

WILSON REPLAT

A REPLAT OF LOTS 1, 2, 13, & 14, OF BLOCK 214, RESERVE (RESERVATION) ADDITION TO THE TOWN, NOW CITY OF PENDLETON, SITUATED IN THE SE1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. JANUARY, 2021.

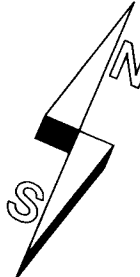


SCALE: 1"=40 FEET
BASIS OF BEARINGS IS A LINE BETWEEN MONUMENTS AT THE INTERSECTIONS OF S.W. FRAZER AND S.W. 17TH ST. & S.W. 4TH ST, PER LASARGE REPLAT, BOOK 16, PAGE 14.

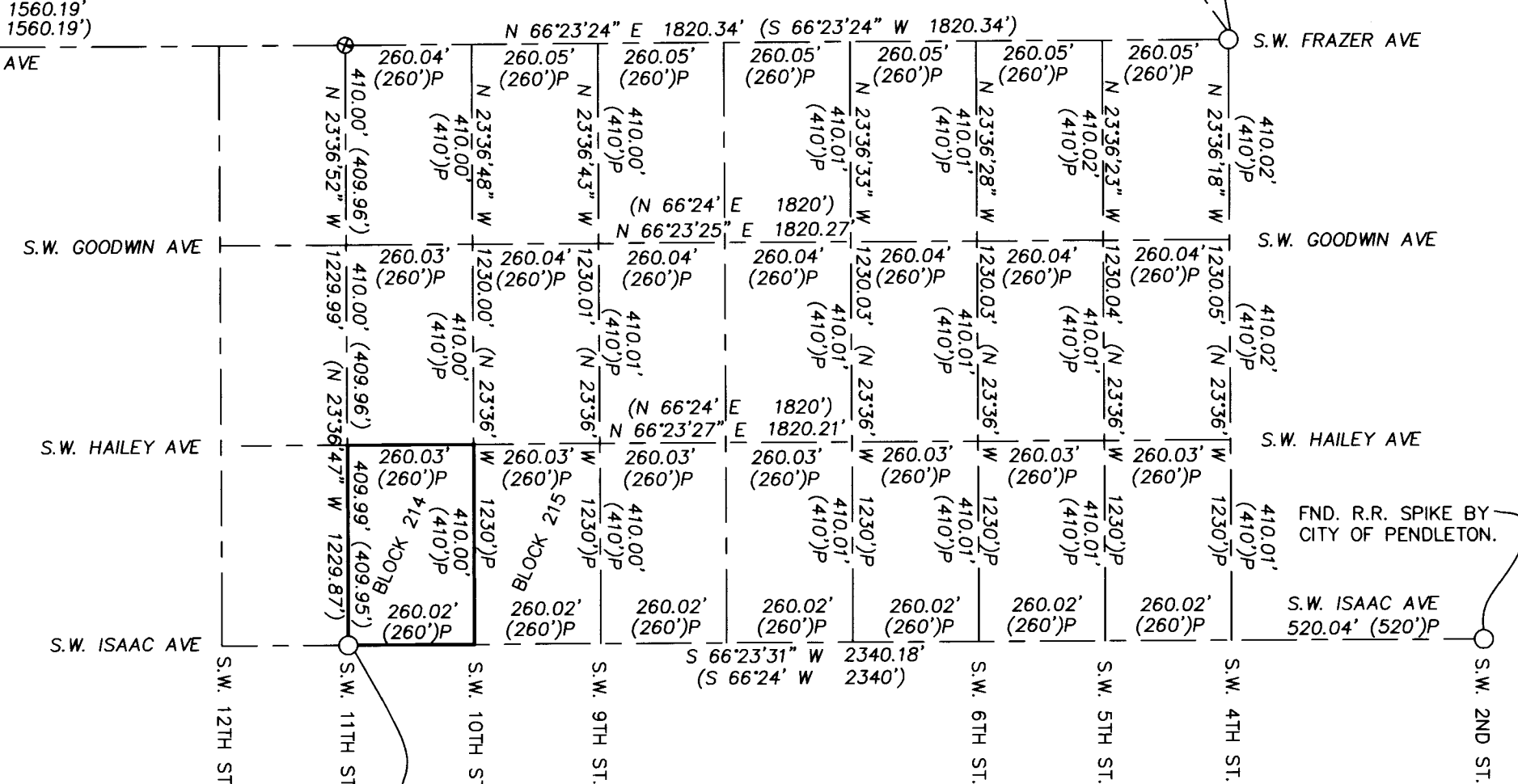
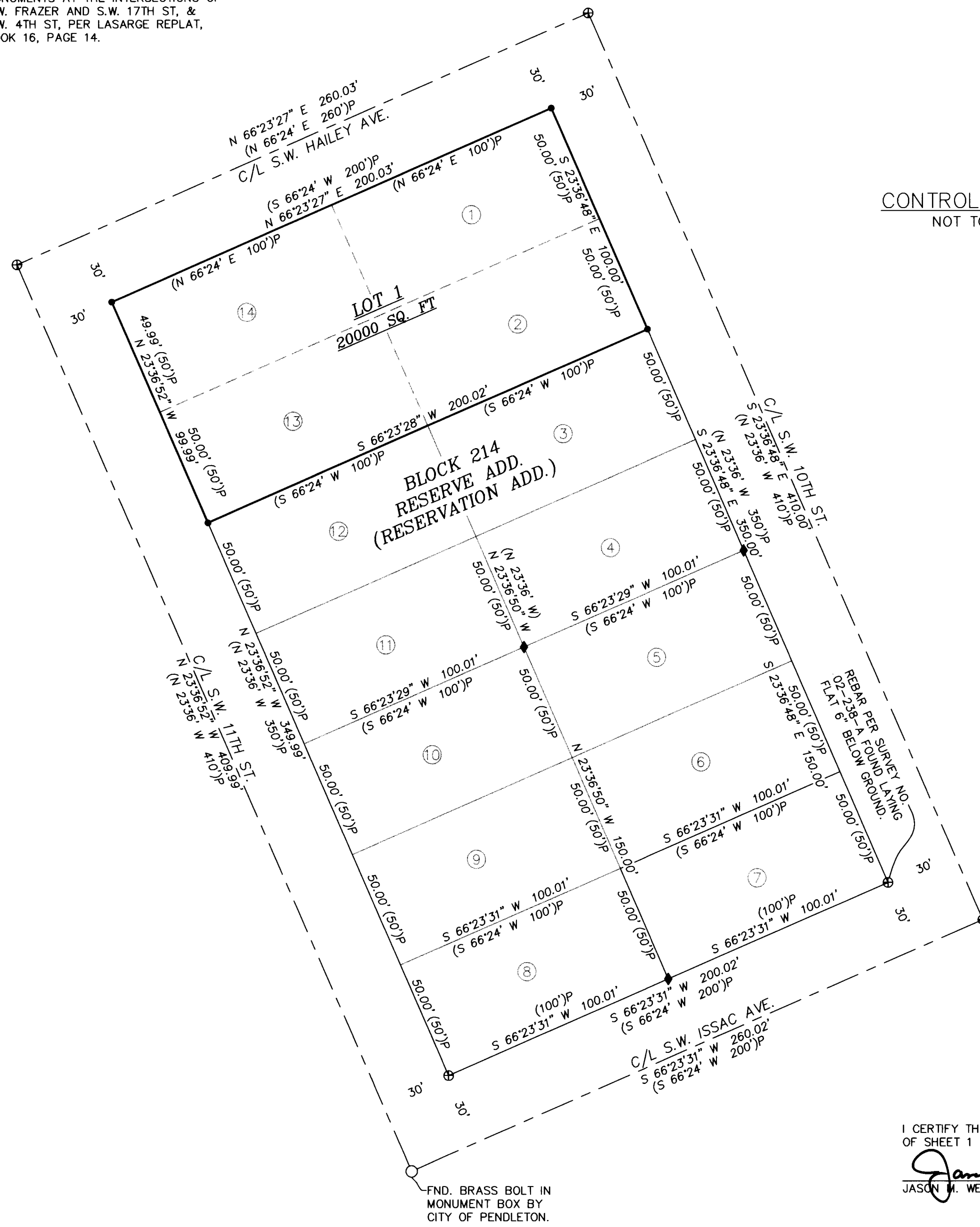
FND. BRASS CAP IN MONUMENT BOX BY CITY OF PENDLETON.

"BASIS OF BEARINGS"
S 66°23'24" W 3380.53'
(S 66°23'24" W 3380.53')

FND. BRASS CAP IN MONUMENT BOX BY CITY OF PENDLETON.



CONTROL DIAGRAM
NOT TO SCALE



LEGEND

- SET 5/8" BY 30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- MONUMENT FOUND AS NOTED.
- FOUND 5/8" REBAR PER SURVEY NO. 02-238-A.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET ON THIS SURVEY.
(XOX)P - RECORD DIMENSION PER PLAT OF RESERVE, (RESERVATION) ADDITION.
(XOX) - RECORD DIMENSION PER REPLAT SURVEY, BOOK 16, PAGE 14.
(1) - LOT NUMBER, BLOCK 102 RESERVE, (RESERVATION) ADDITION.
- INDICATES ORIGINAL LOT LINE FROM RESERVATION ADDITION TO BE EXTINGUISHED BY THIS REPLAT.

NOTES:

- 1. RESERVATION ADDITION WAS ORIGINALLY PLATTED AS RESERVE ADDITION.
2. NON-FRACTIONAL LOTS IN BLOCK 214, RESERVATION ADDITION WERE PLATTED 50.00' BY 100.00' WITH SIDE LINES AT RIGHT ANGLES TO BLOCK LINES.
3. THERE ARE NO EXISTING STRUCTURES ON ANY PART OF THE PROPERTY.
4. SPECIAL EXCEPTIONS AS DEPICTED IN PRELIMINARY TITLE REPORT BY AMERITITLE PENDLETON, OREGON, FILE NO. 411402AM, DATED 09/30/2020.
A. PATENT RESERVATIONS, BOOK 240, PAGE 151, DEED RECORDS.
B. AGREEMENTS INCLUDED IN BARGAIN AND SALE DEED, REEL 69, PAGE 1388, DEED RECORDS.
C. CONDITIONAL USE AGREEMENT, REEL 77, PAGE 1675, DEED RECORDS.
5. BARGAIN AND SALE DEED RECORDED IN REEL 69, PAGE 1388, DEEDS LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13, 14, AND THE NORTH 1/2 OF LOT 11 ALL TO ONE ENTITY. LOT 7 AND THE SOUTH 1/2 OF LOT 11 ARE EXCLUDED. THE DEED DESCRIPTION CONTAINED IN THE PREVIOUSLY DESCRIBED AMERITITLE PRELIMINARY TITLE REPORT DEEDS THE FOLLOWING ALL TO WILSON (THE OWNERS OF THE PROPERTY CONTAINED IN THIS REPLAT SURVEY), LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14. ONLY LOT 7 IS EXCLUDED. IT IS UNCLEAR HOW THE SOUTH 1/2 OF LOT 11 WAS OBTAINED AND WHETHER THIS IS AN ERROR OR ANOTHER DEED EXISTS.

RECEIVED BY

Umatilla County Surveyor
Date: 6/4/21
Rec'd By: CT
No.: 21-063-B

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA
I certify that this instrument was received and recorded on 06-01-2021

at 9:43 o'clock a. m., in the record of PLATS of said County.
BOOK 17 PAGE 27

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2021-7220152

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF WILSON REPLAT.

Jason M. Wells, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/22

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 12/20 DR. BY: JMW
CK. BY: JMW NO: 21-1725

PROJECT: SCOTT & BARBARA WILSON
REPLAT SURVEY FOR:

SCOTT & BARBARA WILSON
LOTS 1, 2, 13, & 14, BLOCK 214, RESERVE (RESERVATION), ADDITION TO THE TOWN, NOW CITY OF PENDLETON.
LOCATED IN THE SE1/4 OF SECTION 10, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

WILSON REPLAT

A REPLAT OF LOTS 1, 2, 13, & 14, OF BLOCK 214, RESERVE (RESERVATION) ADDITION TO THE TOWN, NOW CITY OF PENDLETON, SITUATED IN THE SE1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. JANUARY, 2021.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

12th DAY OF May 2021.

Signatures of Chairperson and City Planner.

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

12th DAY OF May 2021.

Signature of City of Pendleton Surveyor.

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 25 DAY OF May 2021.

Signature of Umatilla County Surveyor.

UMATILLA COUNTY COMMISSIONERS

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

DATED THIS 27 DAY OF May 2021.

Signature of Chairperson.

Signature of Commissioner.

Signature of Commissioner.

ASSESSOR & 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 AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 25 DAY OF May 2021.

Signature of County Assessor.

Signature of County Tax Collector.

OWNERS DECLARATION

WE, SCOTT D. WILSON AND BARBARA A. WILSON, OWNERS OF THE LANDS CONTAINED WITHIN THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "WILSON REPLAT", A REPLAT OF LOTS 1, 2, 13, AND 14, BLOCK 214, RESERVATION ADDITION (PLATTED AS RESERVE ADDITION), TO THE TOWN, NOW CITY OF PENDLETON, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE FURTHER ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES AFFECTING THIS PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN THE TITLE REPORT.

Signatures of Scott D. Wilson and Barbara A. Wilson, Owners.

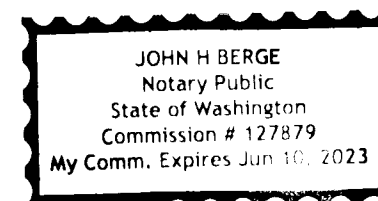
ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th

DAY OF April 2021
BY SCOTT D. AND BARBARA A. WILSON

Signature of Notary Public.
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 10, 2023
MY COMMISSION NUMBER: 127879



SURVEYORS CERTIFICATE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "WILSON REPLAT".

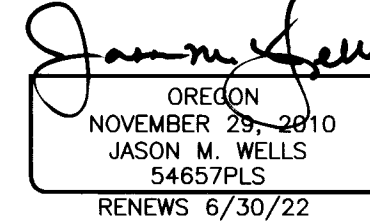
THE SURVEY WAS MADE WITH REFERENCE TO CONTROLLING MONUMENTS SHOWN ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

DESCRIPTION FROM PRELIMINARY TITLE REPORT BY AMERITITLE, PENDLETON, OREGON, FILE NO. 411402AM, DATED SEPTEMBER 30, 2020.

LOTS 1-6, AND 8-14, BLOCK 214, RESERVATION ADDITION TO THE TOWN NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

Signature of Jason M. Wells, PLS.



REFERENCES

PRELIMINARY TITLE REPORT BY AMERITITLE, FILE NO. 411402AM, DATED SEPTEMBER 30, 2020.
SURVEY BOOK 16, PAGE 14, SURVEY RECORDS.
SURVEY NO. 18-084-B, SURVEY RECORDS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF WILSON REPLAT.

Signature of Jason M. Wells, PLS.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 06-01-2021

at 9:43 o'clock a. m., in the record of PLATS of said County.
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By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7220152

NARRATIVE

THIS SUBDIVISION REPLAT WAS MADE AT THE REQUEST OF SCOTT WILSON TO REMOVE THE ORIGINAL LOT LINES OF MULTIPLE ORIGINAL LOTS AND MONUMENT THE OVERALL PROPERTY BOUNDARY AS SHOWN, IN PREPERATION FOR A NEW MANUFACTURED HOME. THE INFORMATION USED IN THE PREPARATION OF THIS REPLAT SURVEY IS LISTED UNDER REFERENCES ON SHEET 2 OF THIS PLAT.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LECIA TPC 803 TOTAL STATION AND A LEICA GS14 GPS RECEIVER CONNECTED TO THE OREGON REAL TIME REFERENCE NETWORK. CONTROL MONUMENT TIES AND CORNERS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

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Umatilla County Surveyor
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PHONE: (541) 276-6362

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