

PENDLETON ESTATES PHASE I

IN THE N.E. 1/4 SEC. 15, T2 N, R32 E, W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

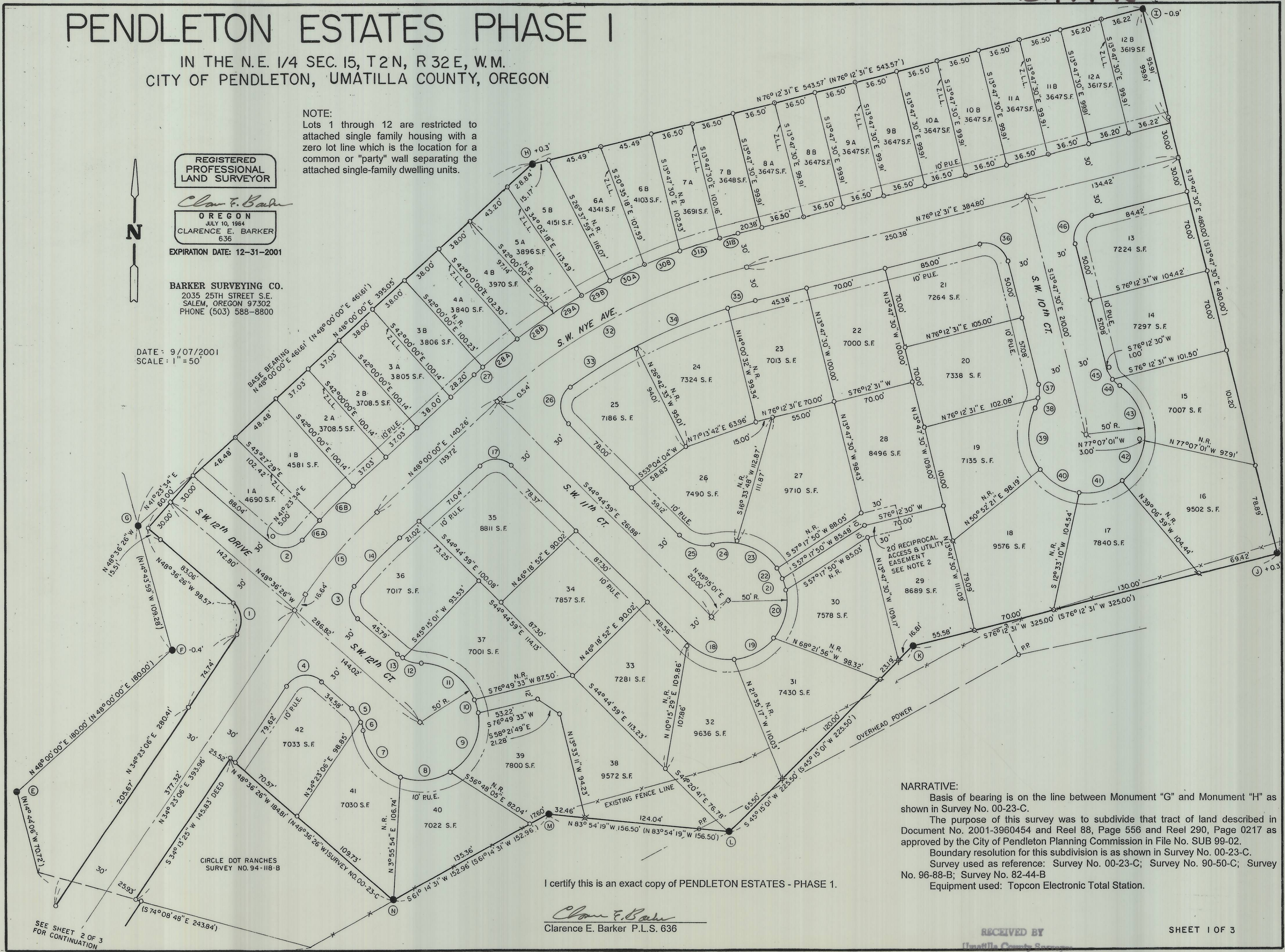
NOTE:
Lots 1 through 12 are restricted to attached single family housing with a zero lot line which is the location for a common or "party" wall separating the attached single-family dwelling units.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clarence E. Barker
OREGON
JULY 10, 1984
CLARENCE E. BARKER
636
EXPIRATION DATE: 12-31-2001

BARKER SURVEYING CO.
2035 25TH STREET S.E.
SALEM, OREGON 97302
PHONE (503) 588-8800

DATE: 9/07/2001
SCALE: 1" = 50'



STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON November 21, 2001
at 9:00 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
14 32

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 60.00 No. 2001-4010052

NARRATIVE:
Basis of bearing is on the line between Monument "G" and Monument "H" as shown in Survey No. 00-23-C.
The purpose of this survey was to subdivide that tract of land described in Document No. 2001-3960454 and Reel 88, Page 556 and Reel 290, Page 0217 as approved by the City of Pendleton Planning Commission in File No. SUB 99-02.
Boundary resolution for this subdivision is as shown in Survey No. 00-23-C.
Survey used as reference: Survey No. 00-23-C; Survey No. 90-50-C; Survey No. 96-88-B; Survey No. 82-44-B
Equipment used: Topcon Electronic Total Station.

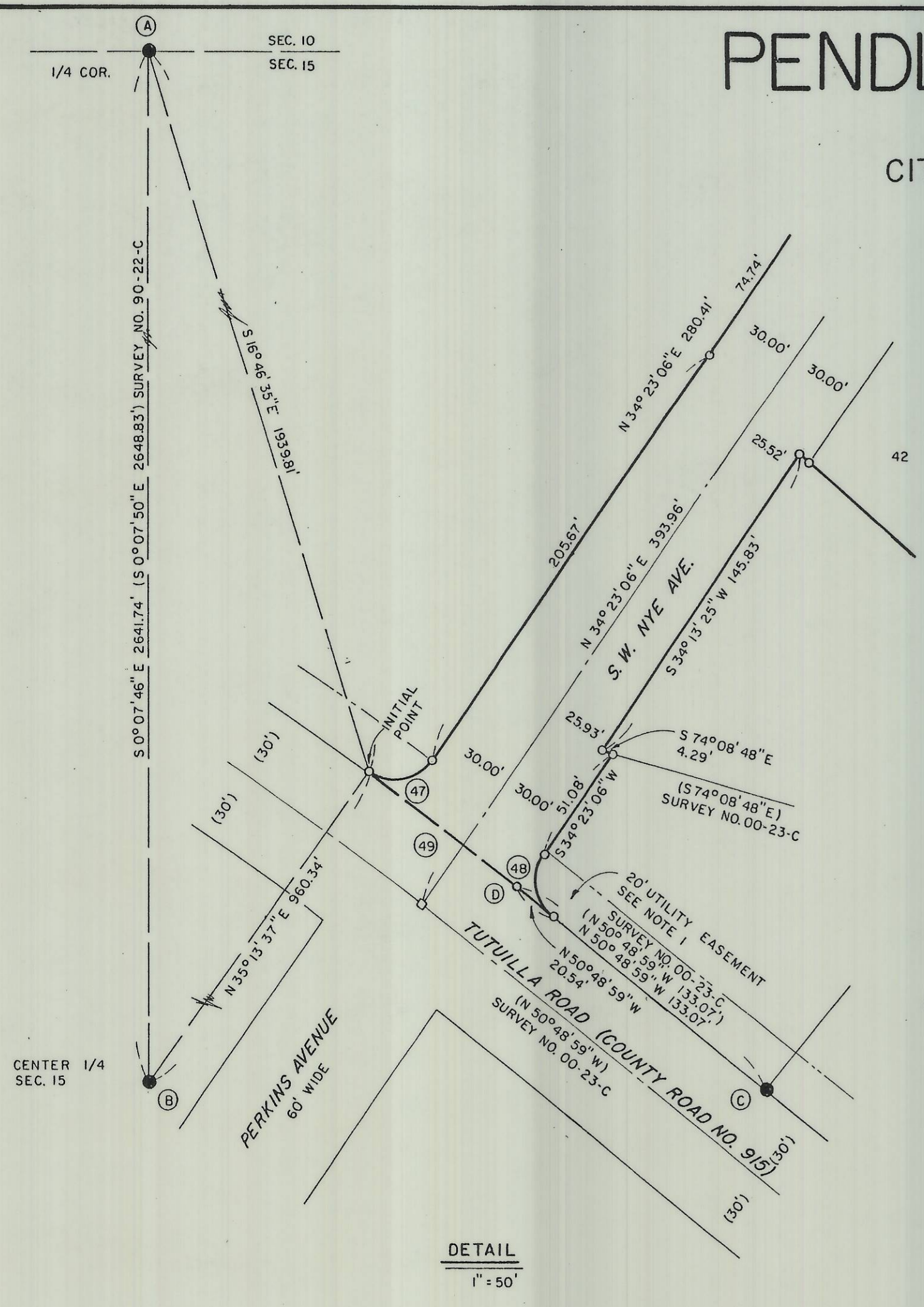
I certify this is an exact copy of PENDLETON ESTATES - PHASE 1.
Clarence E. Barker
Clarence E. Barker P.L.S. 636

RECEIVED BY
Umatilla County Surveyor
Date 12-01
Rec'd By KR
No. 01-176-B

SEE SHEET 2 OF 3
FOR CONTINUATION

PENDLETON ESTATES PHASE I

IN THE N.E. 1/4 SEC. 15, T2N, R32E, W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

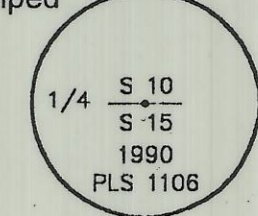


CURVE TABLE

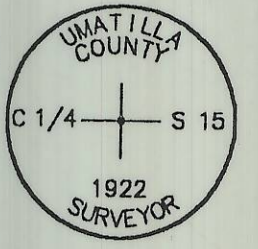
Curve No.	Radius	Central Angle	Arc Length	Chord Bearing & Distance
1	20.00'	82°59'32"	28.97'	N 07°06'39" W 26.50'
2	20.00'	91°57'01"	32.10'	N 85°25'04" E 28.76'
3	20.00'	87°29'34"	30.54'	N 04°51'40" W 27.66'
4	20.00'	97°00'29"	33.86'	N 82°53'20" E 29.96'
5	30.00'	27°22'29"	14.33'	S 34°55'11" E 14.20'
6	30.00'	14°02'06"	7.35'	S 14°12'55" E 7.33'
7	50.00'	62°12'01"	54.28'	S 38°17'52" E 51.65'
8	50.00'	50°44'00"	44.27'	N 85°14'07" E 42.84'
9	50.00'	68°29'32"	59.77'	N 25°37'21" E 56.27'
10	50.00'	13°47'45"	12.04'	N 15°31'16" W 12.01'
11	50.00'	67°35'51"	58.99'	N 56°13'05" W 55.63'
12	30.00'	30°45'13"	16.10'	N 74°38'25" W 15.91'
13	30.00'	10°39'21"	5.58'	N 53°56'05" W 5.57'
14	370.00'	9°06'53"	58.86'	N 43°26'34" E 58.80'
15	400.00'	13°36'54"	95.05'	N 41°11'33" E 94.83'
16A	430.00'	2°54'43"	21.85'	N 40°53'55" E 21.85'
16B	430.00'	5°38'43"	42.37'	N 45°10'38" E 42.35'
17	20.00'	87°15'01"	30.46'	S 88°22'30" E 27.60'
18	50.00'	50°33'33"	44.12'	S 70°01'43" E 42.70'
19	50.00'	45°50'12"	40.00'	N 61°46'23" E 38.94'
20	50.00'	48°58'36"	42.74'	N 14°21'59" E 41.45'
21	50.00'	11°58'43"	10.45'	S 16°06'39" E 10.43'
22	50.00'	11°31'11"	10.05'	S 27°51'37" E 10.04'
23	50.00'	48°42'15"	42.50'	S 57°58'20" E 41.23'
24	50.00'	22°25'32"	19.57'	N 86°27'47" E 19.44'
25	30.00'	59°59'59"	31.42'	S 74°44'59" E 30.00'
26	20.00'	99°23'37"	34.69'	N 04°56'49" E 30.50'
27	530.00'	1°03'36"	9.80'	N 48°31'50" E 9.80'
28A	530.00'	4°06'54"	38.06'	N 51°07'02" E 38.06'
28B	530.00'	4°08'31"	38.31'	N 55°14'45" E 38.31'
29A	530.00'	3°01'30"	27.98'	N 58°49'46" E 27.98'
29B	530.00'	3°01'30"	27.98'	N 61°51'16" E 27.98'
30A	530.00'	3°34'20"	33.04'	N 65°09'11" E 33.04'
30B	530.00'	3°34'20"	33.04'	N 68°43'31" E 33.04'
31A	530.00'	3°57'18"	36.58'	N 72°29'20" E 36.58'
31B	530.00'	1°44'33"	16.12'	N 75°20'14" E 16.12'
32	500.00'	28°12'31"	246.17'	N 62°06'16" E 243.69'
33	470.00'	8°04'59"	66.30'	N 58°41'07" E 66.25'
34	470.00'	10°26'02"	85.59'	N 67°56'37" E 85.47'
35	470.00'	3°02'53"	25.00'	N 74°41'04" E 25.00'
36	20.00'	90°00'00"	31.42'	S 58°47'30" E 28.28'
37	30.00'	25°29'57"	13.35'	N 01°02'33" W 13.24'
38	30.00'	15°54'38"	8.33'	N 19°39'47" E 8.30'
39	50.00'	63°43'18"	55.61'	N 04°14'34" W 52.79'
40	50.00'	45°50'12"	40.00'	S 59°01'19" E 38.94'
41	50.00'	45°50'12"	40.00'	N 75°08'29" E 38.94'
42	50.00'	45°50'12"	40.00'	N 29°18'17" E 38.94'
43	50.00'	61°35'16"	53.74'	N 24°24'26" W 51.19'
44	30.00'	15°54'36"	8.33'	N 47°14'45" W 8.30'
45	30.00'	25°29'59"	13.35'	N 26°32'30" W 13.24'
46	20.00'	90°00'00"	31.42'	N 31°12'30" E 28.28'
47	20.00'	92°05'35"	32.15'	N 80°25'55" E 28.80'
48	20.00'	85°12'05"	29.74'	S 08°12'57" E 27.07'
49	1667.66'	2°42'19"	78.74'	N 52°10'09" W 78.73'

MONUMENT LIST

A. Found a 2 1/2 inch brass cap on a 1 inch iron pipe 0.6' above ground in mound. shown in Survey No. 90-50-C. Stamped



B. Found a 2 1/2 inch brass cap on a 1 inch iron pipe stamped



- C. Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106-WA PLS 17372" set in Survey No. 96-88-B.
- D. Position of monument set in Survey No. 96-88-B for the beginning of a 1667.66 foot radius curve to the left.
- E. Found a 5/8 inch iron rod with a 1 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" set in Survey No. 82-44-B.
- F. Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106-WA PLS 17372" 0.4' deep, set in Survey No. 00-23-C.
- G. Found a 5/8 inch iron rod (no cap) set in Survey No. 82-44-B.
- H. Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106-WA PLS 17372" set in Survey No. 00-23-C.
- I. Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106-WA PLS 17372" 0.9' deep, set in Survey No. 00-23-C.
- J. Found a 5/8 inch iron rod with a 1 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" set in Survey No. 82-44-B.
- K. Found a 5/8 inch iron rod with yellow plastic cap pushed down on iron rod 0.1' which was reset in Survey No. 00-23-C.
- L. Found a 5/8 inch iron rod with yellow plastic cap stamped "OR PLS 1106-WA PLS 17372" set in Survey No. 00-23-C.
- M. Found a 5/8 inch iron rod with a 1 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" set in Survey No. 82-44-B.
- N. Found a 5/8 inch iron rod with a 1 1/2 inch aluminum cap stamped "Krumbein Engr. PLS 933" set in Survey No. 82-44-B.

NOTES:

- 1.) Reference monuments were set due to utility vaults and pedestals occupying the following corners: the end radius point on Lot 1; the Northeast corner of Lot 33; the most northerly corner of Lot 25; the Southeast corner of Lot 4; the Southeast corner of Lot 12; the Southeast corner of Lot 26; the begin radius on westerly line of Lot 14. The reference monument to the Southwest corner of Lot 15 is due to solid rock slab at the lot corner.
- 2.) Lots 28 and 29 are subject to a 20 foot wide reciprocal access and utility easement. The maintenance of said easement shall be shared equally by the owners of said lots.
- 3.) Existing 20 foot non-exclusive utility easement granted to City of Pendleton in Reel 164, Page 1180 and Reel 164, Page 1190 and Reel 164, Page 1617 and Reel 164, Page 1627, Deed Records.

LEGEND

- Set 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636".
- ⊗ Set 5/8 inch by 24 inch iron rod with yellow plastic cap stamped "Barker PLS 636".
- ⊗ Set 5/8 inch by 24 inch iron rod with yellow plastic cap stamped "Barker PLS 636" in mound of stones, due to solid rock below.
- Set 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "Barker PLS 636" flush with pavement.
- ⊗ Set 5/8 inch by 20 inch iron rod with a 2 inch aluminum cap stamped "Barker PLS 636" flush with pavement, due to solid rock below.
- Monuments found as described in monument list are within 0.2' of ground surface unless otherwise noted.
- +0.3' - Indicates distance above ground surface
- 0.3' - Indicates distance below ground surface
- () - Data of Record from Survey No. 00-23-C
- S.F. - Square feet
- P.U.E. - Public Utility Easement
- N.R. - Non radial
- Z.L.L. - Zero Lot Line

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 10, 1984
CLARENCE E. BARKER
636

EXPIRATION DATE: 12-31-2001

BARKER SURVEYING CO.
2035 25TH STREET S.E.
SALEM, OREGON 97302
PHONE (503) 588-8800

I certify this is an exact copy of PENDLETON ESTATES - PHASE I.

Clarence E. Barker P.L.S. 636

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON November 21, 2001
at 9:00 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
14 32

RECEIVED BY
Umatilla County Surveyor
Date 12-01
Rec'd By RK
No. 01-156-B

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer

PENDLETON ESTATES - PHASE 1

IN THE N.E. 1/4 SEC. 15, T2N, R32E, W.M.
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

DATE: 9/07/2001

SURVEYOR'S CERTIFICATE:

I, Clarence E. Barker, a Professional Land Surveyor in the State of Oregon, do hereby certify, that I have surveyed and marked with proper monuments, in accordance with O.R.S. Chapter 92, as revised, the land hereon shown as PENDLETON ESTATES - PHASE 1, situated in the Northeast Quarter of Section 15, Township 2 North, Range 32 East of the Willamette Meridian, City of Pendleton, Umatilla County, Oregon, and more particularly described as follows:

Beginning at the initial point of this subdivision which is a 5/8 inch by 30 inch iron rod with a yellow plastic cap stamped "Barker PLS 636" at a point on the northeasterly right-of-way line of Tutuilla Road (County Road No. 915) which point bears South 16°46'35" East 1939.81 feet from a brass cap marking the North Quarter corner of Section 15;
thence northeasterly along the arc of a 20.00 foot radius curve to the left (the chord of which bears North 80°25'55" East 28.80 feet) a distance of 32.15 feet;
thence North 34°23'06" East 280.41 feet;
thence northerly along the arc of a 20.00 foot radius curve to the left (the chord of which bears North 07°06'39" West 26.50 feet) a distance of 28.97 feet;
thence North 48°36'26" West 98.57 feet;
thence North 41°23'34" East 60.00 feet to a point on the northwesterly boundary line of that tract of land described in Reel 88, Page 556, Deed Records;
thence North 48°00'00" East along said boundary line a distance of 395.05 feet to an angle point in said boundary;
thence North 76°12'31" East along the northerly boundary line of said tract, a distance of 543.57 feet to the Northeast corner thereof;
thence South 13°47'30" East along the easterly boundary line of said tract, a distance of 480.00 feet to the Southeast corner thereof;
thence South 76°12'31" West along the southerly boundary line of said tract, a distance of 325.00 feet to an angle point in said boundary;
thence South 45°15'01" West along said southerly boundary line, a distance of 225.50 feet to an angle point in said boundary;
thence North 83°54'19" West along said southerly boundary line, a distance of 156.50 feet to an angle point in said boundary;
thence South 61°14'31" West along said southerly boundary line, a distance of 152.96 feet to an angle point in said boundary;
thence North 48°36'26" West along the southwesterly boundary line of said tract, a distance of 184.81 feet to the most easterly corner of that tract of land described in Document No. 2001-3960454, Deed Records;
thence South 34°13'25" West along the southeasterly line of said tract, a distance of 145.83 feet to a point on the northerly line of that tract of land described in Reel 290, Page 0217, Deed Records;
thence South 74°08'48" East along said northerly line a distance of 4.29 feet;
thence South 34°23'06" West 51.08 feet;
thence southerly along the arc of a 20.00 foot radius curve to the left (the chord of which bears South 08°12'57" East 27.07 feet) a distance of 29.74 feet to a point on the northeasterly right-of-way line of said Tutuilla Road;
thence North 50°48'59" West along said right-of-way line, a distance of 20.54 feet;
thence northwesterly along said right-of-way line on the arc of a 1667.66 foot radius curve to the left (the chord of which bears North 52°10'09" West 78.73 feet) a distance of 78.74 feet to the point of beginning and containing 10.4338 acres of land, more or less.

Clarence E. Barker
Registered Land Surveyor No. 636



BARKER SURVEYING CO.
2035 25TH STREET S.E.
SALEM, OREGON 97302
PHONE (503) 588-8800

I certify this is an exact copy of PENDLETON ESTATES - PHASE 1.

Clarence E. Barker
Clarence E. Barker P.L.S. 636

APPROVALS

City of Pendleton

City of Pendleton Planning Commission

The accompanying plat is hereby approved and adopted this 15th day of November, 2001.

WRK
Chairperson

Richard Mullin
Planning Director

City of Pendleton Surveyor

The accompanying plat is hereby approved this 02 day of Nov, 2001.

Severel J. De
Pendleton City Surveyor

Umatilla County

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.

Dated this 20 day of Nov, 2001.

David H. Kei
Umatilla County Surveyor

Umatilla 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 plat and that all monetary sums due for state and county taxes and assessments that could constitute a lien on said land have been paid and we hereby approve said plat.

Dated this 20th day of November, 2001.

Paul Chalmers
Umatilla County Assessor
Shirley Weinbaum
Assessment Mgr.
Umatilla County Commissioners

Thomas Schull
Umatilla County Tax Collector

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 it's order.

Dated this 20th day of November, 2001.

Denise D. Roberts
Chairman

William S. Hummel
Commissioner

Emile M. Holloman
Commissioner

DECLARATION:

Know all men by these presents that we, MRB ENTERPRISES, Inc. an Oregon Corporation, being the owners of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots have caused the same to be surveyed and platted, the name to be known as PENDLETON ESTATES - PHASE 1.

We hereby dedicate to the public use forever the streets and easements shown hereon, and we certify that all taxes and assessments levied against said land have been paid in full.

In witness whereof I set my hand and seal this 22nd day of October, 2001.

MRB ENTERPRISES, Inc.

Michael R. Barnes
Michael R. Barnes, President

STATE OF OREGON
COUNTY OF MARION S.S.

On this 22nd day of October, 2001 personally appeared before me the within named Michael R. Barnes, who acknowledged the forgoing instrument to be his voluntary act and deed.

Kay Mumpu
Notary Public for Oregon
My commission expires 1/22/2003



Trust Deed Beneficiary's Consent to Subdivision

Tran. Co. Inc.

Lawrence T. Epping
Lawrence T. Epping, President

Subscribed and sworn before me this 22nd day of October, 2001.

Kay Mumpu
Notary Public for the State of Oregon
My commission expires: 1/22/2003



Recording Information, Umatilla County
Office of Records:

STATE OF OREGON, } ss
COUNTY OF UMATILLA }
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OFFICE OF COUNTY RECORDS

By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 60.00 No. 2001-4010052

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Date 12-01
Rec'd By KK
No. 01-196-B