAC AVE., AND OF THIS SURVEY.

IN THE AREA OF BLOCKS 241, 242, & 243, THE DIFFERENCE IN THE NORTHERLY RIGHT OF WAY LINES VARIES BY 0.6' +/- BECAUSE OF ALL OF THE PRIOR SURVEYS MADE IN THIS AREA, PROPORTIONING THE BLOCKS NOW IS NOT AN OPTION. S.E. GOODWIN AVE. MUST ABSORB THE SHORTAGE LEAVING THE R-O-W WIDTH 59.4' +/- IN THIS AREA.

NORTHERLY R-O-W LINE OF S.E. GOODWIN AVE., HOLDING THE MONUMENTS FOUND IN S.E. COURT PLACE AND OFFSETTING THE RECORD PLAT DISTANCE OF 790' PER THE ORIGINAL PLAT, SURVEY 18-016-B, AND OTHER SURVEYS DONE NORTH OF S.E. GOODWIN AVE. SINCE THE 1970'S.



"BASIS OF BEARINGS" IS THE LINE BETWEEN IM-6 AND IM-7, ALONG THE C/L OF S.E. ISAAC AVE. PER SURVEY NO. 91-43-A.

LEGEND

- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING" PLS 54657.
- ⊙ FOUND MONUMENT AS NOTED.
- ⊙ FOUND REBAR WITHOUT CAP PER SURVEY NO. 18-016-B, UNLESS OTHERWISE NOTED.
- ◆ FOUND REBAR WITH CAP PER SURVEY NO. 91-43-A, UNLESS OTHERWISE NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 91-43-A.
- (XOX)1 RECORD DIMENSION PER SURVEY NO. 18-016-B.
- (XOX)P RECORD DIMENSION PER ORIGINAL PLAT OF RESERVATION (RESERVE) ADDITION.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 23°35'59" W	30.00'
(L1)	N 23°36' W	30')P
L2	N 66°24'01" E	30.00'
(L2)	N 66°24' E	30')P
L3	N 89°13'06" E	32.55'
L4	S 23°35'59" E	50.09'
(L4)	S 23°35'59" E	50.00')P
L5	S 66°24'01" W	99.95'
(L5)	S 66°24'01" W	100.00')P
L6	N 23°35'59" W	50.05'
(L6)	N 23°35'59" W	50.00')P
L7	N 66°22'41" E	99.95'
(L7)	N 66°24'01" E	100.00')P
L8	N 66°24'01" E	28.90'
(L8)	N 66°24'01" E	28.90')P
L9	S 23°35'59" E	30.38'
(L9)	S 23°35'59" E	30.38')P
L10	N 89°13'01" E	65.08'
(L10)	N 89°13'01" E	65.08')P
L11	S 23°35'59" E	31.64'
(L11)	S 23°36' E	31.52')P
L12	S 66°24'01" W	60.00'
(L12)	S 66°24' W	60')P
L13	N 89°12'19" E	99.94'
(L13)	N 89°12'53" E	100.00')1
L14	N 89°09'14" E	60.07'
(L14)	N 89°12'53" E	60.00')1
L15	N 89°12'45" E	99.94'
(L15)	N 89°12'53" E	100.00')1
L16	N 28°48'50" E	68.18'

RECEIVED BY
Umatilla County Surveyor
Date: 8/31/22
Rec'd By: CT
No.: 22-101-B

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2022-7460259
County of Umatilla
REC-DE-TP 08/29/2022 11:23:03 AM
Page 1 \$5.00 \$24.00 \$11.00 \$16.00 \$19.00 \$90.00 \$120.00



Office of County Records
Jason Churchill UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF "MCGHEHEY REPLAT."

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

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

DATE: 03/22 DR. BY: JMW
CK. BY: JMW NO: 22-1813

PROJECT: \MCGHEHEYROT2021
REPLAT SURVEY FOR:

WANDA MCGHEHEY
A REPLAT OF BLOCK 242, RESERVATION (RESERVE) ADDITION, TO THE TOWN, NOW CITY OF PENDLETON.
LOCATED IN THE NE1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.

MCGHEHEY REPLAT
A REPLAT OF BLOCK 242, RESERVATION (RESERVE) ADDITION,
TO THE TOWN, NOW CITY OF PENDLETON, LOCATED IN THE
NE1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
UMATILLA COUNTY, OREGON.
MARCH, 2022

SHEET 2 OF 2

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

29 DAY OF July 2022.
Ryan D. Hoffa, President
Steve Cross, City Planner

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

29 DAY OF July 2022.
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

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 23 DAY OF August 2022.
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 29 DAY OF August 2022.
CHAIRPERSON
COMMISSIONER
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 24 DAY OF August 2022.
COUNTY ASSESSOR
COUNTY TAX COLLECTOR

EASEMENTS AND ENCUMBRANCES:

EASEMENTS AND ENCUMBRANCES AS LISTED IN OWNER'S POLICY OF TITLE INSURANCE
BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 7330637-47959260, ORDER
NO. 477936AM, DATED JULY 29, 2021. NAME OF INSURED: WANDA MCGHEHEY.

- 1 TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OF BY PUBLIC RECORDS.
2 FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
3 EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE INSURANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
4 ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.
5 ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6 TAXES NOT YET DUE OR PAYABLE.
7 CITY LIENS, IF ANY, OF THE CITY OF PENDLETON.
8 EASEMENT OR EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 8, 1992, IN REEL 228, PAGE 1646. BLANKET TYPE SUBJECTING ENTIRE PROPERTY TO EXISTING EASEMENTS FOR UTILITIES. NOT SHOWN.
9 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 8, 1992, IN REEL 228, PAGE 1646. NOT SHOWN.
10 AGREEMENT FOR SUBSTANDARD STREET IMPROVEMENTS, BETWEEN THE CITY OF PENDLETON AND DARRELL L. SIMPSON, ET UX, RECORDED ON APRIL 5, 1993, IN REEL 233, PAGE 1362. AFFECTS S.E. ISAAC AVENUE.
11 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PENDLETON AND STEVEN M. CONOVER, ET UX, RECORDED FEBRUARY 2, 1995, IN REEL 266, PAGE 802, FOR THE DEVELOPMENT OF A MANUFACTURED HOME. AFFECTS BLOCKS 241 AND 242.
12 AGREEMENT CREATING RESTRICTIVE COVENANT RECORDED FEBRUARY 9, 1995, IN REEL 266, PAGE 1229. AFFECTS ALL LOTS WITHIN BLOCKS 241 AND 242.
13 EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 2, 1995, IN REEL 270, PAGE 743. DOES NOT AFFECT BLOCK 242.
14 ARTICLES OF AGREEMENT FOR HOMESTEAD YOUTH LODGE AND STEVEN M. CONOVER, ET AL, RECORDED MAY 17, 1999, IN REEL 351, PAGE 143.

SURVEYORS CERTIFICATE

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, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "MCGHEHEY REPLAT".

THIS SURVEY WAS MADE WITH REFERENCE TO CONTROLLING MONUMENTS SHOWN ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

LOTS 6, 7, 8, 9, AND 10, BLOCK 242, AND THE EASTERLY HALF OF VACATED S.E. 17TH STREET PER RESOLUTION 2867, RECORDED AS INSTRUMENT NO. 2022-7420048, RESERVATION (RESERVE) ADDITION TO THE TOWN, NOW CITY OF PENDLETON.

REGISTERED PROFESSIONAL LAND SURVEYOR
JASON M. WELLS, PLS
OREGON NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF WANDA MCGHEHEY OWNER OF ALL OF THE LOTS IN BLOCK 242. AS DEPICTED S.E. 17TH STREET HAS BEEN VACATED BY THE CITY OF PENDLETON PER RESOLUTION 2867. THE EASTERLY HALF OF SAID STREET WILL ATTACH TO BLOCK 242. A PORTION OF BLOCK 242 WAS SURVEYED PREVIOUSLY IN SURVEY NO. 91-43-A, AS SHOWN, AND THE OTHER BLOCK CORNERS WERE CALCULATED HOLDING RECORD ANGLES AND DISTANCES FROM THE FOUND IM-7 MONUMENT. AS NOTED, ALL SURVEYS NORTH OF S.E. GOODWIN AVE. HAVE HELD THE RECORD PLAT DIMENSIONS FROM MONUMENTS LOCATED IN AND NEAR S.E. COURT PLACE. THOSE BEING THE BRASS CAP AT THE INTERSECTION OF S.E. COURT PL. & S.E. 15TH ST. ("RB8"), AND THE ORIGINAL FOUND STONE ("RB14") NEAR S.E. 20TH STREET. HOLDING THE MONUMENTS IN S.E. ISAAC AVE. AS SURVEY NO. 91-43-A AND AS THIS SURVEY DID, SHOWS A SHORTAGE IN S.E. GOODWIN AVE. RIGHT OF WAY WIDTH. NORMALLY THE STREETS WOULD GET THE FULL RIGHT OF WAY WIDTH AND THE SHORTAGE WOULD BE PROPORTIONED THROUGH THE BLOCKS, BUT BECAUSE MANY SURVEYS HAVE ALREADY BEEN DONE OVER THE YEARS THAT IS NOT POSSIBLE NOW. S.E. GOODWIN AVE. IS LEFT TO CONTAIN THE SHORTAGE.

THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING MONUMENTS AND MONUMENTS SET WERE VERIFIED BY MULTIPLE GPS OBSERVATIONS.

OWNERS DECLARATION

I, WANDA MCGHEHEY, OWNER, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "MCGHEHEY REPLAT" A REPLAT BLOCK 242 OF RESERVATION (RESERVE) ADDITION, TO THE TOWN, NOW CITY OF OF PENDLETON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

Wanda Mcghehey
WANDA MCGHEHEY, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th

DAY OF July 2022.

BY WANDA MCGHEHEY

Jutta Haliewicz

NOTARY PUBLIC

Jutta Haliewicz

NOTARY PRINTED NAME

MY COMMISSION EXPIRES: 10/29/22

MY COMMISSION NUMBER: 980002

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