

EASEMENT DESCRIPTIONS

NOTE: EASEMENTS MARKED A, B, AND C, ARE SHOWN FOR LOCATION PURPOSES ONLY. FOR DETAILS CONCERNING EASEMENTS A, B, C, AND D, SEE THE NOTES ON SHEET 2 OF THE PERSINGER REPLAT RECORDED IN THE UMATILLA COUNTY PLAT RECORDS, BOOK 18, PAGE 15. NOTHING IN THIS REPLAT IS INTENDED TO MODIFY ANY EXISTING EASEMENTS.

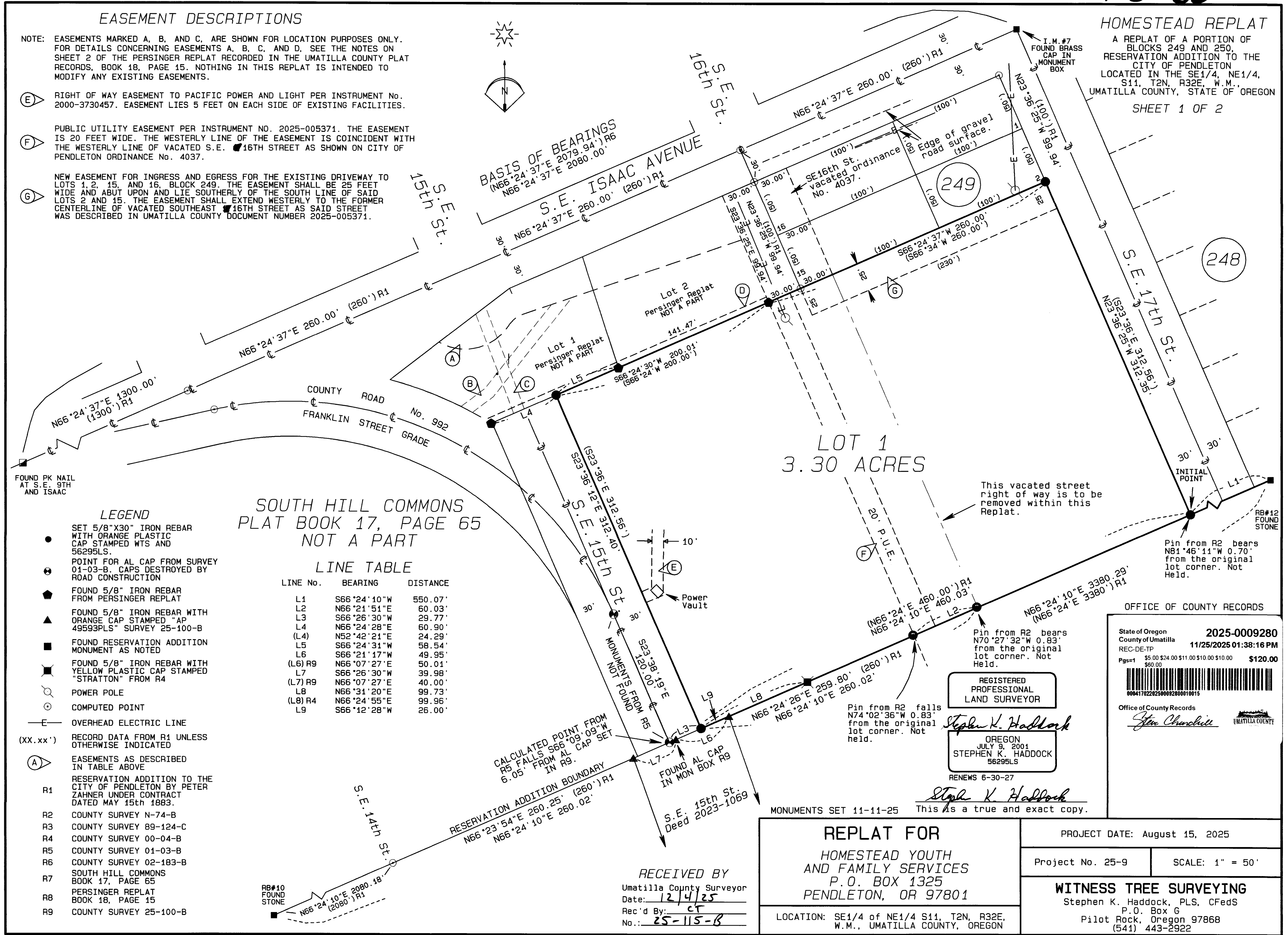
(E) RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT PER INSTRUMENT No. 2000-3730457. EASEMENT LIES 5 FEET ON EACH SIDE OF EXISTING FACILITIES.

(F) PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 2025-005371. THE EASEMENT IS 20 FEET WIDE. THE WESTERLY LINE OF THE EASEMENT IS COINCIDENT WITH THE WESTERLY LINE OF VACATED S.E. 16TH STREET AS SHOWN ON CITY OF PENDLETON ORDINANCE No. 4037.

(G) NEW EASEMENT FOR INGRESS AND EGRESS FOR THE EXISTING DRIVEWAY TO LOTS 1, 2, 15, AND 16, BLOCK 249. THE EASEMENT SHALL BE 25 FEET WIDE AND ABUT UPON AND LIE SOUTHERLY OF THE SOUTH LINE OF SAID LOTS 2 AND 15. THE EASEMENT SHALL EXTEND WESTERLY TO THE FORMER CENTERLINE OF VACATED SOUTHEAST 16TH STREET AS SAID STREET WAS DESCRIBED IN UMATILLA COUNTY DOCUMENT NUMBER 2025-005371.

HOMESTEAD REPLAT

A REPLAT OF A PORTION OF BLOCKS 249 AND 250, RESERVATION ADDITION TO THE CITY OF PENDLETON LOCATED IN THE SE1/4, NE1/4, S11, T2N, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON
SHEET 1 OF 2



SOUTH HILL COMMONS
PLAT BOOK 17, PAGE 65
NOT A PART

LINE TABLE		
LINE No.	BEARING	DISTANCE
L1	S66°24'10"W	550.07'
L2	N66°21'51"E	60.03'
L3	S66°26'30"W	29.77'
L4	N66°24'28"E	60.90'
(L4)	N52°42'21"E	24.29'
L5	S66°24'31"W	58.54'
L6	S66°21'17"W	49.95'
(L6) R9	N66°07'27'E	50.01'
L7	S66°26'30"W	39.98'
(L7) R9	N66°07'27'E	40.00'
L8	N66°31'20"E	99.73'
(L8) R4	N66°24'55"E	99.96'
L9	S66°12'28"W	26.00'

- LEGEND**
- SET 5/8"X30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS.
 - POINT FOR AL CAP FROM SURVEY 01-03-B. CAPS DESTROYED BY ROAD CONSTRUCTION
 - FOUND 5/8" IRON REBAR FROM PERSINGER REPLAT
 - FOUND 5/8" IRON REBAR WITH ORANGE CAP STAMPED "AP 49593PLS" SURVEY 25-100-B
 - FOUND RESERVATION ADDITION MONUMENT AS NOTED
 - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "STRATTON" FROM R4
 - POWER POLE
 - COMPUTED POINT
 - OVERHEAD ELECTRIC LINE
 - (XX.XX')
 - (A)
 - R1
 - R2
 - R3
 - R4
 - R5
 - R6
 - R7
 - R8
 - R9

RECEIVED BY
Umatilla County Surveyor
Date: 12/4/25
Rec'd By: CT
No.: 25-115-B

REPLAT FOR
HOMESTEAD YOUTH
AND FAMILY SERVICES
P.O. BOX 1325
PENDLETON, OR 97801
LOCATION: SE1/4 of NE1/4 S11, T2N, R32E,
W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: August 15, 2025
Project No. 25-9
SCALE: 1" = 50'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

OFFICE OF COUNTY RECORDS

State of Oregon
County of Umatilla
REC-DE-TP
Pg#s=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00

2025-0009280
11/25/2025 01:38:16 PM

Office of County Records
Jen Churchill

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEW 6-30-27
This is a true and exact copy.

BK-18 · PG 66A

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands described herein. I do also state that the initial point is monumented with a 5/8" x 30" Iron Rebar having an orange plastic cap stamped WTS and 56295LS. This monument falls S66°24'10"W, 550.07' from Reservation Addition boundary monument stone RB12.

LEGAL DESCRIPTION

A portion of that land conveyed to Homestead Youth Lodge, Inc., by the Statutory Bargain and Sale Deed recorded on December 16, 1997 in Microfilm Reel 321, Page 33, deed records of Umatilla County, Oregon, said portion being located in the Southeast Quarter of the Northeast Quarter of Section 11, Township 2 North, Range 32 East, W.M., Reservation Addition (Originally platted as Reserve Addition) to the Town (now City) of Pendleton, in said Umatilla County, said portion being more particularly described as Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Block 249, Lots, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, of Block 250, and all that part of Southeast Sixteenth Street (formerly Hill Street in said Reservation Addition) vacated by City of Pendleton Ordinance No. 4037 bearing the effective date of August 4th, 2025 lying southerly of a line running Southwesterly from the Southwest corner of Lot 2, Block 249 to the Southeast corner of Lot 2, Persinger Replat, as recorded in Plat Book 18, Page 15, plat records of said Umatilla County and shown on this replat.

Subject to: Rights of Reversion, including the terms and conditions thereof: In favor of the City of Pendleton as contained in that Bargain and Sale deed recorded on May 31st 1977 in Microfilm Reel 19, Page 192 in the Office of County Records, Umatilla County, Oregon.

Subject to: Irrevocable Consent Agreement, including the terms and provisions thereof, by and between the City of Pendleton, an Oregon Municipal corporation, Umatilla County, an Oregon Municipal corporation and Mid Step, Inc. an Oregon not for profit Corporation as said agreement is contained in Microfilm Reel 34, Page 330, Umatilla County Deed Records recorded on May 22nd, 1978.

Subject to: Articles of Agreement, including the terms and provisions thereof contained in City of Pendleton Conditional Use Permit 99-03 recorded on May 17th, 1999 in Reel 351, Page 143, Deed Records, Umatilla County, Oregon.

Subject to: Right of Way use agreement, including the terms and provisions thereof, by and between the City of Pendleton and Homestead Youth Lodge, Inc. contained in Deed recorded April 5th, 2001 as instrument No. 2001- 3860128, Office Of County Records, Umatilla County, Oregon..

Subject to: Right of Way Easement, including the terms and conditions thereof conveyed to Pacificorp, an Oregon Corporation by instrument recorded on July 26, 2000 as instrument No. 2000-3730457, Umatilla County Records.

Subject to: Public Utility Easement including the terms and provisions thereof conveyed to the City of Pendleton, a municipal corporation on July 16th, 2025 as instrument No. 2025-5371, Office of County Records. Umatilla County, Oregon.

NARRATIVE OF SURVEY

This survey was performed at the request of Ms. Elisa Doeblér-Irvine, Ph. D., Executive Director of Homestead Youth & Family Services, Inc.. The purpose of the replat is to eliminate the interior lot lines of those parts of Blocks 249, 250, and that part of vacated Southeast 16th Street as described in the Surveyor's Certificate thereby creating one single parcel so that a proposed accessory structure will be on the same parcel with the primary structure.

The control for this survey was the found Reservation Addition monuments at the intersections of SE Isaac Avenue with 9th and 17th streets along with boundary stones RB10 and RB12 as also held in the Pershinger Replat recorded in Umatilla County Plat Book 18, Page 15.

The survey was performed with a Trimble R8S base - rover pair in RTK mode.

OWNER'S DECLARATION AND DEDICATION

HOMESTEAD YOUTH AND FAMILY SERVICES, INC. owner of the lands described hereon, do hereby declare that we have caused this plat to be prepared and these lands replatted in accordance with ORS Chapter 92 and the subdivision ordinance of the City of Pendleton. We do hereby acknowledge the existing easements of record and do dedicate the new easement as described in the easement descriptions on Sheet 1 under letter "G".

ELISA DOEBLER-IRVINE, PH.D.
EXECUTIVE DIRECTOR, HOMESTEAD YOUTH
AND FAMILY SERVICES, INC.

State of: Oregon
County of: Umatilla

On this 20th Day of November 2025, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Anya Drzazga

Printed name: Anya Drzazga
Notary Public for Oregon

Commission number: 1057347

My commission expires: March 31st 2029

HOMESTEAD REPLAT

A REPLAT OF A PORTION OF
BLOCKS 249 AND 250,
RESERVATION ADDITION TO THE
CITY OF PENDLETON
LOCATED IN THE SE1/4, NE1/4,
S11, T2N, R32E, W.M.,
UMATILLA COUNTY, STATE OF OREGON

SHEET 2 OF 2

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

This plat is approved this 19th day of November 2025.

Julie Chase
CITY PLANNER

CITY SURVEYOR

This plat is approved this 19th day of November 2025.

City Surveyor

UMATILLA COUNTY TAX COLLECTOR / ASSESSOR

Taxes are paid in full this 21 day of November 2025.

Barboul Reynolds
TAX COLLECTOR
Barboul Reynolds
TAX ASSESSOR

COUNTY SURVEYOR

This plat is examined and approved this 19 day of November 2025.

David Miller
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

This plat is approved this 25th day of November 2025.

Clinda A. Simmons
CHAIR
COMMISSIONER
COMMISSIONER

OFFICE OF COUNTY RECORDS

State of Oregon 2025-0009280
County of Umatilla
REC-DE-TP 11/25/2025 01:38:16 PM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$120.00
\$60.00



Office of County Records
Steve Churchill
UMATILLA COUNTY

SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-27

Stephen K. Haddock
This is a true and exact copy.

RECEIVED BY
Umatilla County Surveyor
Date: 12/4/25
Rec'd By: CT
No.: 25-115-B

REPLAT FOR
HOMESTEAD YOUTH
AND FAMILY SERVICES
P.O. BOX 1325
PENDLETON, OR 97801

LOCATION: SE1/4 of NE1/4 S11, T2N, R32E,
W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: August 15, 2025

Project No. 25-9 SCALE: 1" = 50'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922