

HAILEY FSB LLC, REPLAT

A REPLAT OF TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. MARCH, 2021.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

3rd DAY OF August 2021
 Ryan D. Haff
 PRESIDENT
 Tracy Cross
 CITY PLANNING

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

4th DAY OF August 2021.
 [Signature]
 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 23 DAY OF August 2021.

[Signature]
 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 2 DAY OF FEBRUARY 2022

[Signature]
 CHAIRPERSON
 [Signature]
 COMMISSIONER
 [Signature]
 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 1st DAY OF February 2022

[Signature]
 COUNTY ASSESSOR
 [Signature]
 COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 02-02-2022

at 2:19 o'clock p. m., in the record of PLATS of said County. BOOK 17 PAGE 43

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2022-7360034

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

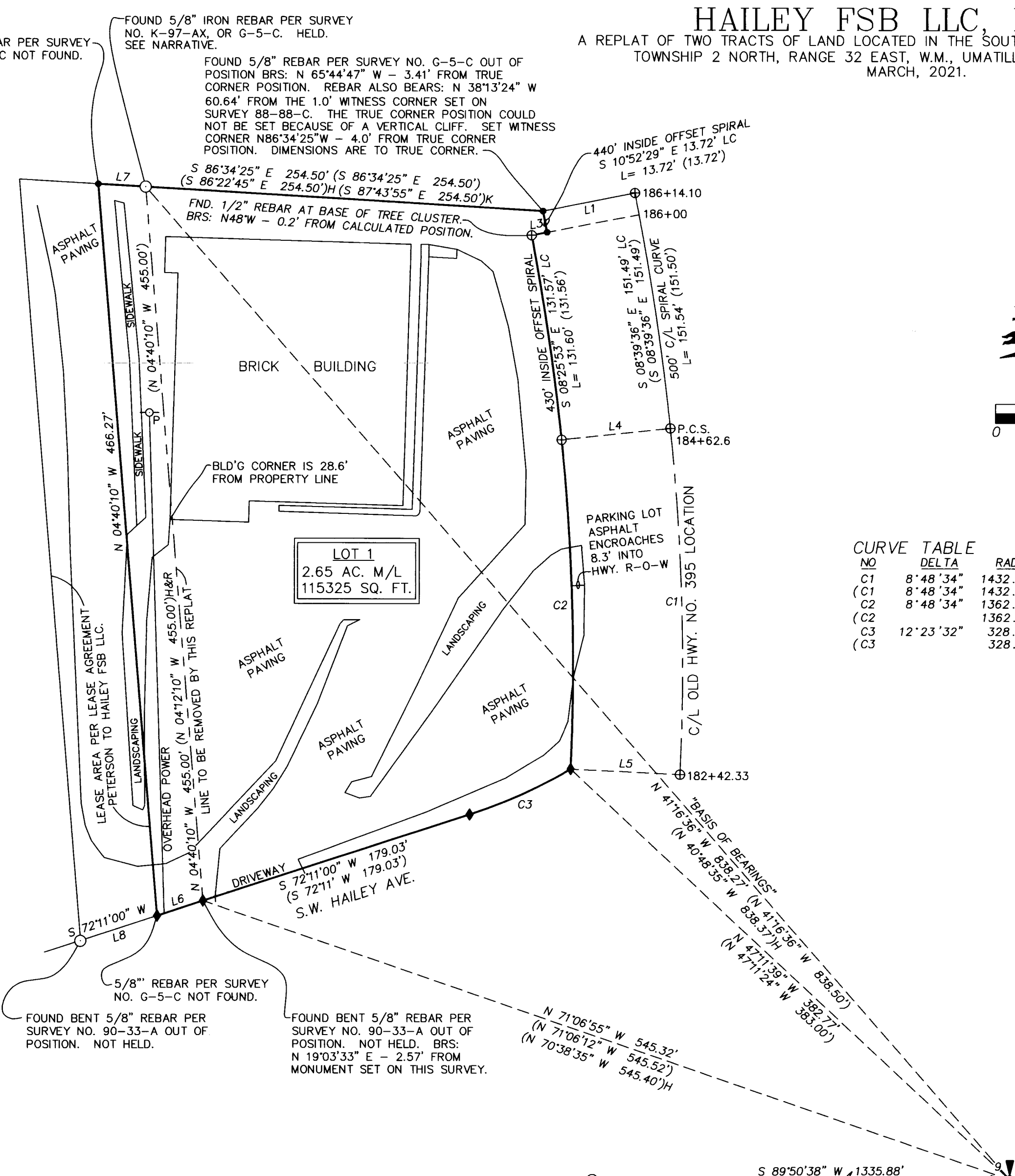
RECEIVED BY
 Umatilla County Surveyor
 Date: 2/7/22
 Rec'd By: CT
 No.: 22-012-8

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF HAILEY FSB LLC, REPLAT.
 [Signature]
 JASON M. WELLS, PLS

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

PROJECT: \JPRAFFFORESTROT
 REPLAT SURVEY FOR:
 HAILEY FSB, LLC.
 ON TRACTS OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019-6950428, TAX LOTS 1000 & 1701, ASSESSOR MAP NO. 2N 32 09 DD.
 LOCATED IN THE SE1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 03/21 DR. BY: JMW
 CK. BY: JMW NO: 21-1780



CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	8°48'34"	1432.40'	220.24'	220.02'	S 01°39'50" E
(C1	8°48'34"	1432.40'	220.27'	220.02'	S 01°39'50" E
C2	8°48'34"	1362.40'	209.47'	209.27'	S 01°39'50" E
(C2		1362.40'	209.51'		
C3	12°23'32"	328.10'	70.97'	70.83'	S 65°59'12" W
(C3		328.10'	70.97'	70.83'	S 65°59'12" W

LINE TABLE

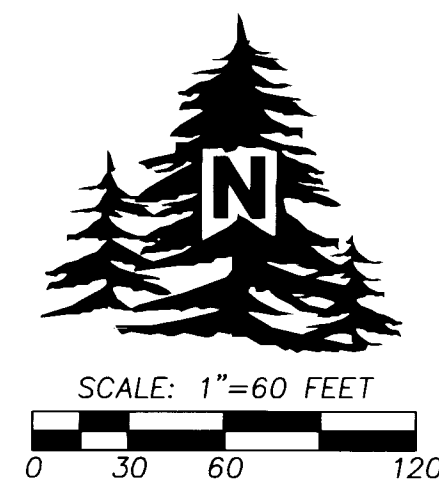
NO.	BEARING	DISTANCE
L1	N 78°47'30" E	60.00'
(L1	N 78°47'30" E	60.00')
L3	S 79°09'16" W	10.00'
(L3	S 79°09'16" W	10.00')
L4	S 83°55'53" W	70.00'
(L4	S 83°55'53" W	70.00')
L5	N 87°15'30" W	70.00'
(L5	N 87°15'30" W	70.00')
L6	S 72°11'00" W	30.81'
(L6	S 72°11'00" W	30.82')
L7	S 86°34'25" E	30.30'
(L7	S 86°22'45" E	30.28')
L8	S 71°52'19" W	51.59'
(L8	S 72°34'40" W	51.36')

LEGEND

- ✦ FOUND SECTION CORNER AS NOTED.
- ◆ SET 5/8"x12" REBAR TO BEDROCK WITH 1-1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING PLS 54657."
- SET 5/8"x24" REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING PLS 54657."
- FOUND MONUMENT PER SURVEY K-97-AX AS NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET UNLESS NOTED.
- ⊖ POWER POLE
- (XOX) RECORD DIMENSION PER SURVEY NO. K-97-AX AND DEED DESCRIPTION.
- (XOX)R RECORD DIMENSION PER SURVEY NO. 90-033A.
- (XOX)H RECORD DIMENSION PER SURVEY NO. G-5-C.
- (XOX)K RECORD DIMENSION PER SURVEY NO. 88-88-C.

FOUND BENT 5/8" REBAR PER SURVEY NO. 90-33-A OUT OF POSITION. NOT HELD.
 FOUND BENT 5/8" REBAR PER SURVEY NO. 90-33-A OUT OF POSITION. NOT HELD. BRS: N 19°03'33" E - 2.57' FROM MONUMENT SET ON THIS SURVEY.
 FOUND 2" BRASS CAP IN CONCRETE FOR 1/16TH CORNER.
 FOUND 2 1/2" BRASS CAP FOR SECTION CORNER.

FOUND 5/8" IRON REBAR PER SURVEY NO. K-97-AX, OR G-5-C. HELD. SEE NARRATIVE.
 FOUND 5/8" REBAR PER SURVEY NO. G-5-C OUT OF POSITION BRS: N 65°44'47" W - 3.41' FROM TRUE CORNER POSITION. REBAR ALSO BEARS: N 38°13'24" W 60.64' FROM THE 1.0' WITNESS CORNER SET ON SURVEY 88-88-C. THE TRUE CORNER POSITION COULD NOT BE SET BECAUSE OF A VERTICAL CLIFF. SET WITNESS CORNER N86°34'25" W - 4.0' FROM TRUE CORNER POSITION. DIMENSIONS ARE TO TRUE CORNER.
 FND. 1/2" REBAR AT BASE OF TREE CLUSTER. BRS: N48°W - 0.2' FROM CALCULATED POSITION.
 440' INSIDE OFFSET SPIRAL S 10°52'29" E 13.72' LC L= 13.72' (13.72')
 430' INSIDE OFFSET SPIRAL (S 08°25'53" E 131.57' LC L= 131.60' (131.56')
 500' C/L SPIRAL CURVE (S 08°39'36" E 151.49' LC L= 151.54 (151.50')



HAILEY FSB LLC, REPLAT
A REPLAT OF TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
MARCH, 2021.

REFERENCES

PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY PENDLETON, OREGON. ORDER NO. 100513, DATED 03/12/20.
WARRANTY DEED. INSTRUMENT NO. 2019-6950428, UMATILLA COUNTY RECORDS.
LINE OF CREDIT INSTRUMENT. INSTRUMENT NO. 2021-7130519, UMATILLA COUNTY RECORDS.
SURVEY NO. 18-084-B, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. K-97-AX, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. 84-31-B, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. A-2-AX, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. G-5-C, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. 92-108-C, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. 88-88-C, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. 82-134-B, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. 90-033-A, UMATILLA COUNTY SURVEY RECORDS.
SURVEY NO. Q-224-B, UMATILLA COUNTY SURVEY RECORDS.

NARRATIVE

THIS REPLAT SURVEY WAS MADE AT THE REQUEST OF JUSTIN PRATT OF PRATT FAMILY INVESTMENTS, LLC, OWNER OF THE PROPERTY. PORTIONS OF THE EXTERIOR PROPERTY BOUNDARY HAVE BEEN SURVEYED MULTIPLE TIMES IN THE PAST WITH THE FIRST BEING IN 1966 IN SURVEY NO. K-97-AX BY DONALD STAEBLER. THIS IS THE SURVEY WHICH WAS HELD FOR THIS SURVEY AND THE DIMENSIONS MATCH THE DEED DESCRIPTIONS VERBATIM. IN 1969 UNDER SURVEY NO. G-5-C, WAYNE HARRIS SURVEYED THE NORTHERLY AND WESTERLY BOUNDARIES OF THE PROPERTY WITHOUT ANY MENTION OF THE PREVIOUS STAEBLER SURVEY, OR ANY INDICATION THAT ANY OF STAEBLER'S MONUMENTS WERE FOUND. HARRIS' SURVEY SET NEW MONUMENTS. SAID HARRIS SURVEY WAS PERPETUATED BY VARIOUS OTHER SURVEYS BY KRUMBEIN ENGINEERING THROUGH THE 1980'S AND EARLY 1990'S. AS SHOWN THESE MONUMENTS WERE FOUND OUT OF POSITION.

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE DRAWN BETWEEN THE BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 9, AND A FOUND 5/8" REBAR AS SHOWN, ROTATED TO THE RECORD BEARING OF SURVEY NO. K-97-AX ABOUT THE BRASS CAP. HOLDING THE RECORD INTERIOR ANGLES OF SURVEY G-5-C, AND ROTATING IT TO THE SAME BEARING BASE AS THIS SURVEY PLACES THE WESTERLY LINE ALMOST EXACTLY IN THE SAME LOCATION AS THIS SURVEY (0.05' AT THE SOUTH CORNER AND 0.10' AT THE NORTH CORNER). BECAUSE OF THIS IT IS UNCLEAR WHICH SURVEY SET THE FOUND 5/8" REBAR. AS SHOWN THERE IS 0.2'+/- ERROR IN DISTANCE OF THE BEARING BASE. THIS COULD BE A SMALL ERROR IN POSITION OF THE 5/8" REBAR OR THE SECTION CORNER BRASS CAP (IT WAS A PIPE WHEN BOTH SURVEYS WERE MADE AND REPLACED WITH A BRASS CAP IN 1988) OR BOTH. FROM THE SAID 5/8" REBAR I LAID OUT THE RECORD DEED DESCRIPTION WORKING CLOCKWISE HOLDING SURVEY K-97-AX AS IT IS IDENTICAL TO THE DEED DESCRIPTION. AS STATED PREVIOUSLY THE POSITION OF THE WESTERLY BOUNDARY OF THE PROPERTY IS NEARLY IDENTICAL BETWEEN SURVEYS K-97-AX AND G-5-C. HOWEVER THE NORTHERLY BOUNDARY PER SURVEY G-5-C IS IN ERROR BY 3'-4', AND THE BEARINGS DO NOT MATCH THE DEED DESCRIPTION EVEN WHEN ROTATED TO THE BEARING BASE SO THE SURVEY WAS NOT HELD.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA 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.

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 02-02-2022

at 2:19 o'clock p. m., in the record of PLATS of said County.
BOOK 17 PAGE 43

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7360034

OWNERS DECLARATION

WE, HAILEY FSB, LLC, OWNERS OF THE LANDS CONTAINED WITHIN THIS REPLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS OFFICIAL MAP AND PLAT OF "HAILEY FSB REPLAT", A REPLAT OF CERTAIN LANDS DESCRIBED AS TRACT I AND TRACT II OF WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019-6950428, UMATILLA COUNTY RECORDS, AND THAT THIS SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS 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.

Justin Pratt, Member

ACKNOWLEDGMENT

STATE OF Washington) SS
COUNTY OF Benton)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th

DAY OF June, 2021

BY JUSTIN PRATT, MEMBER

Kaylee Martinez
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 20, 2023

MY COMMISSION NUMBER: 208735

TRUST DEED BENEFICIARY'S CONSENT

HAPO COMMUNITY CREDIT UNION, WHOSE ADDRESS IS HAPO BUSINESS COMPLEX, 7601 W. CLEARWATER AVE., SUITE 350, KENNEWICK, WA 99336, TRUST DEED BENEFICIARY UNDER LINE OF CREDIT DEED OF TRUST, RECORDED AS INSTRUMENT NO. 2021-7130519, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE BEING REPLATTED AS DEPICTED HEREIN.

Frank Apodaca, Relationship Manager, Hapo Community Credit Union

ACKNOWLEDGMENT

STATE OF Washington) SS
COUNTY OF Benton)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th

DAY OF July, 2021

BY FRANK APODACA

Notary Public

MY COMMISSION EXPIRES: 11/20/2021

MY COMMISSION NUMBER: 196594

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 "HAILEY FSB LLC."

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

REAL PROPERTY DESCRIPTION:

DESCRIPTION FROM PRELIMINARY TITLE REPORT BY PIONEER TITLE CO., ORDER NO. 100513, DATED MARCH 12, 2020, AND WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019-6950428.

TRACT I AND TRACT II, AS DESCRIBED IN SAID PRELIMINARY TITLE REPORT AND WARRANTY DEED.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells, PLS
OREGON NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/22

EXCEPTIONS & ENCUMBRANCES

EXCEPTIONS AND ENCUMBRANCES PER PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY, ORDER NO. 100513, DATED MARCH 12, 2020.

- 1. LIENS AND/OR ASSESSMENTS OF THE CITY OF PENDLETON, IF ANY.
2. WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
3. ACCESS RESTRICTIONS, GRANTEE: STATE OF OREGON, JULY 19, 1956, BOOK 235, PAGE 665.
4. ACCESS RESTRICTIONS, GRANTEE: STATE OF OREGON, MARCH 27, 1957, BOOK 241, PAGE 123.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF HAILEY FSB LLC, REPLAT.

Jason M. Wells, PLS

RECEIVED BY

Umatilla County Surveyor

Date: 2/7/22

Rec'd By: CT

No: 22-012-B

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

DATE: 03/21 DR. BY: JMW
CK. BY: JMW NO: 21-1780

PROJECT: \JPRATTFORRESTROT

REPLAT SURVEY FOR:
HAILEY FSB, LLC.
ON TRACTS OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019-6950428, TAX LOTS 1000 & 1701, ASSESSOR MAP NO. 2N 32 09 DD.

LOCATED IN THE SE1/4 OF SECTION 9, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.