

MICHAEL REPLAT

LOTS 1 & 2, BLOCK 1, PLEASANT VALLEY ADDITION
 LOCATED IN THE NW1/4 OF S34, T2N, R32E, W.M.,
 UMATILLA COUNTY, STATE OF OREGON
 SCALE 1" = 50'

APPROVALS
 UMATILLA COUNTY PLANNING

This plat is approved this
29TH day of SEPTEMBER, 2021.
Robert T Waldner
 COUNTY PLANNING DIRECTOR

UMATILLA COUNTY
TAX COLLECTOR

Taxes are paid in full this
28 day of September, 2021.
Richard Reynolds
 UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this
23 day of SEPTEMBER, 2021.
Matt Kemp
 MORROW COUNTY SURVEYOR

MARION JACK
IRRIGATION DISTRICT

This plat is approved this
23RD day of SEPTEMBER, 2021.
Terry Washel
 DIRECTOR, MARION JACK IRRIGATION DISTRICT

GREEN MEADOWS
 BOOK 8, PAGE 32

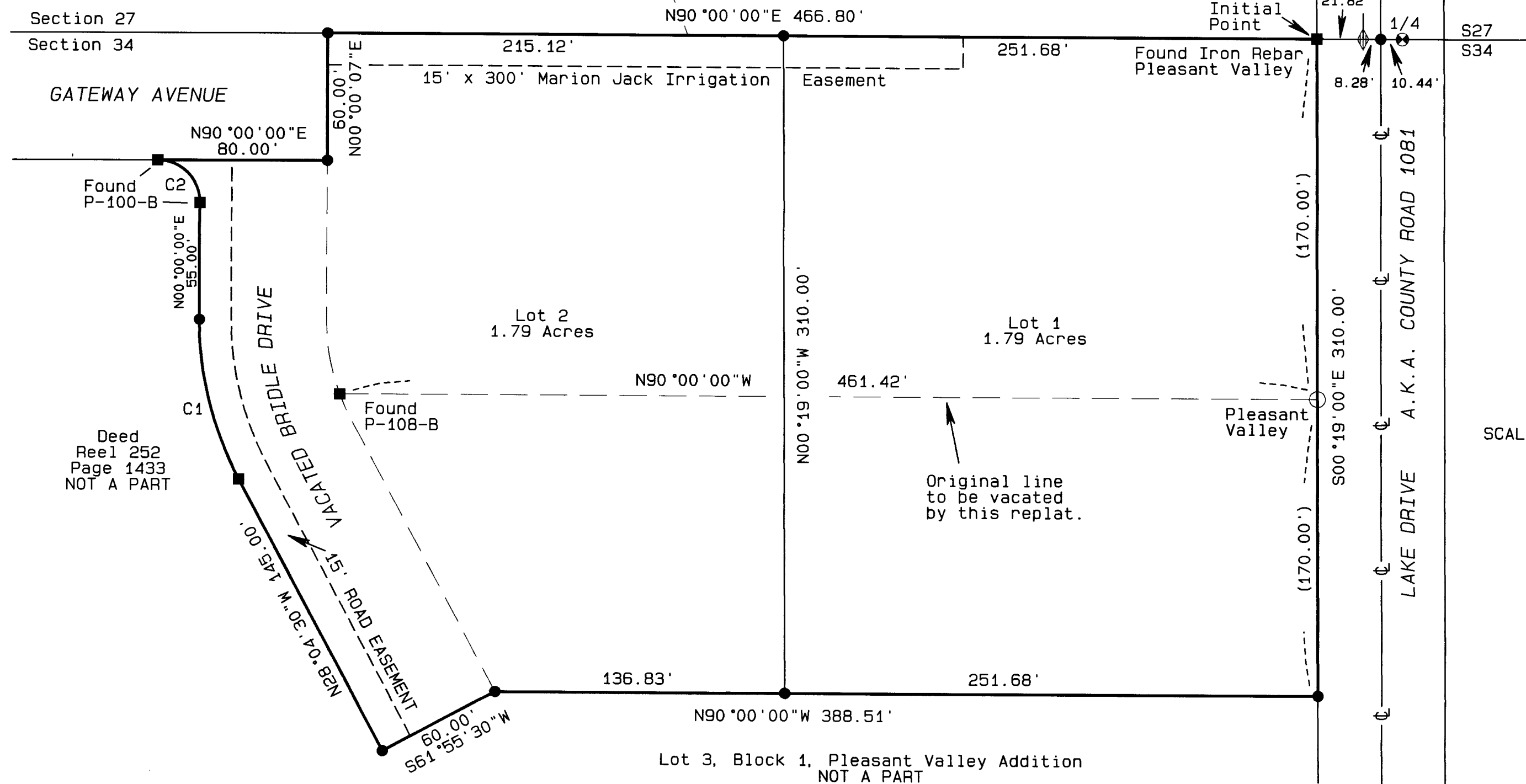
Parcel 1, Partition Plat 2008-28
 NOT A PART

BASIS OF BEARING

The East - West line between Sections 27
 and 34 as shown on the Plat of "Pleasant
 Valley" a Tract in the Northwest Quarter
 of Section 34, Township 2 North, Range
 32 East, W.M.

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	78.40'	28°04'29"	160.00'	77.62'	N14°02'18"W
C2	31.41'	89°58'58"	20.00'	28.28'	N45°00'00"W



LEGEND

- FOUND BRASS CAP, 1/4 CORNER 27/34, PLS 933
- FOUND 1/2" IRON REBAR, PLEASANT VALLEY OR P-108-B
- ◇ FOUND 5/8" IRON REBAR W 1 1/4" RED PLASTIC CAP PP 2008-28
- FOUND 5/8" IRON REBAR PLEASANT VALLEY AND PARTITION PLAT 2008-28
- SET 5/8" x 24" IRON REBAR WITH 2" ALUMINUM CAP STAMPED PLS 933
- (xxx) RECORD DATA PER P-108-B AND THE PLAT OF PLEASANT VALLEY

REFERENCE DOCUMENTS

- Pleasant Valley, a Tract of land in the Northwest Quarter of Section 34, T. 2N., R. 32 E.W.M., Book 8, Page 33, Umatilla County Plat Books.
- Survey for Jack Brede, David H. Krumbein, C.S. No. P-108-B.
- Survey for Tom Burton, David H. Krumbein, C.S. No. R-98-C.
- Survey for Gary Sewell, Wayne O. Harris, C.S. No. 92-71-A.
- Corner Restoration Form, One Quarter Corner Secs. 27/34, William R. Wells, C.S. No. 94-109-C.
- Partition Plat 1995-43, David L. Haddock, C.S. No. 96-08-B.
- Partition Plat 2008-28, David L. Haddock, C.S. No. 08-153-B.

LAKE DRIVE NOTE:

The plats of Pleasant Valley and of Partition Plat 2008-28 both show Lake Drive as a public road with no defined right of way width. The Umatilla County Road Department indicates that there is no record of an establishment for this road. This road shows on the 1872 GLO plat as the County Road from Pendleton to Pilot Rock with a tie to the road centerline that calls the road 1.5 chains east of the 1/4 corner. This road is shown on the 1914 Metsker's Map as having been moved to the center of section line. It is entirely possible that the road establishment was made prior to the creation of Umatilla County in 1862 and that the road records are in a prior county. This survey holds the current location as monumented by the Pleasant Valley plat but makes no statement as to a definitive road width.

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 09-29-2021

at 11:07 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 35

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7290276



RECEIVED BY
 Umatilla County Surveyor
 Date: 9/30/21
 Rec'd By: CT
 No.: 21-112-B

KRUMBEIN ENGINEERING LTD.

215 SW FIRST, SUITE 102
 PENDLETON, OR 97801
 541-276-3244

THIS IS A TRUE AND EXACT COPY

OWNER'S DECLARATION AND DEDICATION

MICHAEL REPLAT

BOOK 17 PAGE 35A

LOTS 1 & 2, BLOCK 1, PLEASANT VALLEY ADDITION LOCATED IN THE NW1/4 OF S34, T2N, R32E, W.M., UMATILLA COUNTY, STATE OF OREGON SCALE 1" = 50'

SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION

I, DAVID H. KRUMBEIN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE REPLAT TITLED "MICHAEL REPLAT" IN ACCORDANCE WITH ORS 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE INITIAL POINT OF SAID "MICHAEL REPLAT" BEING A 5/8" IRON REBAR LOCATED AT THE NORTHEAST CORNER OF LOT 1, SAID REBAR HAVING BEEN SET AS THE ORIGINAL NORTHEAST CORNER OF LOT 1, BLOCK 1 OF "PLEASANT VALLEY" TRACTS AS RECORDED IN BOOK 8, PAGE 33 OF THE UMATILLA COUNTY PLAT RECORDS, SAID CORNER BEING NORTH 90°00'00" WEST A DISTANCE OF 40.44 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 27 AND 34, T.2 N., R. 32 E.W.M.

THE LANDS BEING REPLATTED ARE DESCRIBED AS LOTS 1 AND 2, BLOCK 1, PLEASANT VALLEY, INCLUDING THAT PORTION OF VACATED BRIDLE DRIVE LYING WESTERLY OF SAID LOTS 1 AND 2. SUBJECT TO A 15 FOOT EASEMENT FOR ROADWAY PURPOSE, OVER THE WESTERLY 15 FEET OF SAID VACATED BRIDLE DRIVE, ALSO SUBJECT TO A 15 FOOT WIDE EASEMENT FOR INSTALLATION AND MAINTENANCE OF AN IRRIGATION WATER LINE.

BARGAIN AND SALE DEED ROLL 199, PAGES 807 AND 808; ROADWAY EASEMENT ROLL 23, PAGES 1379-1384; IRRIGATION EASEMENT ROLL 314, PAGE 0251, DOCUMENT 1997-234407.

Know all men by these presents that we, Donald J. Michael and Mary T. Michael, are the owners of the land described in the Surveyor's Certificate and as shown on the "Michael Replat", and we have caused the same to be surveyed and replatted into the lots as shown, in accordance with ORS 92, as revised and the Umatilla County Development Ordinance. We do also hereby rededicate the roadway and irrigation easements as shown.

Donald J. Michael Mary T. Michael

State of: Oregon County of: Umatilla

On this 23rd Day of Sept. 2021, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and declaration and acknowledged that they did so freely and voluntarily.

Before me: [Signature] Printed name: Carrielyn Jo McEwen Notary Public for Oregon Commission number: 975334 My commission expires: May 30, 2022

NARRATIVE OF SURVEY

THE PURPOSE OF THE REPLAT OF LOTS 1 AND 2, BLOCK ONE OF "PLEASANT VALLEY", IS TO RECONFIGURE LOTS 1 AND 2 FROM AN EAST-WEST ORIENTATION TO A NORTH-SOUTH ORIENTATION. "PLEASANT VALLEY" WAS ORIGINALLY SURVEYED IN JANUARY OF 1960 BY STANLEY G. WALLULIS.

IN AUGUST OF 1977, THE UMATILLA COUNTY BOARD OF COMMISSIONERS VACATED BRIDLE DRIVE ALONG THE WEST LINE OF BLOCK 1, AND SHORTLY THEREAFTER ESTABLISHED AN ACCESS EASEMENT ALONG THE WESTERLY 15 FEET OF THE FORMER BRIDLE DRIVE. IN JUNE OF 1978, DAVID H. KRUMBEIN, IN A SURVEY FOR JACK BREDE, C.S. NO. P-108-B, SURVEYED LOTS 1 THROUGH 4 OF SAID BLOCK ONE TO SHOW THE OWNERSHIP AFTER THE VACATION. DURING THAT SURVEY THE ORIGINAL CORNERS AT THE NE OF LOT 1, THE SW OF LOT 2, NW OF LOT 1, AND THE SE OF LOTS 3, 4 AND 6 WERE FOUND AS WELL AS OTHERS IN THE ADDITION. THE NE CORNER OF THE SUBDIVISION, NOTED AS THE CENTERLINE OF SW LAKE DRIVE, WAS ALSO FOUND.

IN 1980, DAVID H. KRUMBEIN, IN A SURVEY FOR TOM BURTON, C.S. R-98-C, SET THE QUARTER CORNER BETWEEN SECTIONS 27 AND 34. IT WAS SET ALONG THE NORTH LINE OF "PLEASANT VALLEY", SOUTH 89°28'56" EAST A DISTANCE OF 10.49 FEET FROM THE NORTHEAST CORNER OF "PLEASANT VALLEY".

IN 1990, WAYNE O. HARRIS, IN A SURVEY FOR GARY SEWELL, C.S. No. 92-71-A, FOUND THE WEST CORNERS OF LOTS 1 AND 2.

IN 1994, WILLIAM R. WELLS FILED A CORNER RESTORATION FORM FOR THE QUARTER CORNER BETWEEN SECTIONS 27 AND 34, WHICH HAD BEEN SET IN 1980 BY DAVID H. KRUMBEIN.

IN 1995, DAVID L. HADDOCK DID THE SURVEY FOR PARTITION PLAT No. 96-08-B, AND FOUND CORNERS ON THE WEST LINES OF LOTS 1, 2, AND 3.

IN NOVEMBER 2008, WILLIAM R. WELLS DID THE SURVEY FOR PARTITION PLAT No. 2008-28, C.S. No. 08-153-B. HE FOUND THE NE CORNER OF "PLEASANT VALLEY", THE CENTERLINE OF SW LAKE DRIVE, THE NE OF LOT 1 AND THE QUARTER CORNER OF SECTIONS 27 AND 34. HE ALSO TIED MONUMENTS FOR THE GREEN MEADOWS ADDITION WHICH ARE SHOWN AS BEING CONGRUENT WITH THE NORTH LINE OF "PLEASANT VALLEY".

ALL MEASUREMENTS, BEARINGS, AND DISTANCES ARE BASED ON THE PLAT OF "PLEASANT VALLEY". ALL POINTS REESTABLISHED ON THIS REPLAT WERE LOCATED USING THE RECORD DIMENSIONS FROM THE PLAT.

RECEIVED BY Umatilla County Surveyor Date: 9/30/21 Rec'd By: CT No.: 21-112-B

KRUMBEIN ENGINEERING LTD.

215 SW FIRST, SUITE 102 PENDLETON, OR 97801 541-276-3244

STATE OF OREGON, COUNTY OF UMATILLA

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at 11:07 o'clock a. m., in the record of PLATS of said County.

BOOK 17 PAGE 35

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7290276

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 17, 1970 DAVID H. KRUMBEIN 933

RENEMS 6-30-23

[Signature]

THIS IS A TRUE AND EXACT COPY