

# SAGE HILL PHASE I

A SUBDIVISION OF PARCEL 2, PARTITION PLAT NO. 2007-01, CITY OF PENDLETON, UMATILLA COUNTY, OR

## RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 2007-01, RECORDED JANUARY 11, 2007.
- R2: PLAT OF S.W. RUNNION AVENUE, RECORDED APRIL 6, 1981, REEL 78, PAGE 766. SEE UMATILLA COUNTY SURVEY NO. S-029-B.
- R3: UMATILLA COUNTY SURVEY NO. S-048-B, DATED JANUARY 15, 1981.
- R4: PATAWA HEIGHTS, BOOK 17, PAGE 18, RECORD OF PLATS, UMATILLA COUNTY, OR, RECORDED FEBRUARY 22, 2021.
- R5: UMATILLA COUNTY SURVEY NO. 09-180-B, DATED OCTOBER, 2009.
- R6: LEGALIZATION ORDER FOR TUTUILLA ROAD, DATED JULY 1, 1987, RECORDED UNDER DOCUMENT NUMBER 2005-4780370.
- R7: UMATILLA COUNTY SURVEY NO. 21-117-B, DATED OCTOBER 22, 2021.
- R8: PARTITION PLAT NO. 1995-25, RECORDED JULY 31, 1995.
- R9: UMATILLA COUNTY SURVEY NO. 92-092-C, DATED AUGUST, 1992.
- R10: CITY OF PENDLETON CONSTRUCTION PLANS FOR IMPROVEMENT TO TUTUILLA ROAD.

## RECORDING INFORMATION

State of Oregon  
County of Umatilla  
REC-DE:TP  
Pgs=1 \$5.00 \$14.00 \$11.00 \$10.00 \$10.00 \$10.00  
\$89.00  
2023-0001674  
03/17/2023 11:25:57 AM  
\$120.00



Office of County Records  
*Jan Churchill*

FOUND 2-1/2" BRASS CAP AS REPORTED ON CORNER RECORD J17-90-050-C



S 00°34'02" E 267°32'8"  
(N 00°33'31" W 267°33'32")9

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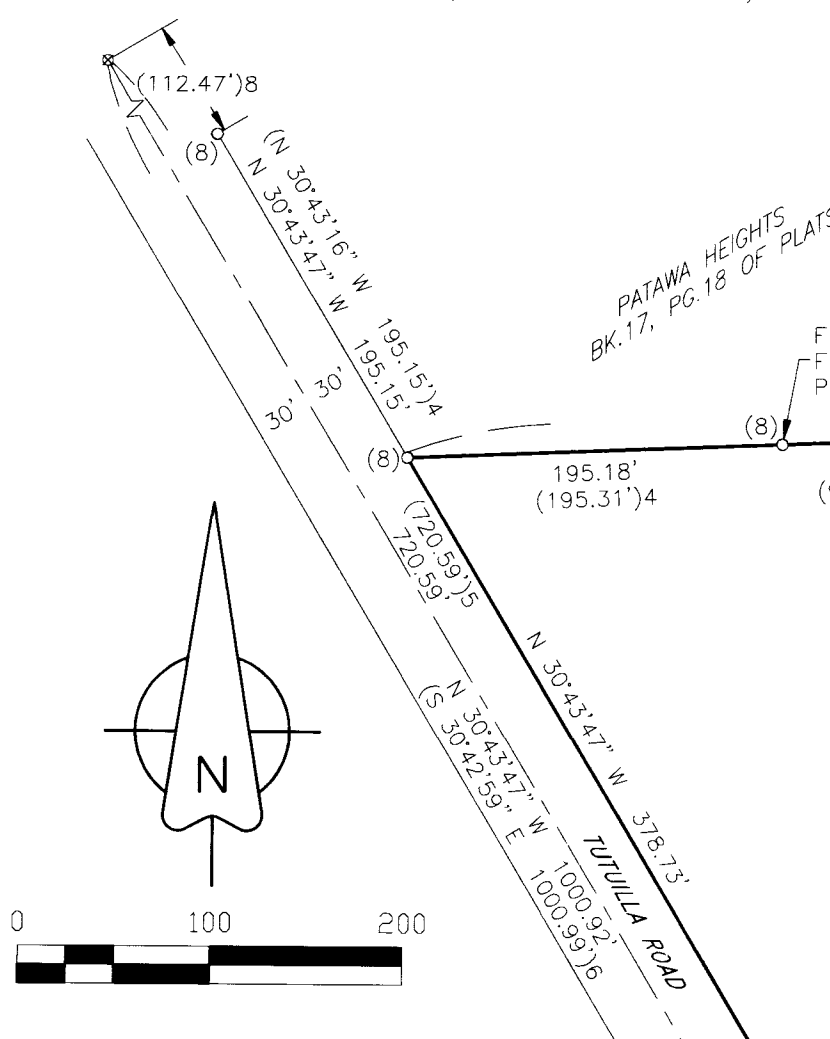
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(N 00°33'31" W 267°33'32")9

SEE NARRATIVE ON SHEET 2

## LEGEND

- SECTION OR QUARTER SECTION CORNER FOUND AND HELD AS NOTED.
- SET MAG NAIL WITH ALUMINUM WASHER MARKED, "KENNY LS 89374", IN ASPHALT.
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR PER RECORD IDENTIFIER, UNLESS NOTED OTHERWISE. IDENTIFIERS COINCIDE WITH RECORDS OF REFERENCE TABLE.
- COMPUTED LOCATION. NOTHING FOUND OR SET.
- 40'X40' INGRESS-EGRESS DRIVEWAY AND PUBLIC UTILITY EASEMENT BEING DEDICATED HEREON.
- EXISTING EASEMENT IDENTIFIER. SEE EASEMENT TABLE.
- RECORD EASEMENT AS NOTED.
- ROAD CENTERLINE
- EXTERIOR PLAT BOUNDARY
- EASEMENT AS NOTED, DEDICATED HEREON.



## EASEMENT TABLE

- (A) 30-FOOT WIDE UTILITY EASEMENT PER R2.
- (B) 20-FOOT WIDE SLOPE EASEMENT PER R2.
- (C) 30-FOOT WIDE ROAD AND UTILITY EASEMENT TO THE CITY OF PENDLETON PER INSTRUMENT NO. 2021-7190304, UMATILLA COUNTY RECORDS.

LINE	BEARING	DISTANCE
L1	N 59°16'13" E	99.88
L2	N 59°16'13" E	102.28
L3	N 59°16'13" E	109.42
L4	N 65°06'14" E	124.36
L5	N 67°07'54" E	148.94
L6	N 70°01'45" W	163.61
(L6)2	N 70°02'03" W	163.55
L7	N 70°01'45" W	32.98
(L7)7	N 70°02'03" W	33.04
L8	S 19°58'15" W	115.04
(L8)7	S 19°57'57" W	115.00
L9	S 22°52'06" E	77.69
L10	S 22°52'06" E	23.69
L11	S 30°43'47" E	81.16
L12	S 30°43'47" E	150.48
L13	S 22°52'06" E	101.39
(L13)6	S 22°51'48" E	101.40
L14	N 70°01'45" W	239.97
L15	N 55°50'10" E	37.02
L16	N 55°50'10" E	37.02
L17	N 30°43'47" W	46.42
L18	N 30°43'47" W	36.55
L19	N 59°16'13" E	13.47
L20	S 30°43'47" E	338.55

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	28.64'	26.25'	S 42°39'26" W	82°02'32"
C2	20.00'	15.35'	14.97'	N 86°34'30" W	43°57'48"
C3	185.61'	247.67'	229.70'	N 70°19'49" W	76°27'11"
C4	155.61'	243.93'	219.71'	S 77°01'08" E	89°48'59"
(C4)2	155.61'	217.11'	199.92'	S 72°00'14" E	
C5	125.61'	140.75'	133.50'	N 64°13'15" W	64°12'06"
C6	230.00'	44.59'	44.52'	S 37°34'52" E	11°06'24"
C7	230.00'	107.96'	106.97'	N 56°34'55" E	0°38'42"
C8	200.00'	132.65'	130.23'	S 51°01'43" E	38°00'05"
(C8)2	200.00'	132.65'	130.23'	S 51°02'03" E	
C9	170.00'	112.75'	110.70'	S 51°01'43" E	38°00'05"
C10	17218.75'	193.85'	193.85'	S 22°02'09" E	0°38'42"
(C10)7	17218.75'	193.88'	193.88'	S 22°02'34" E	0°38'42"
C11	17218.75'	109.80'	109.80'	S 22°32'28" E	0°21'55"
C12	17218.75'	43.46'	43.46'	S 22°47'45" E	0°08'41"
C13	1430.14'	77.01'	77.00'	S 24°23'32" E	3°05'07"
C14	1430.14'	100.14'	100.12'	S 27°56'27" E	4°00'43"
C15	1430.14'	18.84'	18.84'	N 30°19'26" W	0°45'17"
C16	1400.14'	191.87'	191.72'	N 26°46'31" W	7°51'06"
(C16)6	1400.14'	191.91'	191.76'	N 26°42'23" W	7°51'11"
C17	17188.75'	346.50'	346.50'	N 22°17'27" W	1°09'18"
(C17)6	17188.75'				
C18	20.00'	13.08'	12.85'	N 20°22'23" E	37°28'26"

(N 87°37' E 1435' ±)1  
N 87°38'29" E 1435.66'

(N 87°37' E 1435' ±)1  
N 87°38'29" E 1435.66'

1028.75'

195.18' (195.31')4  
91.44' (91.35')4  
120.29' (120.30')4

FOUND NAIL IN FENCE POST PER R8

(N 30°43'47" W 338.55')  
(S 30°42'59" E 1000.92')6  
(S 30°43'47" W 1000.92')6

TUTUILLA ROAD

PARCEL 2 PARTITION PLAT 2007-01

LOT 9 15.10 AC.

LOT 8 0.30 AC.

LOT 7 0.23 AC.

LOT 6 0.24 AC.

LOT 5 0.28 AC.

LOT 4 0.38 AC.

LOT 3 0.70 AC.

LOT 2 0.54 AC.

LOT 1 0.58 AC.

HOFFMAN FIRST ADDITION BK.12, PG.43 OF PLATS

INITIAL POINT

PAGE ACRES REPLAT BK.16, PG.55 OF PLATS

FOUND 5/8" REBAR PER R3 BENT, S 47°17'34" W, 0.44' FROM SET CORNER LOCATION.

FOUND 2-1/2" BRASS CAP ESTABLISHED ON CORNER RECORD L17-92-092-C

FOUND 2-1/2" BRASS CAP AS REPORTED ON CORNER RECORD J17-90-050-C

FOUND 1-3/4" BRASS CAP AS REPORTED ON CORNER RECORD N17-92-092-C

SUNRIDGE MIDDLE SCHOOL

PARCEL 2 PARTITION PLAT 2007-01

RECORD EASEMENT AS NOTED.

ROAD CENTERLINE

EXTERIOR PLAT BOUNDARY

EASEMENT AS NOTED, DEDICATED HEREON.

## PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-23

KENNY LAND SURVEYING

P.O. BOX 447, HEPNER, OR 97836  
541-379-0242  
www.kennylandsurveying.com

SUBDIVISION OF PARCEL 2, PARTITION PLAT NO. 2007-01  
LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OR

CLIENT: BLUE RIDGE CONSTRUCTION

PROJECT: 22-04 DR: MPK CH: MPK DATE: FEBRUARY 2, 2023 SHEET 1 OF 2

RECEIVED BY  
Umatilla County Surveyor  
Date: 3/22/23  
Rec'd By: CT  
No.: 23-027-6

# SAGE HILL PHASE I

A SUBDIVISION OF PARCEL 2, PARTITION PLAT NO. 2007-01, CITY OF PENDLETON, UMATILLA COUNTY, OR

**APPROVALS**  
CITY OF PENDLETON PLANNING COMMISSION  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 3 DAY OF February, 2023.

*Karen Bluff*  
COMMISSION PRESIDENT

*Georg Cress*  
CITY PLANNER

CITY OF PENDLETON SURVEYOR  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 8<sup>th</sup> DAY OF February, 2023.

*[Signature]*  
PENDLETON CITY SURVEYOR

UMATILLA COUNTY SURVEYOR  
I CERTIFY THAT 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 I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

THIS 9 DAY OF March, 2023

*David H. Hales*  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR/TAX COLLECTOR  
I CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

THIS 10 DAY OF March, 2023.

*Rebecca Reynolds*  
UMATILLA COUNTY ASSESSOR

*Rebecca Reynolds*  
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS  
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

THIS 16<sup>th</sup> DAY OF MARCH, 2023.

*[Signature]*  
CHAIRPERSON

*[Signature]*  
COMMISSIONER

*Celinda A. Simon*  
COMMISSIONER

P.O. BOX 447, HEPPNER, OR 97836  
541-379-0242  
www.kennylandsurveying.com

**KENNY LAND SURVEYING**

SUBDIVISION OF PARCEL 2, PARTITION PLAT NO. 2007-01  
LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OR

CLIENT: **BLUE RIDGE CONSTRUCTION**

PROJECT: 22-04 DR: MPK CH: MPK DATE: FEBRUARY 2, 2023 SHEET 2 OF 2

### OWNER'S DECLARATION

WE, BLUE RIDGE CONSTRUCTION, INC., AN OREGON CORPORATION, OWNERS OF THE LAND BEING DIVIDED BY THIS SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE THE 40'X40' INGRESS-EGRESS DRIVEWAY AND PUBLIC UTILITY EASEMENTS, 10-FOOT PUBLIC UTILITY EASEMENT, AND VARYING WIDTH PUBLIC UTILITY EASEMENT AS MAPPED HEREON, AND DEDICATE THESE EASEMENTS FOR THE PURPOSE AND USES AS STATED HEREIN.

*[Signature]* 2-2-23  
DEREK BARFUSS, PRESIDENT DATE

*[Signature]* 2-2-23  
MELISSA JUNE BARFUSS, AGENT/SECRETARY DATE

STATE OF OREGON

COUNTY OF Umatilla

ON THE 2<sup>nd</sup> DAY OF February, 2023, THE ABOVE NAMED Derek Barfuss,  
President and Melissa June Barfuss, Agent/Secretary  
APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED

THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Heaven Tisha Doherty

COMMISSION NUMBER: 1024883

MY COMMISSION EXPIRES: June 6, 2026

### SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 2 OF THIS PLAT, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

*[Signature]* 2-2-2023  
MATTHEW PATRICK KENNY, PLS DATE  
CERTIFICATE NO. 89374

### LEGAL DESCRIPTION

(INSTRUMENT NO. 2022-7390483)  
PARCEL 2 OF PARTITION PLAT NO. 2007-01 (INSTRUMENT NO. 2007-5130486 OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SUBJECT TO:

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: PACIFIC TELEPHONE & TELEGRAPH COMPANY  
RECORDED: MAY 22, 1942, BOOK 160, PAGE 473, DEED RECORDS.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: PACIFIC POWER & LIGHT COMPANY  
RECORDED: MAY 22, 1948, BOOK 185, PAGE 259, DEED RECORDS.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: PACIFIC POWER & LIGHT COMPANY  
RECORDED: DECEMBER 10, 1951, BOOK 201, PAGE 316, DEED RECORDS.

EASEMENTS SHOWN ON PARTITION PLAT NO. 2007-01  
RECORDED: JANUARY 11, 2007 IN INSTRUMENT NO. 2007-5130486, OFFICE OF UMATILLA COUNTY RECORDS.

ROAD AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF  
GRANTEE: CITY OF PENDLETON  
RECORDED: APRIL 13, 2021 IN INSTRUMENT NO. 2021-7190304, OFFICE OF UMATILLA COUNTY RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23

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

*[Signature]*  
MATTHEW PATRICK KENNY  
89374PLS

RECEIVED BY  
Umatilla County Surveyor

Date: 3/22/23  
Rec'd By: CT  
No.: 23-027-B

### RECORDING INFORMATION

State of Oregon **2023-0001674**

County of Umatilla **03/17/2023 11:25:57 AM**

REC-DE-TP  
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00  
\$80.00



Office of County Records  
*[Signature]*

### SURVEY NARRATIVE

THIS SUBDIVISION PLAT HAS BEEN PREPARED AT THE REQUEST OF BLUE RIDGE CONSTRUCTION. THE PURPOSE IS TO DIVIDE PARCEL 2 OF PARTITION PLAT 2007-01 INTO 9 LOTS AS SHOWN HEREON. LOT 9 IS RESERVED FOR DEVELOPMENT OF FUTURE PHASES.

VERY LITTLE EXISTING MONUMENTATION COULD BE FOUND IDENTIFYING TUTUILLA ROAD AND S.W. RUNNION AVE. MONUMENTS PER RECORD R1, R7, AND R8 LOCATED ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF TUTUILLA ROAD WERE USED IN CONJUNCTION WITH THE LEGALIZED CENTERLINE DESCRIPTION PER RECORD R6 TO RECREATE RIGHT OF WAY FOR TUTUILLA ROAD. NOTED RECORD DATA INDICATES A PK NAIL EXISTED AT THE CENTERLINE OF TUTUILLA ROAD AND S.W. RUNNION AVE., ASSUMED TO BE SET BY THE CITY OF PENDLETON IN RELATION TO TUTUILLA ROAD IMPROVEMENTS (R10). THIS LOCATION WAS COMPUTED AS SHOWN AND HELD IN CONJUNCTION WITH MONUMENTS FOUND ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF S.W. RUNNION AVE. PER R7 IN DETERMINING S.W. RUNNION AVE. LOCATION. NO EXISTING MONUMENTATION COULD BE FOUND AS REPORTED IN R2. TUTUILLA ROAD AS LOCATED PER R2 IS IN A SLIGHTLY DIFFERENT LOCATION THAN THAT AS LEGALIZED PER R6. I HOLD THE LEGALIZED LOCATION; THEREFORE, CURVES C1 AND C2 AS SHOWN ARE SLIGHTLY SHORTER THAN REPORTED ON R2 AS THE PUBLIC RIGHTS-OF-WAY OF TUTUILLA ROAD AND RUNNION AVE. "OVERLAP" AS A RESULT OF THE LEGALIZATION.

ALL OTHER EXTERIOR BOUNDARIES HAVE BEEN ESTABLISHED USING THE FOUND AND HELD MONUMENTATION AND RECORD SURVEY DATA NOTED.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS THE CITY OF PENDLETON COORDINATE SYSTEM AS ESTABLISHED BY SITE CALIBRATION TO FOUND MONUMENTS AS SHOWN, USING COORDINATES PROVIDED BY THE CITY OF PENDLETON.