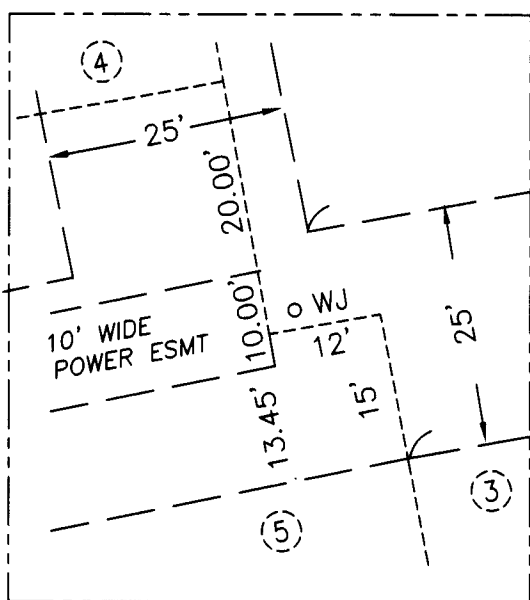


BK-18 PG-63

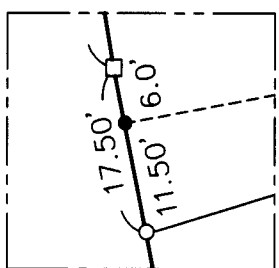
SHEET 1

TRACTOR SUPPLY REPLAT

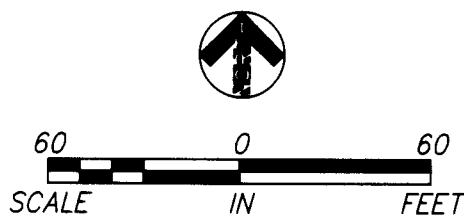
REPLAT OF LOTS 3, 4, 5 AND 6, OF "SASSY REPLAT",
IN SECTION 27, T.5 N., R. 28E., W.M., UMATILLA COUNTY, OREGON
DATE: SEPTEMBER 15, 2025



DETAIL "A"
NTS



DETAIL "B"
NTS



LEGEND

- SET 5/8" X 30" IRON ROD W/YPC, "WELKIN ENGINEERING PC", FLUSH.
- SET 1 1/8" COPPER PLUG, "WELKIN ENG PC", FLUSH.
- FOUND 5/8" IRON ROD W/YPC, "951", + - 6" BELOW OR ABOVE GROUND, SET IN "SASSY REPLAT", UNLESS OTHERWISE NOTED.

W/YPC WITH YELLOW PLASTIC CAP.

SN SURVEY NUMBER, UMATILLA COUNTY SURVEY RECORDS.

DOC. NO. DOCUMENT NUMBER, UMATILLA COUNTY DEED RECORDS.

() RECORD DATA PER "SASSY REPLAT", MEASURED DATA IS THE SAME AS RECORD UNLESS OTHERWISE NOTED.

NTS NOT TO SCALE.

----- ORIGINAL LOT LINE FROM "SASSY REPLAT", TO BE EXTINGUISHED BY THIS REPLAT.

(#) ORIGINAL LOT NUMBER PER "SASSY REPLAT".

WL WATERLINE..

ESMT EASEMENT.

○ WJ WATERLINE JUNCTION.

--- EASEMENT LINE.



RECEIVED BY
Umatilla County Surveyor
Date: 10/2/25
Rec'd By: CT
No.: 25-083-B

State of Oregon 2025-0007494
County of Umatilla 09/29/2025 09:56:39 AM
REC-DE-TP
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records

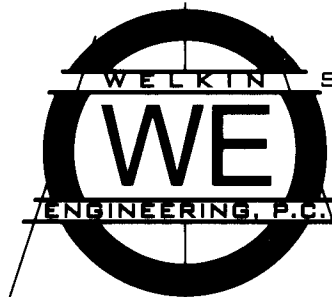
Steve Churchill



I CERTIFY THAT THIS IS A
TRUE AND EXACT COPY OF
THE ORIGINAL REPLAT.

DATE SIGNED: 09/15/25

Dan Sporer
DAN SPORER PLS NO. 2266



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SURVEYING . PLANNING
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eko@WelkinPC.com
www.WelkinPC.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dan Sporer

OREGON
JANUARY 15, 1987
DAN SPORER
2266

RENEWAL DATE: 06/30/26
DATE SIGNED: 09/15/25

TRACTOR SUPPLY REPLAT

REPLAT OF LOTS 3, 4, 5 AND 6, OF "SASSY REPLAT",
IN SECTION 27, T.5 N., R. 28E., W.M., UMATILLA COUNTY, OREGON
DATE: SEPTEMBER 15, 2025

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER UMATILLA COUNTY PLANNING DEPARTMENT FILE # LD-5N-923-25, APPROVED JUNE 26, 2025.
- LOT 1 IS SUBJECT TO A 10' WIDE POWER EASEMENT BENEFITING UMATILLA ELECTRIC COOPERATIVE, WHICH IS HEREBY GRANTED.
- LOT 1 IS SUBJECT TO A 25' WIDE WATERLINE AND PRIVATE UTILITY EASEMENT BENEFITING LOT 8, "SASSY REPLAT" AND LOT 2 OF THIS PLAT, WHICH IS HEREBY GRANTED.
- LOT 2 IS SUBJECT TO A 25' WIDE WATERLINE AND PRIVATE UTILITY EASEMENT BENEFITING LOT 1 OF THIS REPLAT AND LOT 8, "SASSY REPLAT", WHICH IS HEREBY GRANTED.
- THIS PLAT IS SUBJECT TO SET BACK RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN ON THE PLAT OF "FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS".
- THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND ARE SUBJECT TO ALL EASEMENTS, CANALS, DITCHES AND ASSESSMENTS THEREOF.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 3, 4, 5 AND 6, OF THE PLAT OF "SASSY REPLAT", UMATILLA COUNTY RECORDS, FOR PLANNED IMPROVEMENTS. THE VESTING DEED BEING DOC. NO. 2024-08664. RECOVERED AND HELD MONUMENTS FROM SAID "SASSY REPLAT", ALL OF WHICH WERE FOUND TO BE WITHIN THEIR EXPECTED LOCATIONS. BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 1.

ALL EXTERIOR DIMENSIONS (BEARINGS AND DISTANCES) AND FOUND MONUMENTS ARE HELD AS RECORD AND MEASURED PER "SASSY REPLAT". MISSING MONUMENTS WERE CALCULATED AT RECORD LOCATIONS PER SAID PLAT. OLD LOT LINES ARE TO BE EXTINGUISHED BY THIS REPLAT, AS SHOWN.

EASEMENTS AS SHOWN ON THIS REPLAT ARE TO BE GRANTED BY THIS PLAT AND EASEMENTS SHOWN ON "SASSY REPLAT" ARE TO BE EXTINGUISHED.

SURVEYOR'S CERTIFICATE

I, DAN SPORER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP, BEING A REPLAT OF LOTS 3, 4, 5 AND 6, OF THE DULY RECORDED PLAT OF "SASSY REPLAT", RECORDED DECEMBER 3, 1999, IN BOOK 13, PAGE 56, UMATILLA COUNTY RECORDS, LOCATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 AND 6, "SASSY REPLAT", LOCATED IN SECTION 27, TOWNSHIP 5, NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MSP RE HOLDINGS OR LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DEPICTED HEREON AND DOES HEREBY DECLARE THE PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN HEREON AND HAS CAUSED THE PLAT TO BE PREPARED AND THE PROPERTY RE-PLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND FURTHERMORE GRANT ALL EASEMENTS FOR THE PURPOSE SHOWN AND DESCRIBED ON THIS PLAT.

BY: Michael Shane Pierre, Manager
MICHAEL SHANE PIERRE, MANAGER OF MSP RE HOLDINGS OR LLC, AN OREGON LIMITED LIABILITY COMPANY.

STATE OF WASHINGTON)
COUNTY OF Snohomish) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 17th DAY OF September, 2025

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

PRINTED NAME TRICIA WILSON

COMMISSION NUMBER: 107670

MY COMMISSION EXPIRES: 03/09/2029

APPROVALS:

UMATILLA COUNTY PLANNING DEPARTMENT

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID LAND PARTITION.

APPROVED THIS 26 DAY OF September, 2025

Megan Danchevski
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND DO HEREBY CERTIFY 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.

APPROVED THIS 2A DAY OF Sept, 2025

David H. Wilson
UMATILLA COUNTY SURVEYOR

APPROVALS:

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

APPROVED THIS 23 DAY OF September, 2025

Annette Y. Montuck
MANAGER

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS IN UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 24th DAY OF September, 2025

Celinda A. Simmons
UMATILLA COUNTY COMMISSIONER
[Signature]
UMATILLA COUNTY COMMISSIONER
[Signature]
UMATILLA COUNTY COMMISSIONER

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 REPLAT AND THAT ALL MONIES DUE FOR ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 24 DAY OF September, 2025

Michael Reynolds
COUNTY TAX COLLECTOR
Michael Reynolds
COUNTY ASSESSOR

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL REPLAT.

DATE SIGNED: 09/15/25

Dan Sporer
DAN SPORER PLS NO. 2266



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Dan Sporer
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\$60.00



Office of County Records
John Churchill
UMATILLA COUNTY

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