

J.A. PERKINS REPLAT

A REPLAT OF LOTS 7 AND 8 OF MRS. LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, OREGON. SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., UMATILLA COUNTY, OREGON. JUNE, 2023

SHEET 1 OF 2

NOTE:
NORTH-SOUTH LOT LINES HAVE BEEN TERMINATED AT THE C.O.E. LEVEE RIGHT OF WAY LINE, AS THE UMATILLA RIVER HAS BEEN CHANNELIZED BY SAID LEVEE. PORTIONS OF THE ORIGINAL LOTS OF MRS. LADOW'S ADDITION MAY BE WITHIN THE BOUNDS OF THE UMATILLA RIVER AND SAID LEVEE. THERE IS NO WAY AT THIS DATE TO DETERMINE WHERE THE RIVER OR BRANCHES OF THE RIVER WERE WHEN MRS. LADOW'S ADDITION WAS PLATTED IN 1877.

LEGEND

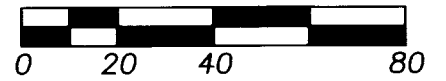
- ◆ - SET 5/8"X30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657," UNLESS OTHERWISE NOTED.
- - FOUND A 5/8" REBAR WITH RED PLASTIC CAP PER KISHPAUGH REPLAT SURVEY RECORDED IN BOOK 17, PAGE 70.
- ⊙ - MONUMENT FOUND AS NOTED.
- ⊕ x - CALCULATED POINT ONLY, NOTHING SET OR FOUND.
- L1 - LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
- CD - EXISTING CURB DROP FOR DRIVEWAY.
- ⊗ - LIGHT POLE.
- ⊙ - DEPICTS ORIGINAL PLAT LOT NUMBER, MRS. LADOW'S ADDITION.
- (XOX) - RECORD DIMENSION PER 1877 PLAT OF MRS. LADOW'S ADDITION.
- (XOX)2 - RECORD DIMENSION PER PARTITION PLAT NO. 2003-03.
- (XOX)3 - RECORD DIMENSION PER S.N. Q-89-AX.
- (XOX)4 - RECORD DIMENSION PER SURVEY NO. 22-001-B.

NOTE:

THE PROPERTY INVOLVED IN THIS REPLAT SURVEY WAS AT ONE TIME A TRAILER PARK. THERE ARE BOTH BURIED AND ABOVE GROUND UTILITIES, WHETHER WORKING OR NOT, VISIBLE ON THE PROPERTY INCLUDING PHONE & TV PEDESTALS, WATER VALVES & STAND PIPES, AND SEWER DUMPS.



SCALE: 1 INCH=40 FEET



BASIS OF BEARINGS: KISHPAUGH REPLAT BK. 17, PG. 70. ALL COMMON DIMENSIONS ARE IDENTICAL.

RECEIVED BY

Umatilla County Surveyor

Date: 11/30/23

Rec'd By: CT

23-706-6

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

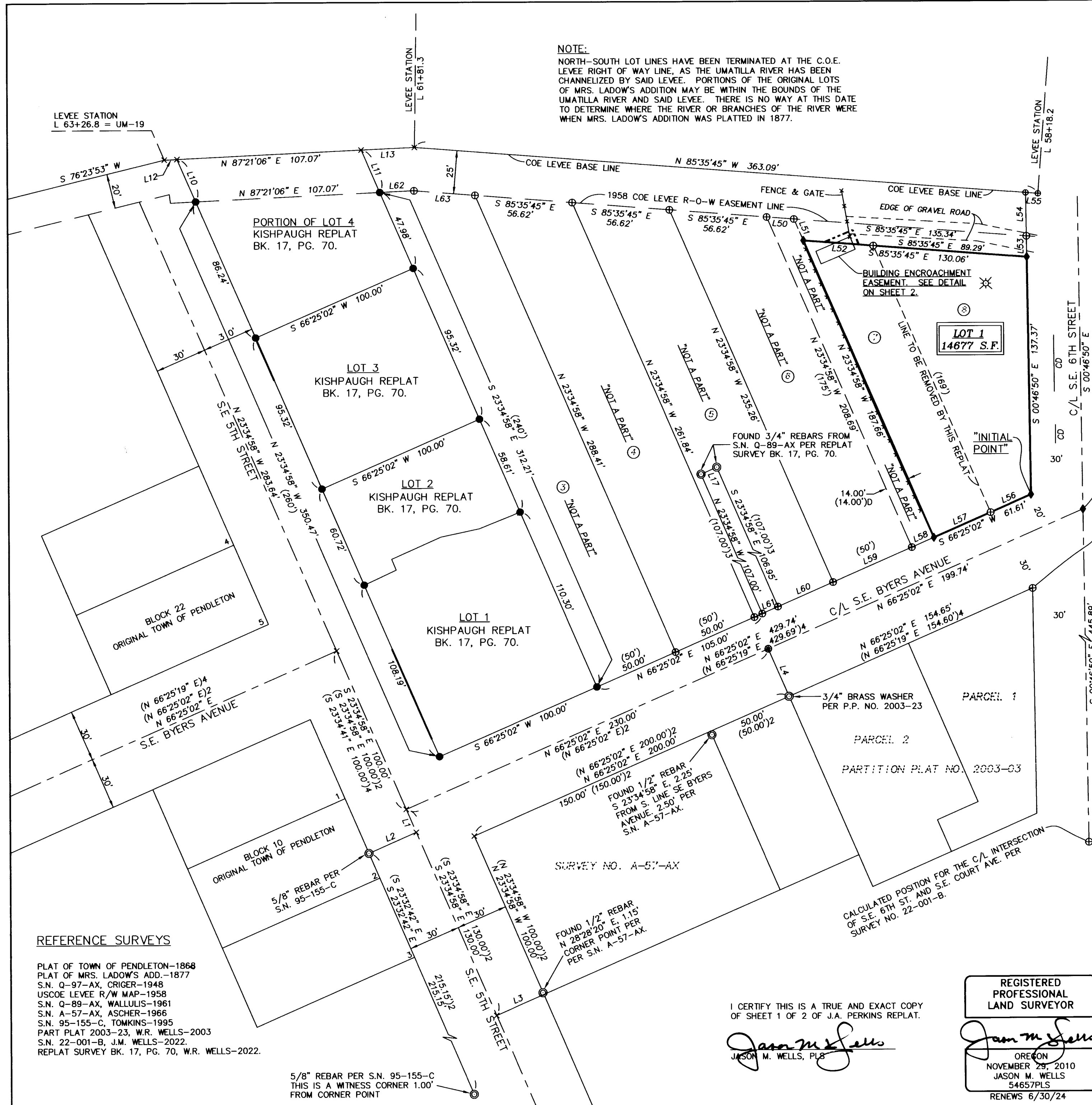
State of Oregon 2023-0008083
County of Umatilla 11/22/2023 11:34:32 AM
REC-DE-TP
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00



Office of County Records
Jason Churchill UMATILLA COUNTY

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L4	S 23°34'58" E	30.00'
L10	N 23°34'58" W	26.77'
L11	S 23°34'58" E	26.77'
L12	S 87°21'06" W	7.42'
L13	N 87°21'06" E	31.00'
L17	N 66°43'53" E	10.00'
L50	S 85°35'45" E	15.85'
L51	S 23°34'58" E	13.59'
L52	S 85°35'45" E	40.77'
L53	S 00°46'50" E	12.05'
L54	N 00°46'50" W	25.10'
L55	S 85°35'45" E	7.18'
L56	S 66°25'02" W	25.61'
L57	S 66°25'02" W	36.00'
L58	S 66°25'02" W	14.00'
L59	N 66°25'02" E	50.00'
L60	N 66°25'02" E	35.00'
L61	N 66°25'02" E	10.00'
L62	N 87°21'06" E	19.90'
L63	S 85°35'45" E	35.58'



REFERENCE SURVEYS

- PLAT OF TOWN OF PENDLETON-1868
- PLAT OF MRS. LADOW'S ADD.-1877
- S.N. Q-97-AX, CRIGER-1948
- USCOE LEVEE R/W MAP-1958
- S.N. Q-89-AX, WALLULUS-1961
- S.N. A-57-AX, ASCHER-1966
- S.N. 95-155-C, TOMKINS-1995
- PART PLAT 2003-23, W.R. WELLS-2003
- S.N. 22-001-B, J.M. WELLS-2022.
- REPLAT SURVEY BK. 17, PG. 70, W.R. WELLS-2022.

5/8" REBAR PER S.N. 95-155-C
THIS IS A WITNESS CORNER 1.00'
FROM CORNER POINT

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF J.A. PERKINS 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: 06/23 DR. BY: JMW
CK. BY: JMW NO: 23-1838

PROJECT: \PERKINS6THSTROT

J.A. PERKINS
REPLAT

SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

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 O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "J.A. PERKINS REPLAT".

THE CONTROL AND MONUMENTATION SURVEY WAS MADE WITH A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL-TIME GNSS NETWORK AND WITH A TRIMBLE S-6 THREE SECOND ROBOT TOTAL STATION. MEASUREMENTS TO CONTROLLING MONUMENTS AND SET MONUMENTS WERE VERIFIED BY MULTIPLE MEASUREMENTS.

NARRATIVE

THIS REPLAT SURVEY WAS MADE AT THE REQUEST OF JEFF PERKINS, OWNER OF LOT 8, AND A PORTION OF LOT 7, BLOCK 1 OF MRS. LADOW'S ADDITION, TO REMOVE THE PLATTED LOT LINE BETWEEN SAID LOTS 7 AND 8. THE PLAT OF MRS. LADOW'S ADDITION (CIRCA OCTOBER OF 1877), SHOWS EXACT LOT DISTANCE DIMENSIONS NORTH-SOUTH TO THE RIVER, WITH ALL LOTS 50' WIDE EAST-WEST, WITH THE EXCEPTION OF LOT 8 WHICH HE CALLED FRACTIONAL AND WHOSE EASTERLY BOUNDARY TERMINATES ON THE ONE-SIXTEENTH LINE. THE PLAT DOES NOT INDICATE THAT MILL STREET (NOW S.E. 6TH STREET), EXISTED ON THE EAST SIDE OF LOT 8 AT THE TIME. THE PLAT OF JACOB'S ADDITION (CIRCA DECEMBER OF 1877), LOCATED ON THE EAST SIDE OF MILL STREET ADJACENT TO MRS. LADOW'S ADDITION SHOWS MILL STREET BUT DOES NOT INDICATE THAT IT WAS PLATTED IN SAID SURVEY. SURVEY MAPS OF THE AREA, ALONG WITH HARTMAN ABSTRACT MAPS, AND ASSESSOR MAPS, DEPICT MRS. LADOW'S ADDITION IN VARIOUS CONFIGURATIONS. SOME SHOW THE OVERALL BOUNDARY IDENTICAL TO THE PLAT, OTHERS ARE SHOWN EXTENDING THE LOT LINES NORTHERLY TO THE LEVEE OR THE LEVEE EASEMENT LINE, (THERE HAVE BEEN MULTIPLE LEVEES OF THE UMATILLA RIVER IN THIS AREA WITH THE MOST RECENT BEING DONE IN 1958), AND OTHERS TO THE RIVER ITSELF. ALSO, SOME MAPS SHOW THE ONE-SIXTEENTH LINE WHICH LOT 8 TERMINATES ON, SLIGHTLY EAST OF THE WEST RIGHT OF WAY LINE OF MILL STREET, YET OTHERS SHOW THE WEST RIGHT OF WAY LINE AS THE ONE-SIXTEENTH LINE ITSELF. SUBDIVIDING THE SECTION TODAY AND LOCATING THIS ONE-SIXTEENTH LINE WOULD DO NOTHING TO SOLVE THIS, BUT INSTEAD CREATE A GAP OR AN OVERLAP TO DEAL WITH WHICH WAS NOT THE INTENT OF THE DEED OR OF THE ADJOINING STREETS OR SUBDIVISIONS.

TO LAY OUT THE BOUNDARIES OF THE PROPERTY I HOLD THE KISHPAUGH REPLAT, RECORDED IN BOOK 17, PAGE 70 AS THE BASIS OF THIS SURVEY. SAID SURVEY CALCULATED THE LEVEE BASE LINE, EASEMENT LINE, AND THE NORTHERLY RIGHT OF WAY LINE OF S.E. BYERS AVENUE. I HELD THE EAST LINE OF THE NEWLY CREATED LOTS ON SAID SURVEY AND OFFSET IT EASTERLY THE RECORD 50' DISTANCES PER THE PLAT OF MRS. LADOW'S ADDITION. I TERMINATED THE LOT LINES AT THE CALCULATED LOCATION OF THE 1958 LEVEE RIGHT OF WAY EASEMENT LINE. IN DOING THIS THE NORTH-SOUTH DIMENSIONS OF THE LOTS ARE CONSIDERABLY LONGER THAN THE PLAT DIMENSIONS. THIS IS BECAUSE THE RIVER IS NOW CHANNELIZED BY THE LEVEE, AND IN A DIFFERENT LOCATION THAN IT WAS IN 1877 WHEN MRS. LADOW'S ADDITION WAS DONE. HOLDING THE LEVEE RIGHT OF WAY EASEMENT LINE FITS THE EXISTING GRAVEL DRIVE ALONG THE NORTH PROPERTY LINE INTO THE 12' WIDE EXCEPTION CONTAINED IN THE DEED. THIS 12' WIDE EXCEPTION IS OWNED BY THE NEIGHBORING PROPERTY FOR INGRESS-EGRESS. I THEN EXTEND THE CENTERLINE OF S.E. 6TH STREET AS LOCATED IN PARTITION PLAT NO. 2003-03, AND SURVEY NO. 22-001-B, NORTHERLY, AND OFFSET THIS CENTERLINE 30' WESTERLY TO OBTAIN THE EASTERLY LINE OF THE SURVEYED PROPERTY.

REAL PROPERTY DESCRIPTION:

AS DESCRIBED IN PRELIMINARY REPORT FOR TITLE INSURANCE, ORDER NO. 103525, BY PIONEER TITLE CO., DATED MARCH 17, 2023, AND BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2023-01806.

LOT 7 AND 8, BLOCK 1, MRS. LADOW'S ADDITION, ALSO KNOWN AS LADOW'S ADDITION, EXCEPTING THEREFROM THE WEST 14 FEET OF SAID LOT 7, AND ALSO EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING TRACT

COMMENCING AT A POINT WHERE THE WEST LINE OF S.E. 6TH STREET, FORMERLY MILL STREET (WHEN EXTENDED) CROSSES THE SOUTH LINE OF THE LEVEE AS IT NOW STANDS ON THE SOUTH BANK OF THE UMATILLA RIVER; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LEVEE TO A POINT WHERE AN EXTENSION OF THE WEST LINE OF LOT 6 OF SAID BLOCK 1 WOULD INTERSECT WITH THE SOUTH LINE OF SAID LEVEE; THENCE IN A SOUTHERLY DIRECTION ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINES OF SAID LOT 6 AND 7 TO A POINT WHICH IS 64 FEET EASTERLY FROM (WHEN MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID LOT 6; THENCE IN A NORTHERLY DIRECTION, 64 FEET DISTANCE FROM AND PARALLEL WITH THE EXTENSION OF THE WEST LINE OF SAID LOT 6 TO A POINT 12 FEET DISTANCE AND SOUTHERLY FROM THE SOUTH LINE OF SAID LEVEE; THENCE IN A NORTHERLY DIRECTION AND 12 FEET DISTANCE FROM THE SOUTH LINE OF SAID LEVEE TO THE WEST LINE OF SAID S.E. 6TH STREET; THENCE IN A NORTHERLY DIRECTION ABOUT 12 FEET AND ALONG THE WEST LINE OF SAID S.E. 6TH STREET TO THE POINT OF BEGINNING.

ALL LOCATED IN THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNERS DECLARATION

WE, JEFF PERKINS AND AMANDA PERKINS, AS TENANTS BY THE ENTIRETY, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "J.A. PERKINS REPLAT", A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 1, MRS. LADOW'S ADDITION, ALSO KNOWN AS LADOW'S ADDITION, TO THE TOWN NOW CITY OF PENDLETON, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

Jeff Perkins
JEFF PERKINS

Amanda Perkins
AMANDA PERKINS

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH

DAY OF October, 2023

BY JEFF PERKINS

Darrian Wealy Walker
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Darrian Walker

MY COMMISSION EXPIRES: April 10, 2027

MY COMMISSION NUMBER: 1035383

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH

DAY OF October, 2023

BY AMANDA PERKINS

Darrian Wealy Walker
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Darrian Walker

MY COMMISSION EXPIRES: April 10, 2027

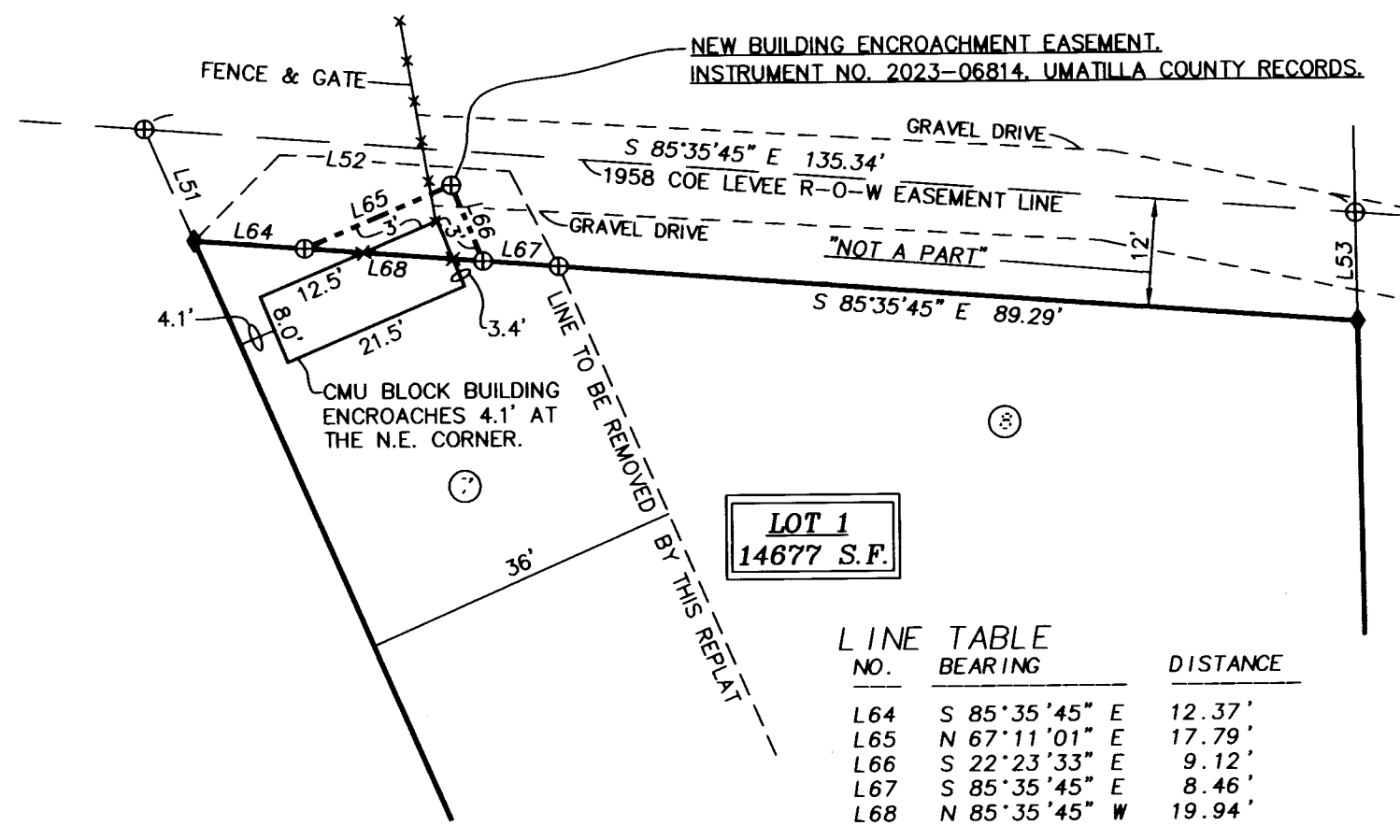
MY COMMISSION NUMBER: 1035383

EASEMENTS AND ENCUMBRANCES

AS DESCRIBED IN PRELIMINARY REPORT FOR TITLE INSURANCE, ORDER NO. 103525, BY PIONEER TITLE CO., DATED MARCH 17, 2023. ONLY THOSE CERTAIN ITEMS SURVEY RELATED AS LISTED.

- RIGHT OF WAY FOR LEVEE PURPOSES TO THE TOWN, NOW CITY OF PENDLETON, RECORDED DECEMBER 3, 1887, BOOK "R", PAGE PAGE 597, UMATILLA COUNTY DEED RECORDS. NO INFORMATION AVAILABLE TO PLOT THIS.
- EASEMENT FOR WAGON WAY PURPOSES TO WALTER S. WELLS, RECORDED OCTOBER 25, 1900, BOOK 26, PAGE 421, UMATILLA COUNTY DEED RECORDS. EASEMENT DESCRIPTION IS ERRONEOUS AND UNPLOTTABLE. I BELIEVE THIS EASEMENT IS WITHIN THAT 12' WIDE PORTION OF THE PROPERTY WHICH IS EXCEPTED FROM THE DEED DESCRIPTION, BETWEEN THE NORTHERLY PROPERTY LINE AND THE SOUTHERLY LEVEE RIGHT OF WAY EASEMENT LINE.
- RIGHT OF WAY EASEMENT FOR LEVEE PURPOSES TO THE CITY OF PENDLETON, RECORDED JULY 11, 1958, BOOK 249, PAGE 696, UMATILLA COUNTY DEED RECORDS. SHOWN.

BUILDING ENCROACHMENT EASEMENT DETAIL, NO SCALE.



I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF J.A. PERKINS REPLAT.

Jason M. Wells
JASON M. WELLS, PLS

J.A. PERKINS REPLAT

A REPLAT OF LOTS 7 AND 8 OF MRS. LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, OREGON. SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., UMATILLA COUNTY, OREGON. JUNE, 2023

SHEET 2 OF 2

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED

THIS 20TH DAY OF October, 2023

Jeff Wells CHAIRPERSON
Mike Chase PENDLETON CITY PLANNER

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

19TH DAY OF October, 2023

David Hla
PENDLETON CITY SURVEYOR

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 REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 13 DAY OF November, 2023

David Hla
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 ITS ORDER.

DATED THIS 22 DAY OF November, 2023

Clayton CHAIRMAN
Clayton COMMISSIONER
Clayton COMMISSIONER
Clayton COMMISSIONER

ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND 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 14 DAY OF November, 2023

Richard Reynolds COUNTY ASSESSOR
Richard Reynolds COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2023-0008083
County of Umatilla
REC-DE-TP 11/22/2023 11:34:32 AM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
John Churchill UMATILLA COUNTY

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

DATE: 06/23 DR. BY: JMW
CK. BY: JMW NO: 23-1838

PROJECT: \JPERKINS6THSTROT

J.A. PERKINS
REPLAT

SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.