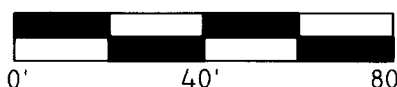


BK-18-P665

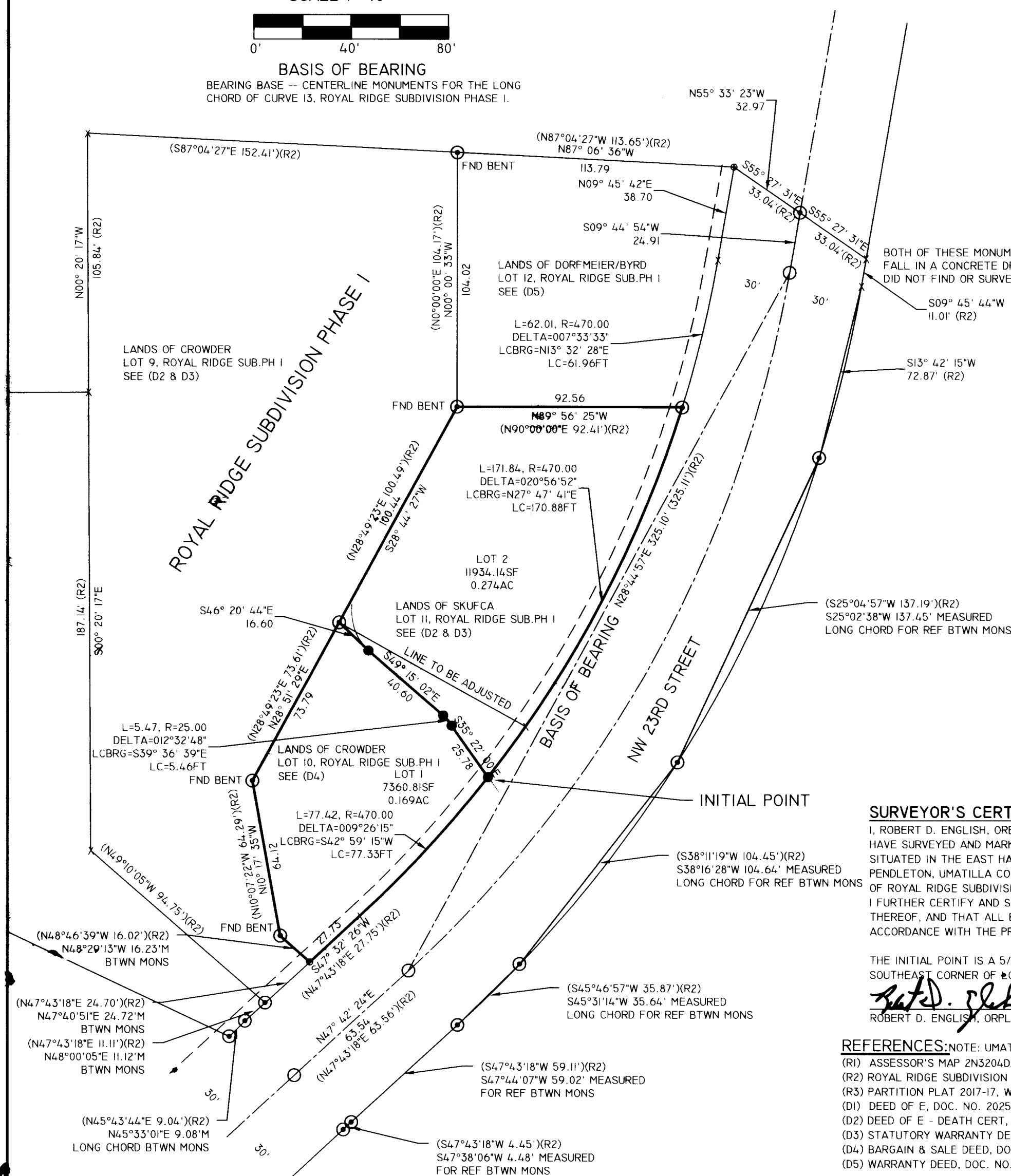


SCALE 1"=40'



BASIS OF BEARING

BEARING BASE -- CENTERLINE MONUMENTS FOR THE LONG CHORD OF CURVE 13, ROYAL RIDGE SUBDIVISION PHASE I.



SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 10 AND 11 OF ROYAL RIDGE SUBDIVISION PHASE I, CITY OF PENDLETON, UMATILLA COUNTY, OREGON AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 91.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- FOUND 5/8" IRON REBAR WITH ALUMINUM CAP, OR AS NOTED.
- ⊙ FOUND SCREW W/BRASS WASHER ORPLS1106
- FOUND 2-1/2" CAP IN CENTERLINE (SEE R2)
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - 5' EASEMENT SHOWN ON ROYAL RIDGE SUBDIVISION PHASE I.

OWNER'S DECLARATION:

WE, BRITTANY PELUSO-SKUFCA AND DEREK SKUFCA (LOT 11) AND CHRISTOPHER S. AND NATALIE CROWTHER CROWDER (LOT 10), OWNERS OF LOTS 11 AND 10 OF ROYAL RIDGE SUBDIVISION PHASE I, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND THESE LOTS TO BE ADJUSTED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Brittany Peluso-Skufca
BRITTANY PELUSO-SKUFCA, OWNER (LOT 11)

Derek Skufca
DEREK SKUFCA, OWNER (LOT 11)

Christopher S. Crowder
CHRISTOPHER S. CROWDER, OWNER (LOT 10)

Natalie Crowther-Crowder
NATALIE CROWTHER CROWDER, OWNER (LOT 10)

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 16th DAY OF October, IN THE YEAR 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRITTANY PELUSO-SKUFCA AND DEREK SKUFCA, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

RaeAnna ShiningStar
NOTARY SIGNATURE

RaeAnna ShiningStar
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 103005DAMY COMMISSION EXPIRES: 11-03-2026

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 16th DAY OF October, IN THE YEAR 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER S. CROWDER AND NATALIE CROWTHER CROWDER, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

RaeAnna ShiningStar
NOTARY SIGNATURE

RaeAnna ShiningStar
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 103005DAMY COMMISSION EXPIRES: 11-03-2026

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS REPLAT AS SHOWN HEREIN. SAID REPLAT IS SITUATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS REPLAT IS TO ADJUST BOUNDARY LINES BETWEEN LOT 10 AND 11 OF ROYAL RIDGE SUBDIVISION PHASE I.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"X30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE SOUTHEAST CORNER OF LOT 2, DURING THE PERFORMANCE OF THIS REPLAT.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

REFERENCES:NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 2N3204DA
- (R2) ROYAL RIDGE SUBDIVISION PHASE I, BOOK 14, PAGE 40 OF UMATILLA CO. PLAT RECORDS, 2002.
- (R3) PARTITION PLAT 2017-17, WELLS FOR SIMPSON, 2017. PARTITION OF LOT 28.
- (D1) DEED OF E, DOC. NO. 2025-3019, UCDR, BARNES FAMILY TRUST, 2025. PI PP2017-17.
- (D2) DEED OF E - DEATH CERT, DOC. NO. 2024-1770, UCDR, CROWDER, 2024. LOT 9 ROYAL RIDGE.
- (D3) STATUTORY WARRANTY DEED, DOC. NO. 2025-06182, UCDR, SKUFCA, 2025. LOT 11 ROYAL RIDGE.
- (D4) BARGAIN & SALE DEED, DOC. NO. 2014-6170297, UCDR, CROWDER, 2014. LOT 10 ROYAL RIDGE.
- (D5) WARRANTY DEED, DOC. NO. 2018-6710131, UCDR, DORFMEIER/BYRD, 2018. LOT 12 ROYAL RIDGE.

State of Oregon 2025-0009255

County of Umatilla 11/24/2025 02:50:52 PM

REC-DE-TP

Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00

\$60.00



Office of County Records

Star Churchill

UMATILLA COUNTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/25

UMATILLA COUNTY

CROWDER REPLAT

A REPLAT OF LOTS 10 AND 11 OF ROYAL RIDGE SUBDIVISION PHASE I, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 24th DAY OF October, 2025.

Julie Chase
JULIE CHASE, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 24th DAY OF October, 2025.

Timothy Simons
TIMOTHY SIMONS, CITY OF PENDLETON SURVEYOR/ENGINEER.

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON

THIS 24 DAY OF October, 2025.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAX DEPARTMENT

TAXES ARE PAID IN FULL.

THIS 19 DAY OF November, 2025.

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR
Richard Reynolds
UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PLAT ON

THIS 21 DAY OF November, 2025.

Celinda A. Simmons
CHAIRMAN
Robert D. English
COMMISSIONER
Robert D. English
COMMISSIONER

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN HALE, REPRESENTATIVE FOR THE OWNERS OF LOTS 9, 10 AND 11, TO PERFORM A REPLAT AND ADJUST THE LOT LINE BETWEEN LOT 10 AND LOT 11, TO FIT THE BASE OF A STACK BLOCK RETAINING WALL THAT WAS CONSTRUCTED SHORTLY AFTER THE HOUSE WAS BUILT ON LOT 11. ALL BEING IN ROYAL RIDGE SUBDIVISION PHASE I, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE ALL BUT ONE OF THE PLAT CORNERS TO THESE LOTS, ALTHOUGH SOME WERE PRETTY SEVERELY BENT. I WAS ABLE TO FIND AND TIE MONUMENTS ACROSS N.W. 23RD STREET, AND CENTERLINE MONUMENTS, AS SHOWN.

I HOLD THE LONG CHORD OF CURVE #13 BETWEEN FOUND CENTERLINE MONUMENTS AS THE BASIS OF BEARING FOR THIS SURVEY AND I DO NOT APPLY A COMBINED SCALE FACTOR FROM GROUND TO GRID BECAUSE I MATCH RECORD DISTANCES WITHIN 0.01' BETWEEN FOUND CENTERLINE MONUMENTS.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

DATE: 07/31/25	DWN.BY: RDE	REPLAT SURVEY FOR: SKUFCA AND CROWDER 749/755 NW 23RD STREET PENDLETON, OREGON 97801
SCALE: 1"=50'	CHK. BY: RDE	
JOB NO. 2025-060	REV.DATE: XX/XX/XX	SURVEY ONE,LLC 45262 LLOYD ROAD PENDLETON OR, 97801 PH:541-969-6564
DWG NO. CROWDER REPLAT		