

PETERS-BLED SOE REPLAT

LOT 8, LOT 9 AND
A PORTION OF LOT 10

BLOCK 1, ROLLING ACRES
(SUBDIVISION)

SW1/4, SECTION 27
TWN. 2 N., RA. 32 E., W.M.

UMATILLA COUNTY, OREGON

OWNER'S DECLARATION

WE, JENNY A. PETERS, RAYMOND E. PETERS AND
BRUCE S. BLED SOE; HERBY ACKNOWLEDGE WE HAVE
CAUSED THIS LAND TO BE SURVEYED AND
REPLATED IN ACCORDANCE WITH OREGON REVISED
STATUTES CHAPTER 92 AND THE UMATILLA COUNTY
DEVELOPMENT CODE CHAPTER 152.

Jenny A. Peters
JENNY A. PETERS

BOE
RAYMOND E. PETERS

Bruce S. Bledsoe
BRUCE S. BLED SOE

ACKNOWLEDGEMENT
STATE OF OREGON

SS
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 8th DAY OF March, 2022

BY JENNY A. PETERS, RAYMOND E. PETERS AND
BRUCE E. BLED SOE

Marrina Brehm
NOTARY PUBLIC FOR THE STATE OF OREGON

Marrina Christine Brehm
NAME

July 05, 2025
MY COMMISSION EXPIRES:

1014232
COMMISSION NUMBER:

I CERTIFY THIS IS A TRUE AND EXACT
COPY OF PETERS-BLED SOE REPLAT

Rodney J. Lewis
RODNEY J. LEWIS, PLS

PETERS-BLED SOE REPLAT
FOR: JENNY A. PETERS, RAYMOND E. PETERS AND
BRUCE S. BLED SOE

LOCATED WITHIN
BLOCK 1, ROLLING ACRES
SEC. 27, TWN. 2 N., RA. 32 EAST, W.M.
UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

| | | |
|-------------------------|---------------------|---|
| SCALE 1 IN. = 40 FT. | SHEET No. 1 OF 2 | DATE OF SURVEY Beginning: 9 NOV 21 Ending: 7 MAR 22 |
| DRAWN BY R J L | CHECKED K L P | PROJECT No. J212-01/3178JP |

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF JENNY A. PETERS AND RAYMOND E. PETERS,
TOGETHER WITH BRUCE S. BLED SOE; FOR THE PURPOSE OF REPLATING THE TRACTS WHICH COMPRISE
UMATILLA COUNTY DEEDS 2008-5390176, 2017-6630165 AND 2017-6660168. THE THREE (3) SAID
DEEDS COMPRISE LOT 8, LOT 9 AND A PORTION OF LOT 10 OF BLOCK 1 OF ROLLING ACRES
SUBDIVISION (1958).

REMARKABLY, TEN (10) ORIGINAL 5/8 INCH IRON REBAR LOT CORNERS, PER ROLLING ACRES, WERE
RECOVERED BY THIS SURVEY. EACH WERE UNDISTURBED AND FOUND TO HAVE GOOD PRECISION PER
THE PLAT. SUBSEQUENT FENCE CONSTRUCTION HAD PRESERVED THE CORNERS. AN ELEVENTH REBAR,
BURIED AND BENT, WAS FOUND AT THE BLOCK CORNER AT THE SOUTHEAST CORNER OF LOT 11. THE
SAID BLOCK CORNER WAS HERE REMONUMENTED.

THE NORTHERLY LINE OF LOT 10 HAD PREVIOUSLY BEEN ADJUSTED WITH LOT 2 OF BLOCK 1 OF
ROLLING ACRES BY USING EXISTING MONUMENTS SET DURING SAID SUBDIVISION.

THE COMMON LINE BETWEEN LOTS 9 AND 10 WAS SEPARATELY ADJUSTED PER DEEDS 2008-5390176
AND 2017-6660168. LOT 9, AS CONFIGURED PRIOR TO THIS REPLAT, IS HERE DIVIDED INTO EQUAL
AREAS AND THUSLY DETERMINES THE LOCATION OF THE NEW LINE BETWEEN HERE CREATED LOTS 1
AND 2.

THE PAVED STREET, WHICH IS VALLEY VIEW DRIVE, AVERAGES +/- 16- FEET WIDE. IT DOES NOT LIE IN
THE CENTER OF ITS RIGHT-OF-WAY.

THIS WORK WAS PERFORMED USING TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM-522 THEODOLITE
WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

LEGEND

- FOUND, A 5/8 INCH IRON ROD PER ROLLING ACRES
- SET, A 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES"
- ⊙ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- PROPERTY AND PARTITION LINES
- LOT LINES PER ROLLING ACRES, WHICH WILL BE EXTINGUISHED BY THIS REPLAT
- - - EXISTING UTILITY EASEMENT LINES PER ROLLING ACRES; 10-FOOT TOTAL WIDTH, 5- FEET UPON EACH LOT SHOWN
- × × × YARD FENCES OF VARYING MATERIALS
- - - STREET CENTERLINE
- - - EDGE OF EXISTING PAVEMENT
- [XXX.XX] DIMENSION PER ROLLING ACRES
- [XXX.XX, M=R] MEASUREMENT EQUALS RECORD DIMENSION, OR [XXX.XX, CALC] CALCULATED DISTANCE PER ROLLING ACRES
- I.R. IRON ROD / REBAR
- P.POLE POWER POLE
- [Hatched Box] BARN / SHED ON NEIGHBORING PROPERTY

REFERENCES:

- DEEDS
2008-5390176 (PETERS)
2017-6630165, 2017-6660168 (BLED SOE)

EASEMENT, EXISTING

PER PLAT OF ROLLING ACRES; AN
EASEMENT FOR SEWERS, WATER,
ELECTRICITY, LIGHT, TELEVISION, GAS,
TELEPHONE UTILITIES, AND EXISTING
IRRIGATION DITCHES, THEIR INSTALLATION
AND MAINTENANCE.

SURVEYS / SUBDIVISIONS

ROLLING ACRES (BOOK 8 PAGE 25) 1958



RECEIVED BY

Umatilla County Surveyor

Date: 3/21/22

Rec'd By: CT

No.: 22-027-8

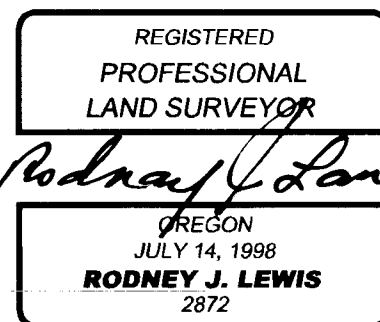
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 3-17-2022

at 12:40 o'clock p.m., in the record of
PLATS of said County.
BOOK 17 PAGE 47

OFFICE OF COUNTY RECORDS

By: David A Stuvhad Records Officer

Fee \$ 120.00 No. 2022-7380123



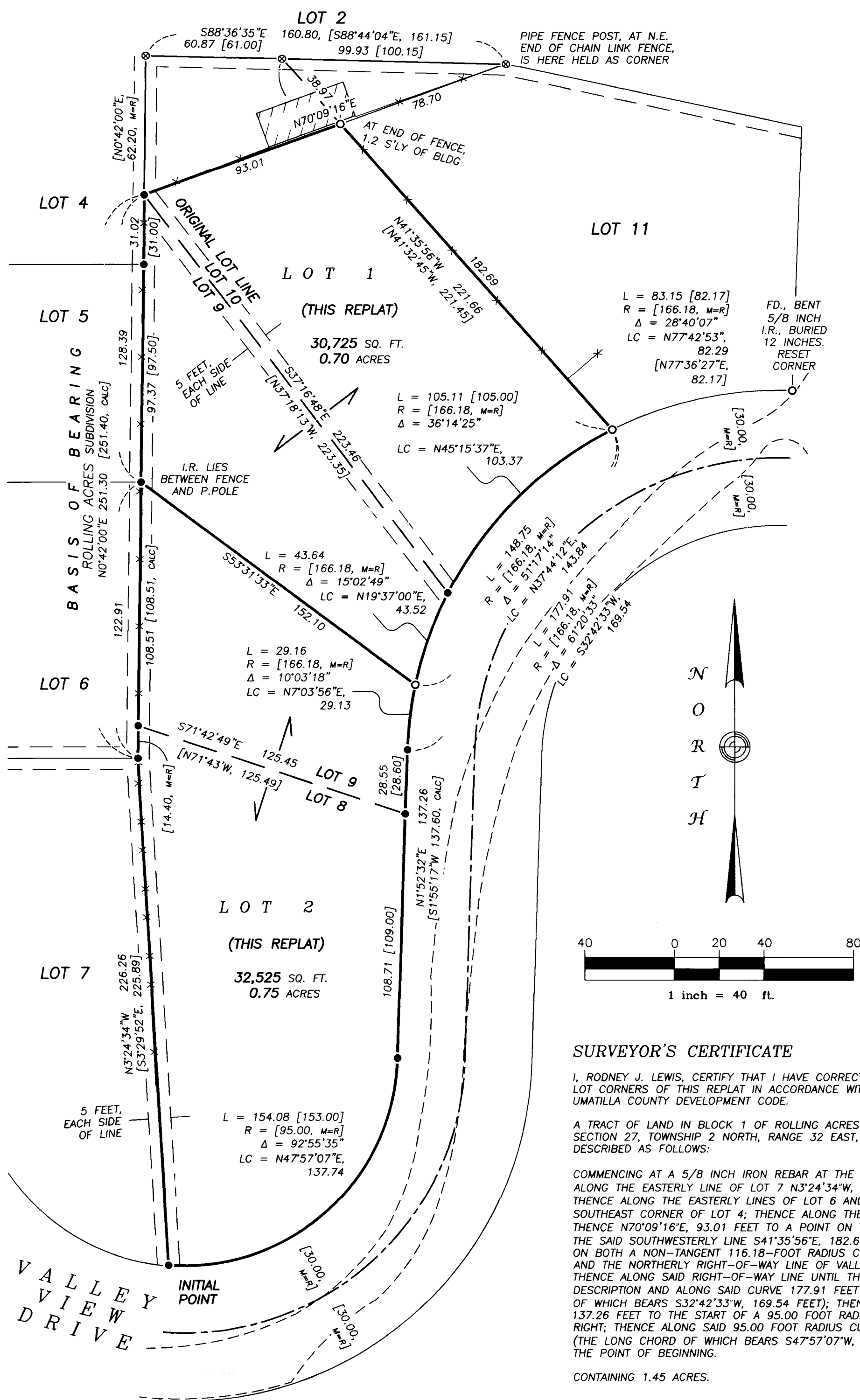
SURVEYOR'S CERTIFICATE

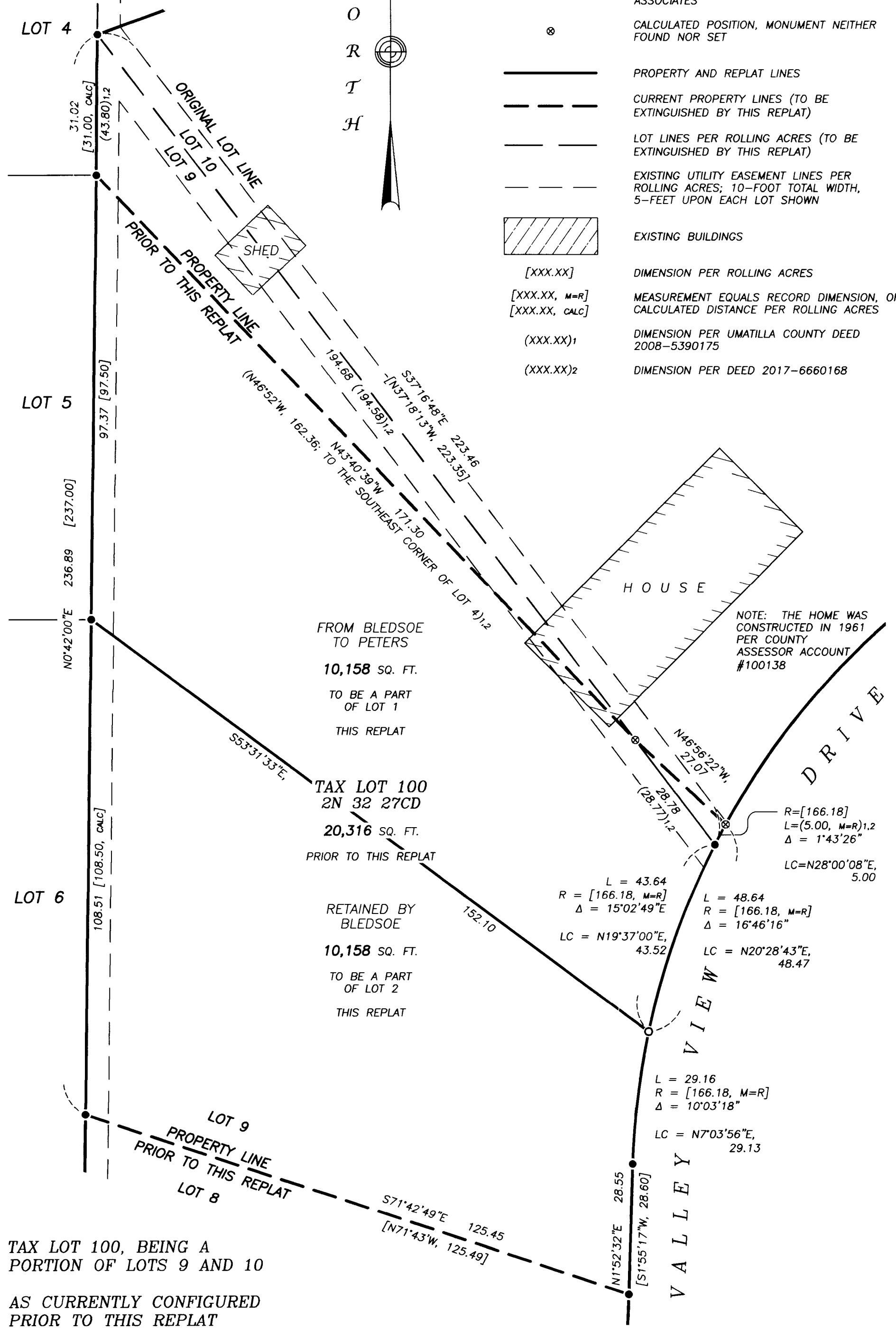
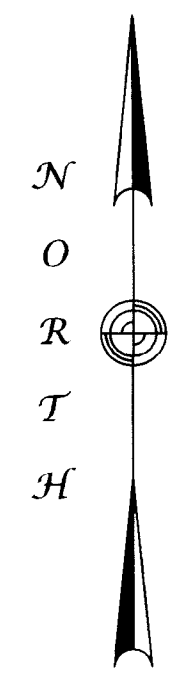
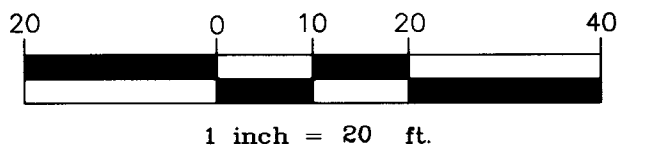
I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE BOUNDARIES AND
LOT CORNERS OF THIS REPLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE
UMATILLA COUNTY DEVELOPMENT CODE.

A TRACT OF LAND IN BLOCK 1 OF ROLLING ACRES SUBDIVISION, IN THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN; BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON REBAR AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 1; THENCE
ALONG THE EASTERLY LINE OF LOT 7 N3°24'34"W, 226.26 FEET TO THE SOUTHEAST CORNER OF LOT 6;
THENCE ALONG THE EASTERLY LINES OF LOT 6 AND LOT 5 N0°42'00"E, 220.28 FEET TO THE
SOUTHEAST CORNER OF LOT 4; THENCE ALONG THE EAST LINE OF LOT 4 N0°42'00"E, 31.02 FEET;
THENCE N70°09'16"E, 93.01 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 11; THENCE ALONG
THE SAID SOUTHWESTERLY LINE S41°35'56"E, 182.69 FEET TO A POINT
ON BOTH A NON-TANGENT 116.18-FOOT RADIUS CURVE TO THE LEFT
AND THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE;
THENCE ALONG SAID RIGHT-OF-WAY LINE UNTIL THE END OF THIS
DESCRIPTION AND ALONG SAID CURVE 177.91 FEET (THE LONG CHORD
OF WHICH BEARS S32°42'33"W, 169.54 FEET); THENCE S1°52'32"W,
137.26 FEET TO THE START OF A 95.00 FOOT RADIUS CURVE TO THE
RIGHT; THENCE ALONG SAID 95.00 FOOT RADIUS CURVE 154.08 FEET
(THE LONG CHORD OF WHICH BEARS S47°57'07"W, 137.74 FEET) TO
THE POINT OF BEGINNING.

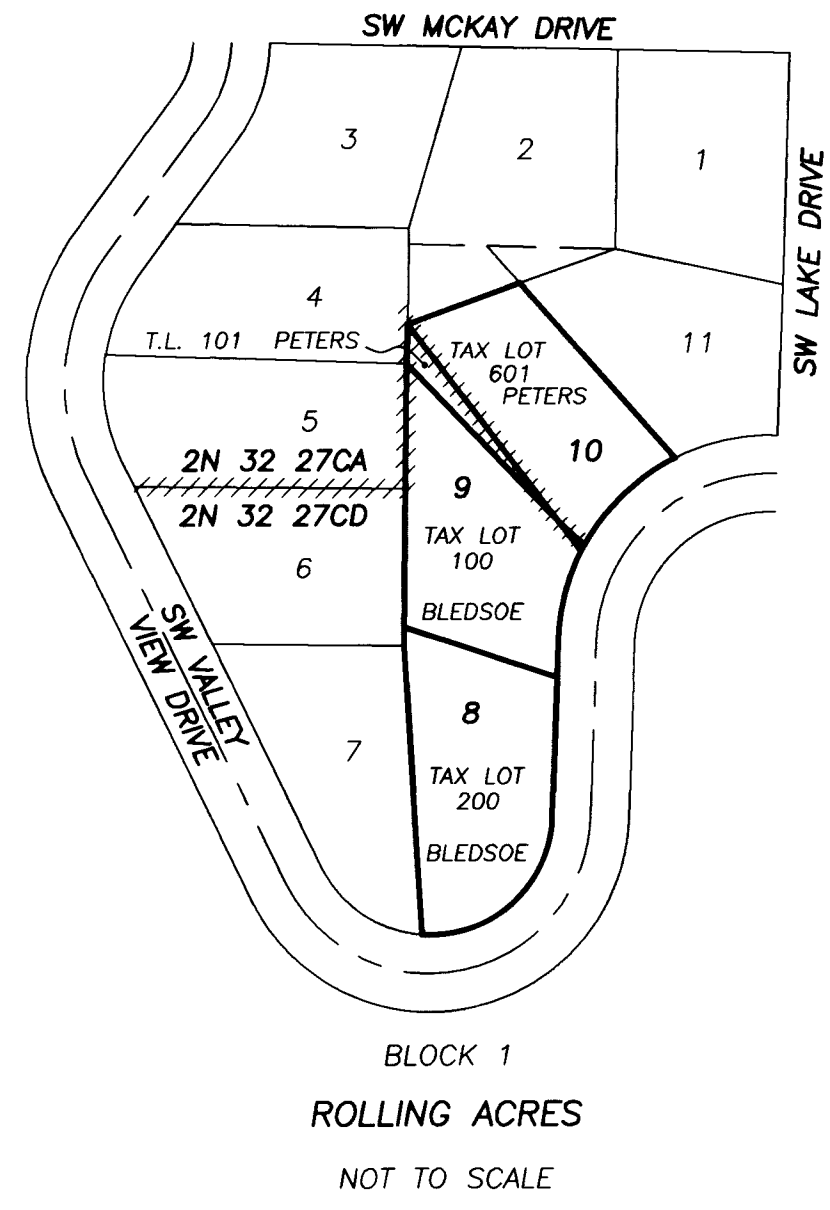
CONTAINING 1.45 ACRES.





- LEGEND**
- FOUND, A 5/8 INCH IRON ROD PER ROLLING ACRES
 - SET, A 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES"
 - ⊙ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
 - PROPERTY AND REPLAT LINES
 - - - CURRENT PROPERTY LINES (TO BE EXTINGUISHED BY THIS REPLAT)
 - - - LOT LINES PER ROLLING ACRES (TO BE EXTINGUISHED BY THIS REPLAT)
 - - - EXISTING UTILITY EASEMENT LINES PER ROLLING ACRES; 10-FOOT TOTAL WIDTH, 5-FEET UPON EACH LOT SHOWN
 - ▨ EXISTING BUILDINGS
 - [XXX.XX] DIMENSION PER ROLLING ACRES
 - [XXX.XX, M=R] MEASUREMENT EQUALS RECORD DIMENSION, OR CALCULATED DISTANCE PER ROLLING ACRES
 - [XXX.XX, CALC] [XXX.XX]1 DIMENSION PER UMATILLA COUNTY DEED 2008-5390175
 - [XXX.XX]2 DIMENSION PER DEED 2017-6660168

- CURRENT UMATILLA COUNTY DEEDS**
- PETERS: 2008-5390176
TAX LOT 601, 2N 32 27CA (REV. 8-17-17)
 - TAX LOT 101, 2N 32 27CD (REV. 12-5-08)
 - BLEDSON: 2017-6630165
TAX LOT 200, 2N 32 27CD (REV. 12-5-08)
 - BLEDSON: 2017-6660168
TAX LOT 100, 2N 32 27CD (REV. 12-5-08)



PETERS-BLEDSON REPLAT

LOT 8, LOT 9 AND A PORTION OF LOT 10
BLOCK 1, ROLLING ACRES (SUBDIVISION)
SW1/4, SECTION 27
TWN. 2 N., RA. 32 E., W.M.
UMATILLA COUNTY, OREGON

APPROVALS

UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED

ON THIS 15 DAY OF March, 2022

David H. Hill
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

EXAMINED AND APPROVED

ON THIS 17 DAY OF March, 2022

Bob Alf
COMMISSIONER

Gene M. Cook
COMMISSIONER

David J. ...
COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THE TRACT HERE DESIGNATED AS "MAGOTEAUX ESTATES," EXAMINED AND APPROVED

ON THIS 15 DAY OF March, 2022

Bruce S. Reynolds
ASSESSOR

Bruce S. Reynolds
TAX COLLECTOR

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PETERS-BLEDSON REPLAT

Rodney J. Lewis
RODNEY J. LEWIS, PLS

PRELIMINARY TITLE REPORTS

PETERS

AMERITITLE
TITLE NUMBER: PD00662635F
AUGUST 30, 2010

(REISSUED AS)

AMROCK, LLC.
FILE: 69734905
PRINT DATE: MARCH 12, 2021

8. THESE PREMISES ARE WITHIN THE BOUNDARIES OF THE MARION JACK IMPROVEMENT DISTRICT, AND ARE SUBJECT TO THE LEVIES, ASSESSMENTS AND EASEMENTS THEREOF, IF ANY.

9. ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF SAID SUBDIVISION, BUT DELETING ANY COVENANT CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEC, HANDICAP, FAMILIAL STSTUS, OR NATIONAL ORIGIN.

10. CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN ON THE RECORDED PLAT, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MATITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

11. WELL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED OCTOBER 5, 1982; IN REEL 95, PAGE 1433,
UMATILLA COUNTY MICROFILM RECORDS.

UMATILLA COUNTY PLANNING

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION REPLAT IS APPROVED FOR FILING AND RECORDING.

DATED THIS 16TH DAY OF MARCH, 2022

Robert T. Waldner
UMATILLA COUNTY PLANNING DIRECTOR

RECEIVED BY

Umatilla County Surveyor
Date: 3/21/22
Rec'd By: CT
No.: 22-027-B

BLEDSON

AMERITITLE
FILE NO. 352612AM
FEBRUARY 21, 2020

6. (SHOWN) UTILITY EASEMENT AS SHOWN ON THE OFFICIAL PLAT OF SAID LAND.

7. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 3-17-2022

at 12:40 o'clock p m., in the record of PLATS of said County.
BOOK 17 PAGE 47

OFFICE OF COUNTY RECORDS

By: David A Stuvlnad Records Officer
Fee \$ 120.00 No. 2022-7380123

REGISTERED PROFESSIONAL LAND SURVEYOR

Rodney J. Lewis

OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872

EXPIRES 12-31-22

| | | |
|---|---------------------|---|
| PETERS-BLEDSON REPLAT FOR: JENNY A. PETERS, RAYMOND E. PETERS AND BRUCE S. BLEDSON | | |
| LOCATED WITHIN BLOCK 1, ROLLING ACRES SEC. 27, TWN. 2 N., RA. 32 EAST, W.M. UMATILLA COUNTY, OREGON | | |
| Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049 | | |
| SCALE 1 IN. = 20 FT. | SHEET No. 2 OF 2 | DATE OF SURVEY Beginning: 9 NOV 21 Ending: 7 MAR 22 |
| DRAWN BY R J L | CHECKED K L P | PROJECT No. J212-01/3178JP |

TAX LOT 100, BEING A PORTION OF LOTS 9 AND 10
AS CURRENTLY CONFIGURED PRIOR TO THIS REPLAT